



Town of Middleborough

Planning Board

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20 Center Street, 2nd Floor
Middleborough, MA 02346

June 7, 2022

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). Allin Frawley (AF) and Anders Martenson IV (AM) – Associate Member. William (Bill) Garceau (BG) and Tracie Craig-McGee (TCM) were not present. Also in attendance, Joseph Mandile (JM) Administrative Planning Assistant 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 – None

6:30 – 6:35 PM Payment of Bills - None

Approval of Minutes – 5.17.22

EM requested a change to the minutes from 5.17.22 to reflect that EM asked LB to contact Chris Peck to set up a meeting with the PB and Mike Bumpus to discuss water availability.

JH made a motion to approve the minutes from 5.17.22 with the change requested by EM as drafted.

Seconded by AF.

Motion passed unanimously.

Form A's –

457-459 Wareham Street – M87, L2445 & 3128 – Ieronimo – 22-09A – deadline June 9, 2022

The owner is looking to combine two lots into one by removing one lot line.

JH made a motion to endorse the plan as presented. Motion seconded by AF. Passed unanimously.

Thompson and Precinct Street – M23, L3732 – Medeiros – 22-10A – deadline June 22, 2022

EM recused himself. JH took over as the chairperson. There is not a quorum available to vote on this. It is being continued to the June 21, 2022 meeting.

12 Beach Street – M96, L6459 – Old Beach Investments – 22-11A – deadline June 13, 2022

Robert Forbes from Zenith Consulting Engineers was present on behalf of the applicant. The owner would like to add one additional lot line.

JH made a motion to endorse the plan as presented. Motion seconded by AF. Passed unanimously.

485R Wareham Street – M88, L5733 – Vlaco – 22-12A – deadline June 15, 2022

Kevin Grady from Grady Consulting, LLC was present for the applicant. The owner is looking to divide the parcel into two lots.

AF made a motion to endorse the plan as presented. Motion seconded by JH. Passed unanimously.

Public Hearing, Meeting, etc. - None

OTHER

1. Gateway Estates – Release of Surety

The PB received a letter from Attorney Robert Mather requesting to release the irrevocable line of credit for Gateway Estates. Gateway to provide a \$5,000 check to cover incidental costs.

JH made a motion to release the funds as requested. AF seconded the motion. Motion passed unanimously.

2. Chapter 61A – Right of First Refusal – Map 16, Lot 4944 – Fuller Street - Great Cedar Village – 25.40 acres

The property owner has requested to have the property removed from Chapter 61A for the purpose of converting the use to residential. The Board did not have any questions or concerns.

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

JH made a motion to have LB send a letter to the BOS to recommend that the BOS not exercise their Right of First Refusal. AF seconded the motion. Motion passed unanimously.

3. Amazon/RealTerm – Traffic Monitoring for June 2022

There are currently two traffic studies scheduled. One in June and one in July. The July study is to include the Amazon Prime Days. The PB would like the third study to include a Friday.

ITEMS BEING FOLLOWED

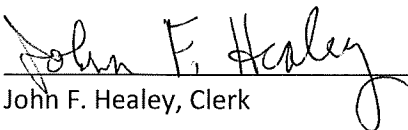
South Coast Rail – LB provided an email from Jean Fox stating that SCR is focused on completing Phase 1

MBTA Communities – No update

North Carver Development – No update

AF made a motion to adjourn the meeting at 7:05 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>.