

Middleton Planning Board
Middleton, MA
MINUTES OF THE MEETING
November 18, 2015

The Middleton Planning Board met at a regularly scheduled meeting on November 18, 2015 at the Fuller Meadow School, 143 South Main Street, Middleton, Massachusetts at 7:00 pm

The following board members were in attendance:

Chairperson Christine Lindberg, Clerk Rick Kassiotis, members Beverly Popielski, Erik Dalen, John Knott, and alternate members Tony Tierno and Luciano Leone

Others present:

Katrina O'Leary, Town Planner

Chairperson Christine Lindberg called the meeting to order at 7:03 PM

Minutes October 14, 2015:

MOTION: Made by John Knott to approve the minutes as written. Motion seconded by Erik Dalen. Vote 5-0 in favor, motion carried.

New Public Hearing – 7:00 pm – 284 Maple Street – 2-family Special Permit – 284 Maple Street Realty Trust

Represented by Michael Ham from The Morin-Cameron Group. Clerk Rick Kassiotis read the public hearing announcement into the record. The applicant is requesting that the Planning Board approve the special permit application to allow a 2-family house on a lot greater or equal to 80,000 sq ft. The application has been submitted simultaneously with an ANR showing two lots being combined to create a vacation lot with 81,720 sq. ft. The Board decided to table the discussion regarding the Special Permit and discuss the ANR plan first.

Approval Not Required – 284 Maple Street

Applicant is seeking to combine two lots for a total area of 81,710 sq ft. Scott Sullivan from Sheriff's Department was in attendance to relay that they have no objections with this request.

MOTION: Made by Beverly Popielski to approve the ANR plan for 284 Maple Street. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

New Public Hearing – 7:00 pm – 284 Maple Street – 2-family Special Permit – 284 Maple Street Realty Trust (cont'd)

Board very concerned with the grading of the lot, in particular the driveway. Mr. Ham explained that the steepest grade is 16 degrees which reduces to 10 degrees around the side of the house and drops to 6 degrees near the end of the driveway at Maple Street – this must be met prior to the issuance of a building permit for the proposed dwelling. Lots of concern regarding slope, especially with ice during winter and cars exiting directly on to Maple Street. Board was also concerned regarding the existing stone wall, the width of the driveway opening and the sight line of traffic on Maple Street. The opening of the stone wall will be 20' and 10' back from the curb line. Lots of concerns expressed regarding the slope and curving driveway and being utilized by two families exiting directly on to a very busy street.

The Board of Health has approved the septic system. The DPW has cleared the driveway. At the time of the meeting, there was no endorsement from the Police Chief. The Board decided to schedule a site visit for Saturday, 11/29 at 9:00 am to get a better idea of the site; be able to see the width of the driveway opening and the sight distance of traffic from the edge of the wall.

MOTION: Made by Beverly Popielski to continue the Public Hearing until the next scheduled Planning Board meeting on Wednesday, 12/9 at 7:00 pm. Seconded by John Knott. Vote 5-0 in favor, motion carried.

Continued Public Hearing – 7:00 pm – 161-163R N. Main Street Definitive Subdivision – Bay Development LLC

Chairperson Christine Lindberg read a letter received by the Planning Board from Jill Mann requesting a continuance until the next scheduled meeting of the Planning Board on December 9, 2015 at which time they will provide an update.

MOTION: Made by Beverly Popielski to continue discussion at the next scheduled Planning Board meeting on Wednesday, December 9th meeting. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

Approval Not Required Plans – Mill, Peabody, and Arrow Streets – Richardson Green, Inc.

Represented by Michael Ham from The Morin-Cameron Group. The applicant is requesting a re-division of 6 existing lots; all have adequate frontage on a public way. Only concern the Board has regarding some sheds that are straddling a proposed lot line creating an encroachment on lot 3. The Board cannot approve a plan that contains an existing structure encroaching a new lot without some notation as to the plan of said structure; example 'to be moved' or 'to be removed'. The applicant then requested an extension to the next scheduled meeting on December 9, 2015.

MOTION: Made by Beverly Popielski to accept the requested extension until the next scheduled Planning Board meeting on Wednesday, December 9, 2015. Motion seconded by John Knott. Vote 5-0 in favor, motion carried.

Zoning Amendment Proposal: Changes to Dimensional Requirements

Katrina O'Leary reviewed some of the possible approaches to redefine or clarify the Town's dimensional requirements for a lot. Most of the discussion focused on a particular equation that many other towns use and seems to encompass the feel & nature of what the Board is hoping to achieve. The variable in question was using 40 vs. 42 and the Board was leaning towards 40. Chairperson Christine Lindberg suggested the next step would be for Ms. O'Leary to bring this information to the Zoning By-Laws Committee for thoughts and suggestions.

Town Planner Report

Special Permit Rules – these need to be reviewed and updated. The current fee is \$50.00 – suggesting to increase this fee to \$100.00. Katrina O'Leary has requested the Board review the information for a discussion at the December 9th meeting.

Adjournment

MOTION: Made by John Knott to adjourn. Motion seconded by Beverly Popielski. Vote 5-0 in favor, motion carried. Meeting adjourned at 7:30 pm.

Respectfully submitted by Amy Becker, recording secretary

Minutes accepted at the December 9, 2015 meeting of the Planning Board.