



**Town of Middleborough
Planning Board**

20 Center Street, 2nd Floor
Middleborough, MA 02346
November 1, 2022

508-946-2425
Fax 508-946-1991

Planning Board ("PB") held a meeting at Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA. PB Members present – Chair, Edward Medeiros (EM), Clerk, Jack Healey (JH), William (Bill) Garceau (BG) were in attendance. Also in attendance, Leeann Bradley (LB) Town Planner, Joseph Mandile (JM) Administrative Planning Assistant and Robin Perry (RP) Senior Clerk. Allin Frawley (AF), Tracie Craig-McGee (TCM) and Anders Martenson IV (AM) – Associate Member were absent.

ADMINISTRATION

Chair, EM called the meeting to Order at 6:30 PM.
Chair, EM led the Pledge of Allegiance.

Unanticipated –

None

Payment of Bills

- WB Mason – 9.15.2022 – Invoice # 49216714 – Office Supplies - \$46.41
- JDE – 10.12.22 – Invoice # 02-2019-045-15 – Harvestwood Estates - \$312.50
- Reimbursement - Robin Perry – 10-11-2022 -- CPTC Citizens Planning Training - \$25.00
- JDE – 10.17.22 – Invoice # AA0400104 – Holton Estates - \$500.00
- JDE - 10.17.22 – Invoice # AA0400104 – Christina Estates - \$187.50
- Reimbursement – Leeann Bradley – 10.19.2022 – American Planning Association Membership - \$109.00

JH made a motion to pay the above bills. Seconded by BG. Motion passed unanimously.

Approval of Minutes – October 18, 2022

JH made a motion to approve the minutes from October 18, 2022 as drafted. Seconded by BG. Motion passed unanimously.

Form A's –

None

Public Hearing, Meeting, etc. –

Residences at 8 Station Street – 8 Station Street – 40R Site Plan Review 22-01-40R – Deadline November 28, 2022 (Continued from October 18, 2022)

Attorney Michael O'Shaughnessy (MO), Robert Forbes (RF) of Zenith Consulting Engineers and Boaz McMahan, The Principle of 8 Station Street, were present.

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Attorney O'Shaughnessy is asking the PB to approve the project in phases. Phase One would be the main building (16 units). RF is presenting the changes that have been made. An additional handicap parking spot has been added and one of the driveways into the site has been removed. Two privacy fences have been added to the property – 4' at VFW and 6' behind residences. Parking spaces will be assigned to units. DPW and SB had a meeting to approve sewer connection to existing building.

Phase Two will be required to have the water main looped from Station Street to Southwick Street and all utilities within leased square removed.

The proposal for Phase Two is to add an additional 5 duplex buildings (10 units). Applicant will come back to the PB for Phase 2 approval once they have sewer or septic.

Phase One of the project Property has an existing 40B approval. The Select Board (SB) asked the developer to explore changing the project to a 40R project.

EM expressed he is not comfortable taking a vote with only three members present.

BG motioned to continue the hearing until November 15, 2022 at 7:00. JH seconded the motion. Motion passed unanimously.

Joint Meeting with Select Board – December 5, 12 or 19, 2022 – Wastewater Capacity and MBTA Multi-Family Zoning Discussion –

The PB discussed which date would work best for the PB to attend a Select Board (SB) Meeting for discussion regarding Wastewater Capacity and MBTA Multi-Family Zoning. December 12, 2022 was chosen. LB will request the PB to be first on the agenda for December 12, 2022. PB has requested to have a representative from KP Law present at this meeting.

MHP – MBTA Communities – Technical Report

LB explained that Middleborough is not compliant to the MBTA Communities requirements at this time. LB has reached out to all Department Heads and the Housing Authority to see if they have received any grants. The only grant that has been received is the grant the PB received for the Housing Protection Plan in the amount of \$25,000.. If Middleborough does not comply with the MBTA Communities requirements the Housing Authority's funds may be reduced by 10% from the total Capital Projects Fund.

Cranberry Woods – Update on Roadway/Infrastructure Construction – Field Change Request

This will be added to the November 15, 2022 agenda for discussion.

Housing Production Plan Update – Community Engagement and Survey

On October 26, 2022 there was a Community Engagement event held at the Town Hall in the SB Room. There were not many participants from the town. There will be another Open House held after the holidays. There is a Middleborough Housing Production Plan survey available for all residents.

Hazard Mitigation Plan Update – Community Engagement – November 14, 2022 during SB Meeting

There will be a Hazard Mitigation Plan presentation during the November 14, 2022 SB Meeting. There will be a consultant attending via Zoom and making the presentation. There is a November 2, 2022 meeting of the Hazard Mitigation Committee.

Legal Notice Publication – Nemasket Week-

The PB discussed utilizing the Nemasket Week newspaper to publish legal ads. The pricing is less expensive than The Brockton Enterprise which is currently publishing legal ads for the PB.

JH made a motion to publish legal ads in Nemasket Week newspaper. BG seconded the motion. Motion passed unanimously.

2023 Planning Board Meeting Schedule –

The PB members received a copy of the proposed meeting schedule for 2023.

BG made a motion to accept the 2023 Planning Board Schedule as presented. JH seconded the motion. Motion passed unanimously.

South Coast Rail –

No Update

Lakeville Country Club –

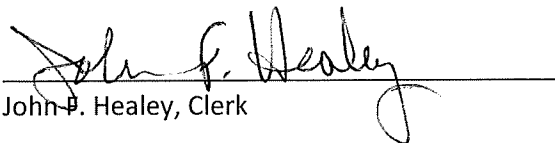
No update

North Carver Development –

No update

JH made a motion to adjourn at 7:20 PM. BG seconded the motion. Motion passed unanimously.

Respectfully,



John P. Healey, Clerk

This document is a summary of the events from the meeting. For a detailed recording, please see the Town of Middleborough website.

[http://vod.mccam02346.com/CablecastPublicSite/search?channel=1&query=Planning.](http://vod.mccam02346.com/CablecastPublicSite/search?channel=1&query=Planning)