



**Town of Middleborough
Planning Board**

20 Center Street, 2nd Floor
Middleborough, MA 02346

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2022 JUN 17 AM 11:16

May 17, 2022

Planning Board ("PB") held a Zoom hybrid 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), Tracie Craig-McGee (TCM) and Allin Frawley (AF). Anders Martenson IV (AM) – Associate Member was not present. Also in attendance, Leeann Bradley (LB) Town Planner and Robin Perry (RP) Senior Clerk.

ADMINISTRATION

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

Unanticipated – Robert Forbes (RF) explained that the waiver he is requesting for Morton Estates regarding the monument size will also apply to Cobblestone Estates. LB stated the change in monument size can be reflected in the subdivision as built plan. He was informed that this is already a change that is being considered for the Rules and Regulations.

Amazon

LB gave an update on her 5/12/22 meeting with Amazon and Real Term regarding the traffic monitoring program. Amazon will do the traffic counts on a Tuesday, Wednesday and Thursday in June, 2022. EM wants this done with a Monday and Friday among the 3 days. LB will notify Amazon.

Work Meetings

PB will request to meet with the Sewer Department after the I & I study is released.

PB will meet with the Water Department regarding projects and capacity

- Road and piping to Mizaras well.
- Future wells
- EM asked LB to write a letter to Chris Peck to have Mike Bumpus meet to talk about water availability.

6:30 – 6:35 PM Payment of Bills

- JDE – 5.3.22 –Morton Estates – Invoice #02-2021-079-6 - \$1031.25
- JDE – 5.3.22 – Commerce Way – Invoice 02-3020-074-12 - \$312.50
- JDE – 5.3.22 – John Perkins Way – Invoice – AA0400201 - \$250.00
- Gatehouse Media –5.1.22 - Invoice - 004558639 –Legal Ads - Hearing \$620.00, Green Lady \$446.40, Precinct St. \$582.80
- Reimbursement – Leeann Bradley – SRPEDD Annual Meeting - \$40.00 and CPTC Master Plan Webinar - \$20.00

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

Approval of Minutes – 5.3.22

TCM made a motion to approve the May 3, 2022 minutes as drafted. Seconded by JH. Motion passed unanimously.

Form A's – None

Public Hearing, Meeting, etc.

Morton Estates – 308 Old Center Street – 13 Lots – 21-03-C – Assessors Map 49, Lots 1227 and 1282 – Deadline – May 31, 2022 Special Permit –

Robert Forbes of Zenith Consulting Engineers is requesting a waiver request for the requirement of the 6" x 6" x 42" monuments. The request is to allow the installation of 5" x 5" x 30" monuments.

TCM made a motion to grant the waiver request for the size requirement of the monuments to allow 5" x 5" x 30" monuments to be used. JH seconded the motion. The motion passed unanimously.

The request for the waiver allowing the 13th lot has been continued to the June 21, 2022 meeting to allow the Conservation Commission to decide if they are interested in acquiring the 7 acre parcel that is being offered as a donation.

TCM made a motion to extend the deadline date of the decision regarding the 13th lot at Morton Estates - 308 Old Center Street – 13 Lots – 21-03-C – Assessors Map 49, Lots 1227 and 1282 until June 30, 2022. AF seconded the motion. Motion passed unanimously.

TCM made a motion for the waiver request for the 13th lot at Morton Estates – 308 Old Center Street – 13 Lots – 21-03-C – Assessors Map 49, Lots 1227 and 1282 to continue the hearing until June 21, 2022 meeting. JH seconded the motion. Motion passed unanimously.

OTHER

Chapter 61 – Right of First Refusal – Wareham Street – Map 94, Lot 5379 – 39.25 acres

EM recused himself from discussion and voting. JH took over as Chairman.

The property owner has requested having the property taken out of Chapter 61 for the purpose of selling the property.

The Board did not have any questions or concerns.

LB recommends the Board of Selectmen (BOS) do not exercise their Right of First Refusal.

TCM made a motion to recommend to the BOS that they do not exercise their Right of First Refusal. AF seconded the motion. Motion passed unanimously.

Chapter 61A – Right of First Refusal – Wareham Street – Map 88, Lot 5733 – 2.3 acres

EM recused himself from discussion and voting. JH took over as Chairman.

The property owner has requested having the property taken out of Chapter 61A for the purpose of selling the property.

The Board did not have any question or concerns.

LB recommends the Board of Selectmen (BOS) do not exercise their Right of First Refusal.

TCM made a motion to recommend to the BOS that they do not exercise their Right of First Refusal. AF seconded the motion. Motion passed unanimously.

Oak Ave. – 40R – Resolution Update –

The Planning Board is requesting to see the updated version of the Resolution Agreement. It has not been made available as of yet.

Subdivision Rules and Regulations Amendments -

The Planning Board accepts the proposed changes to the Subdivision Rules and Regulations as presented with the exception of Change #3 which is being removed from the proposal. A public hearing will be scheduled for these changes to be voted on.

Bills – Payment Process –

Legal Ads will be paid by the applicant directly to the publishing company.

JH made a motion to have the applicants pay the publishing company directly. TCM seconded the motion. Motion passed unanimously.

Invoices of \$2,000.00 and under will be approved by the Town Planner, Leeann Bradley (LB), submitted for payment and itemized for the Planning Board. Invoices over \$2000.00 will continue to require Planning Board approval.

AF made a motion to accept the policy of allowing the Town Planner to authorize payment of bills \$2,000.00 and under. JH seconded the motion. Motion passed unanimously.

TCM made a motion to invite our State Legislators to a meeting to have a discussion regarding the housing crisis that is being thrust upon us. AF seconded the motion. Motion passed unanimously.

ITEMS BEING FOLLOWED

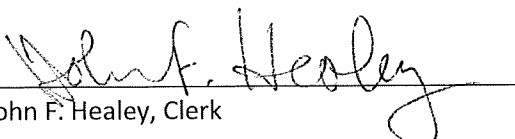
South Coast Rail – AF asked for the status of Phase II of the SCR project. LB will contact Jean Fox.

MBTA Communities – No update

North Carver Development – No update

AF made a motion to adjourn the meeting at 7:35 PM. Seconded by JH. Motion passed unanimously.

Respectfully,


John F. 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)