



Town of Middleborough

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Planning Board 2022 AUG -3 AM 10:05

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July 19, 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. Also in attendance, Leann 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 – LB asked the PB if they are available to meet with the Zoning Board of Appeals (ZBA) on August 11, 2022 at 7:00 regarding PB/ZBA as SPGA. PB agreed to meet with ZBA at this time and EM requested to have packets prepared for the meeting.

6:30 – 6:35 PM Payment of Bills –

WB Mason – 6.15.22 – Invoice # 230611117 – Office Supplies - \$13.28
WB Mason – 6-23-22 – Invoice # 230739868 – Office Supplies - \$110.10
JDE – 6.30.22-Invoice # AA0400202 – John Perkins Way - \$187.50

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

Approval of Minutes – 7.5.22

JH made a motion to approve the minutes from 7.5.22 as drafted. Seconded by AF. Motion passed. TCM abstained.

Form A's –

a. Cowan Drive – M110, L 176, 1055, 321 – Equity Industrial Partners Corp. – 22-17-A – deadline August 3, 2022

The applicant is seeking to consolidate lots 109-2437, 109-1686 and 110-1055 and then separate them into Lots 1 and 2.

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

b. Brook Street – M 35, L 748 – Rt. 44 Development – 22-18-A – deadline August 4, 2022

Bob Rogers of GAF Engineering was present representing Route 44 Development. The plan is to establish the town lines and consolidate and convey the properties in Carver.

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

Public Hearing, Meeting, etc. –

1. **6:45 PM Retreat Lot Special Permit – Lots 1, Rocky Meadow Street, M45, L5898 – ADGA Realty, LLC - 22-03-RL**

Jeff Youngquist from Outback Engineering was present. PB had concerns over the application. The applicant will provide an amended application and the hearing will be continued to the August 2, 2022 meeting.

AF made a motion to continue the hearing to the August 2, 2022 meeting, JH seconded the motion. The motion passed unanimously.

2. **6:45 PM Retreat Lot Special Permit – Lots 2, Rocky Meadow Street, M45, L5898 – ADGA Realty, LLC - 22-04-RL**

Jeff Youngquist from Outback Engineering was present. PB had concerns over the application. The applicant will provide an amended application and the hearing will be continued to the August 2, 2022 meeting.

AF made a motion to continue the hearing to the August 2, 2022 meeting, JH seconded the motion. The motion passed unanimously.

OTHER

1. **September Meeting Dates due to Primary on September 6, 2022**

PB meeting has been rescheduled to August 30, 2022 due to the Massachusetts Primary Election being held on September 6, 2022.

2. **Cranberry Woods – Minor Drainage Field Change–**

EM and BG recused themselves from this discussion. JH taking over as Chairperson – Mike Atkinson from Farland Corp. was present to discuss changing the current drainage plan on to Walnut Street by tying into an existing DMH. There was discussion regarding the change and a solution was reached.

TCM made a motion to approve the change with the understanding that Pat Cararra will be making the suggested changes and Farland Corp. will submit a field change plan. AF seconded the motion. Motion passed. EM and BG recused themselves from the voting.

3. **Amazon – June Traffic Monitoring Report –**

The two traffic studies are conflicting. Both permits state that once the warrants are met a traffic light is required. PB would like to have both companies compare their studies to provide a better assessment.

AF made a motion to send the current traffic study to Conroy Development with the suggestion that the two companies compare their findings. JH seconded the motion. Motion passed unanimously.

4. **Whitetail Lane – Ed Hinko requests return of \$4,000. – Deposit for landscaping.**

Edward Hinko has requested his \$4,000. deposit be returned. The funds were being held until the landscaping at Whitetail Lane is complete. JM did a site visit at Whitetail Estates and provided pictures of the completed landscaping.

JH made a motion to return the \$4,000. deposit to Edward Hinko. BG seconded the motion. Motion passed unanimously.

ITEMS BEING FOLLOWED

South Coast Rail – No update

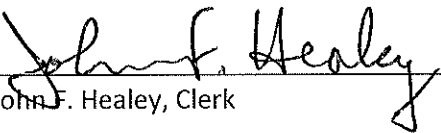
Lakeville Country Club – There was a motion made by the Lakeville Select Board to exercise their right of first refusal, the motion was not seconded.

MBTA Communities Multi-family Housing – No new information

North Carver Development - No update

AF made a motion to adjourn the meeting at 7:15 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)