

PLANNING BOARD MEETING OF November 22, 2011

Place: Town Hall Banquet Room

I. ADMINISTRATIVE BUSINESS

Planning Director William Roth was also in attendance.

Chairman Wayne Hayward – Opened the meeting at 6:30 p.m.

A. Quorum/Attendance

Members Present - Chairman Wayne Hayward, Albert Borges, Albert Silva, Jaime DeSousa, Rene Fleurent, Joseph Morra and Peter Nopper

Late Arival - Gary Staffon (arrived at 6:41 p.m.).

Planning Director, William Roth was also in attendance.

B. Acceptance of Minutes of November 8, 2011

Motion was made by Joseph Morra and seconded by Jaime DeSousa to approve the Minutes from November 8, 2011. The vote was unanimous in favor. The motion passed.

1) GCG Associates, Inc. **Waterstone Retail Development** - Engineering Fee/Town - \$645.00

Motion was made by Jaime DeSousa and seconded by Rene Fleurent to pay this bill. The vote was unanimous in favor. The motion passed.

2) Office Supplies – **Staples** - \$241.00

Motion was made by Rene Fleurent and seconded by Albert Silva to pay this bill. The vote was unanimous in favor. The motion passed.

II. CURRENT PLANNING:

A. Receipt of Plans: None

B. Approval of Plans: None

III. LONG RANGE PLANNING

1. RR District Overlay – There was no discussion on this issue.

IV. PUBLIC HEARING:

1. Special Permit–**Waterstone Retail Development (West Marine)**- 114-116-Huttleston Avenue (cont. from 11-8-11)

William Roth: Most of the issues have been addressed including the taxes, which were paid. The only issue remaining is with the draining and the TSS 80% requirement. We have come up with a possible resolution. There are 2 ways to solve this. You can make him come back with a revised plan, or you can add a condition requiring a revised plan meeting the 80% TSS removal. All e-mails sent are all copied and part of the record. (Mr. Roth read the e-mail.). This issue that they describe would meet the 80 % TSS.

Peter Cordeiro – Engineer for Waterstone Development: We will add a catch basin and a second Stormceptor, which will meet the requirement.

Chairman Hayward – You can only treat what's being done to the site?

Peter Cordeiro: That's true.

Chairman Hayward: Does that address peak flow?

Peter Cordeiro: Yes.

Chairman Hayward: Have you been through Conservation Commission?

Peter Cordeiro: We have.

Chairman Hayward: Is there a place we can go to educate ourselves on the State DEP requirements?

Peter Cordeiro: Yes, it is within the State's CMR's but the language is very vague.

Chairman Hayward: You're not changing anything to the code?

Peter Cordeiro: No.

Chairman Hayward: There is a condition being proposed stating that you must reach the 80% TSS Removal.

William Roth: Conservation Commission has also approved it.

Chairman Hayward: We had good communication when Mr. Vanderpol was the Chairman of Conservation Committee. I would like to see this done in redevelopments, like Stop and Shop. I need a little more knowledge on this.

William Roth: I would recommend adding an additional condition as written. So, there would be a total of 19 conditions.

Jaime DeSousa: What is the parking lot pitch?

Peter Cordeiro: 2%.

Chairman Hayward: You're all set with Mass Highway?

Peter Cordeiro: We have met with them and have an application in process and we're meeting with BPW Monday.

Jaime DeSousa: Good Luck. It looks like a good project.

Jaime DeSousa motioned to approve with 19 conditions. Albert Borges seconded. The vote was unanimous in favor. Albert Silva and Gary Staffon abstained. The motion passed.

V. OTHER BUSINESS: Next meeting: To be noticed if one is needed.

ADJOURNMENT

Motion made by Gary Staffon and seconded by Joseph Morra to adjourn. The vote was unanimous in favor. The meeting was adjourned 7:21 p.m.

Respectfully Submitted,

James A. Pelland
Secretary, Planning Board