



**Town of Middleborough
Planning Board**

20 Center Street, 2nd Floor
Middleborough, MA 02346

RECEIVED
MIDDLEBOROUGH
TOWN CLERK
508-946-2425
2022 JUL -7 AM 12:00 FAX 508-946-1991

June 21, 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) William (Bill) Garceau (BG), Tracie Craig-McGee (TCM) and Anders Martenson IV (AM) – Associate Member were present. Also in attendance, Leeann Bradley (LB) Town Planner, 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 –

Lakeville Country Club – The PB asked LB to contact Lakeville PB & BOS to ask for an update on this.

6:30 – 6:35 PM Payment of Bills –

JDE – 6.3.22 – Middleborough Park – Invoice #02-2020-074-13 - \$656.25

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

Approval of Minutes – 6.7.22

JH made a motion to approve the minutes from 6.7.22 as drafted. Seconded by AF. Motion passed with BG and TCM abstaining.

Form A's –

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

EM recused himself and JH took over as Chairman. EM explained he is breaking off three Form A lots; two on Precinct Street and one on Thompson Street. The remaining land will remain a parcel. Fifty-Two acres will be donated to the Nature's Conservatory.

TCM made a motion to endorse the plan as presented. Motion seconded by BG. Passed unanimously.

88 Miller Street – Map 87/Lots 3333, 3482 – Wilson – 22-13A – deadline July 5, 2022

David Maddigan of Maddigan Land Surveying LLC explained the purpose is to add additional land to Lot 1. This is to satisfy the zoning requirement of the GUX zone to allow for a three family apartment building.

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

166 & 168 Marion Road – Map 86/Lots 957, 985 – Hashem/Prisco – 22-14A – deadline July 5, 2022

David Maddigan of Maddigan Land Surveying LLC explained they are requesting to change the lot line with an even swap of land to rectify existing encroachments.

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

Public Hearing, Meeting, etc. –

1. 6:45 PM Morton Estates – 308 Old Center Street – 13 Lots– Assessors Map 49, Lots 1227 and 1282 – 21-03C Deadline – June 30, 2022

Nyles Zager of Zenith Consulting Engineers, LLC was present to explain that the review engineer has been satisfied and there aren't any outstanding issues from the Conservation Commission. The Conservation Commission has voted to accept the open space land donation. The Conservation Commission will be asking the BOS to allow the land donation. The BOS has approved the street names.

AF made a motion to approve the thirteenth lot for the Morton Estates subdivision. JH seconded the motion. Motion passed unanimously.

AF made a motion to close the hearing for Morton Estates. JH seconded the motion. Motion passed unanimously.

AF made a motion to accept the thirteen lot subdivision of Morton Estates. JH seconded the motion. Motion passed unanimously.

2. 6:45 PM Minor Revisions to the Subdivision Rules and Regulations

There are 9 minor proposed changes to the Subdivision Rules and Regulations. The forms will no longer be part of the Rules and Regulations.

AF made a motion to close the hearing. JH seconded the motion. Motion passed unanimously.

JH made a motion to approve changes 1-9 as presented. AF seconded the motion. Motion passed unanimously.

OTHER

1. Potential Zoning Amendments – Discussion

a. Accessory Dwelling Units – As of Right or Special Permit – Detached Structures/Tiny Moveable Houses

There was discussion as to whether to allow detached accessory dwellings on a lot with an existing house. The PB would like to schedule a workshop in September to look into this further.

b. GU, GUA, GUX to prohibit future residential dwellings

There was discussion concerning restricting additional residential building on Route 28 and only allowing commercial building in the General Use portions of Route 28.

c. PB to be SPGA for all Special Permits

Discussion was had regarding the PB becoming the Special Permit Granting Authority for all special permits. This would require a change to the zoning bylaws and would be an Article at Town Meeting. This is being discussed with the Zoning Board of Appeals and further investigated by the PB.

2. Planning Grant – Update on Open Space and Resource Preservation Development Bylaw

PB has received information in regard to applying for this grant. LB believes we will receive the funds. This is to update our Open Space Subdivision Bylaw. This would make it as of right instead of requiring a special permit. It would update the parameters of how to design an open space subdivision. Once the grant money is received, LB will notify the PB when it will be worked on. FY 2023 will be to work on the language. FY 2024, the Planning Department will be reaching out to developers to explain how this can benefit them and the town. Once completed this would go to town meeting for a change in the zoning bylaws.

ITEMS BEING FOLLOWED

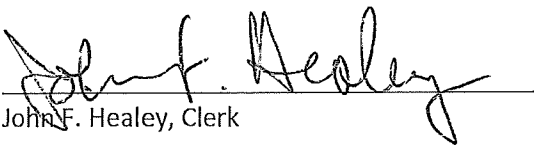
South Coast Rail – No update

MBTA Communities – No update

North Carver Development – No update

AF made a motion to adjourn the meeting at 7:45 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>.