



AGENDA – MAY 15, 2012

INVOCATION ROLL CALL RECORDS

HEARING:

On the petition submitted by Mark W. Allen, President, W.H. Riley & Son, Inc., 125 Winter Street, Taunton to allow an additional storage of 30,000 gallons LP gas storage use to their current storage of 50,000 gallons at 125 Winter Street located in the Highway Business District.

- Com. from Chairman, Taunton Planning Board – Submitting a positive recommendation
- Com. from Chairman, DIRB – Submitting conditions

COMMUNICATIONS FROM THE MAYOR

APPOINTMENTS

COMMUNICATIONS FROM CITY OFFICERS

- Pg. 1-2 Com. from Superintendent of Public Buildings – Requesting a transfer of funds
- Pg. 3 Com. from Chairman, Taunton Planning Board – Notifying of a public hearing
- Pg.4 Com. from Chairman, Taunton Planning Board – Notifying of a public hearing
- Pg. 5 Com. from Antone P. Roderick, Jr., Fire Chief, Dighton Fire Department – Expressing thanks for mutual aid response
- Pg. 6-9 Com. from Building Commissioner – Submitting the Building Permit Record for April 2012
- Pg. 10 Com. from Jaime Perry, Brittany's Motorcycle Ride and Family Day – Notifying of motorcycle ride and requesting a police escort
- Pg. 12 Com. from Richard Henderson, President, Taunton Development/MassDevelopment Corporation – Responding to a request

- Pg. 13 Com. from TMLP General Manager – Requesting approval of a street lighting report
- Pg. 14-15 Com. from David LeClair, Rice Director, H.F. Knights of Columbus, Council #11510, 65 Woodlawn St., East Taunton – Requesting permission to conduct a run/walk event and police presence
- Pg. 16 Com. from Tom Fisher, President & CEO, Community Care Services, 70 Main St., Taunton – Requesting recognition for June 23, 2012
- Pg. 17-18 Com. from Michael O'Donnell, 111 Main St., Taunton – Expressing concern
- Pg. 19-36 Com. from Chairman, Taunton Planning Board – Notifying of hearing on the Proposed Zoning Changes dated May 3, 2012
- Pg. 37-54 Com. from Chairman, Zoning Board of Appeals – Proposed Zoning Changes date May 3, 2012
- Pg. 55 Com. from Frank Lagace, 36 Stevens Street, East Taunton – Requesting information

PETITIONS

Constable License

Application submitted by Philip Warish requesting a **RENEWAL** of his Constable License desiring to work police details and serve legal papers

Antique Dealer's License

Petition submitted by Timothy P. Cummings, 4 Oxford Street, Taunton requesting a **RENEWAL** of his Antique Dealer's License –DBA- Eantiquebroker Consulting Service located at 4 Oxford Street, Taunton.

Billiard Table License

Petition submitted by August Chaves requesting a **RENEWAL** of the Billiard Table License –DBA- Taunton Eagles Soccer Club located at 29 Oak Street, Taunton. **(1 Table)**

Petition submitted by Denise Asack, 96 Sachem Rock Avenue, East Bridgewater requesting a **RENEWAL** of her Billiard Table License for Bobby's Place, Inc. located at 62 Weir Street, Taunton. **(2 Tables)**

Petition submitted by Arthur Travers, Jr., 701 Winthrop Street #421 Taunton and Thomas Cunniff, 154 Fairview Ave., Rehoboth requesting a **RENEWAL** of his Billiard Table License –DBA- McGrath's Café located at 125 W. Water St., Taunton. **(1 Table)**

Petition submitted by William DeSa, 14 Whittenton Street, Taunton requesting a **RENEWAL** of his Billiard Table License –DBA- The Billy Club Café located at 53 Grove Street, Taunton. **(1 Table)**

Junk Collector's License

Petition submitted by Arthur G. Pimenta, Jr., 142R Fremont Street, Taunton requesting a **RENEWAL** of his Junk Collector's License –DBA- Arthur Pimenta, Jr. located at 147 Fremont Street, Taunton.

Junk Collector and Junk Dealer's Licenses

Petition submitted by Joseph Enos, 730 Cohannet Street, Taunton requesting a **RENEWAL** of his Junk Collector's License and his Junk Dealer's License for Sone Alloys, Inc. –DBA- Enos Metals located at 18-28 Dana Street, Taunton.

Livery License

Petition submitted by Gabriel Pires, 29 Orchard Street, Taunton requesting a **RENEWAL** of his Livery License for Link Transport Systems, Inc. located at 447 Broadway, Taunton. **(5 Vehicles)**

Old Gold License

Petition submitted by James Perry, 433 Robinson St., Raynham requesting a **RENEWAL** of his Temporary Fixed Vendor License for Perry Jewelers, Inc. located at 400 Broadway, Taunton.

Temporary Fixed Vendor License

Petition submitted by George DeVincent, 107 Castle Drive, Wareham requesting a **RENEWAL** of his Temporary Fixed Vendor License –DBA- George's Christmas Trees located at 1940 Bay Street, Taunton (North Taunton Baptist Church)

Petition submitted by Sheila Cook, Teacher, requesting a **RENEWAL** of the Temporary Fixed Vendor License for the non-profit organization Taunton Area School to Career, Inc. to be located at 45 Broadway, Pilgrim Congregational Church to sell food from a vending cart and requesting a waiver of the license fee.

Petition submitted by Mark Guzman, 8 Alpine Ave., Taunton requesting a **RENEWAL** of his Temporary Fixed Vendor License –DBA- Mark's Bay Street Take-Out located at 314 Bay Street, Taunton.

Pole Locations

Petition submitted by Verizon New England Inc. and Taunton Municipal Lighting Plant proposing to relocate facilities poles 78 and 79 on Washington Street, Taunton. **(No Hearing Required)**

Claims

Claim submitted by Elizabeth Ciesluk and Brian Soares, 110 Oak Street, Unit A., Taunton seeking reimbursement for damages to their automobile due from a metal ramp across their driveway.

Claim submitted by Richard Probert, Sr., 154 Oak Street, #23, Taunton seeking reimbursement for damages to his automobile due to a large pipe that was across the road on Winthrop Street near Anderson Street.

Claim submitted by Elizabeth Saben, 125 Highland Street Unit 102, Taunton seeking reimbursement for medical bills resulting from injuries sustained when she fell on a raised section of the sidewalk in front of the post office on Taunton Green.

Street Acceptance

Petition submitted by John Garanito, President, Hawthorne Development, Inc., 174 Dean St., Unit C, Taunton requesting acceptance of Frazier Pasture Road as a public way in the City of Taunton. **(Public Hearing Required)**

Miscellaneous

Departmental Site Plan Review submitted by Mohamad Hamie, Standish Gas, 239 Alfred Lord Boulevard, Taunton for a convenience store and gas station located at 240 Alfred Lord Boulevard. **(Informational Only)**

Site Plan Review submitted by Michael Schaefer, Manheim's New England Auto Auction, 123 Williams Street, North Dighton for a 3.0 mw solar panel energy facility at 580 Winthrop Street located in the Highway Business District. **(Informational Only)**

Decision of the Development Impact Review Board on petition for the Departmental Site Plan Review for the addition of a solar field at 36 Allison Ave., Taunton which is located in the Industrial District submitted by Jeff Burek, Burek, LLC, P.O. Box 448 East Bridgewater. **(Informational Only)**

COMMITTEE REPORTS

UNFINISHED BUSINESS

- **Motion was made to table the vote from the Committee on Solid Waste from their meeting of April 24, 2012 to award the final contract.**

ORDERS, ORDINANCES AND ENROLLED BILLS

NEW BUSINESS

Respectfully submitted,

Rose Marie Blackwell

**Rose Marie Blackwell
City Clerk**

HEARING



TAUNTON PLANNING BOARD

City Hall
15 Summer Street
Taunton, Massachusetts 02780

Phone 508-821-1051
Fax 508-821-1043

Denise J. Paiva, Secretary

April 6, 2012

Honorable Thomas Hoye, and
Members of the Municipal Council
141 Oak St., Temp. City Hall
Taunton, MA 02780

C/O Rosemarie Blackwell, City Clerk

RE: Special Permit/Site Plan Review - 125 Winter St

Dear Mayor Hoye and Members of the Municipal Council:

Please be advised that on April 5, 2012 the Taunton Planning Board reviewed the application for the Special Permit/Site Plan Review for the expansion of a LP gas storage use at 125 Winter Street located in the Highway Business District.

The Taunton Planning voted unanimously to send the Municipal Council a positive recommendation for this proposal.

Very truly yours,


Daniel P. Dermody, Chairperson
TAUNTON PLANNING BOARD

DPD/djp



HEARING
City of Taunton, Massachusetts
DEVELOPMENT IMPACT REVIEW BOARD

15 Summer Street
Taunton, Massachusetts 02780

Phone 508-821-1051, Fax 508-821-1043
www.ci.taunton.ma.us

March 20, 2012

Honorable Thomas C Hoye, Jr, Mayor
Municipal Council
141 Oak Street
Taunton, Ma 02780

RE: 125 Winter Street – LP storage

Dear Mayor Hoye and Council Members,

On March 6, 2012, the Development Impact Review Board met to review the application of Mark Allen, 125 Winter Street, Taunton, Ma 02780 for 125 Winter Street, Taunton, Ma for an addition of a 30,000 gallon LP storage tank to the existing facility which requires a Special Permit/ Site Plan Review from the Municipal Council. In considering the petition, the DIRB familiarized itself with the premises and examined the location, layout and other characteristics. After reviewing the petition, plans and testimony, the DIRB finds that the petition was formally sufficient and submitted and reviewed in accordance with the procedures set forth in the Zoning Ordinance and that proper notice was given

The DIRB hereby recommends that any approval of this petition by the Municipal Council contain the following conditions;

Condition #1) That the plans dated July 13, 2011 shall govern with the following additional conditions;

Condition #2) lighting shall not illuminate off-site

Condition #3) compliance with conservation commission order of conditions case #2490 is required


Condition #4) the plan shall be corrected to show the correct dimensions and property line locations

Condition #5) Two set of as-builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) A set of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.

Condition #7) A hazardous materials permit modification is required from the Board of Health

Sincerely,


Kevin R Scanlon,
DIRB Chair AICP

CITY OF TAUNTON

MASSACHUSETTS

DEPARTMENT OF PUBLIC BUILDINGS

WAYNE E. WALKDEN
SUPERINTENDENT OF BUILDINGS

CITY HALL
15 SUMMER STREET
TAUNTON, MA 02780-3464
(508) 821-1015
FAX (508) 821-1019



May 11, 2012

Honorable Mayor Hoye
Members of the Municipal Council
141 Oak St.
Taunton, MA 02780

Dear Mayor Hoye and City Councilors:

I am requesting permission to transfer another \$1,530.00 from City Hall Expenses into City Hall Salaries & Wages due to covering vacation time.

From Account # 1-192-202-5599 to account # 1-192-201-5109.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne E. Walkden", with a long horizontal flourish extending to the right.

Wayne E. Walkden
Superintendent of Buildings

2.

COUNCIL ORDER TRANSFER REQUEST

DATE: 5/11/2012

DEPARTMENT REQUESTING Building Dept.

AMOUNT REQUESTING: \$1,530.00

REASON FOR REQUEST: Monies needed to cover vacations.

Please list below the account number/name for the requested transfer.

If requesting monies from AVAILABLE FUNDS check here: X

TRANSFER FROM: 1 - 192 - 202 - 5599

NAME: City Hall Expenses

BEGINNING BALANCE: \$13,700.00

AMOUNT: \$1,530.00

BALANCE REMAINING: \$12,170.00

TRANSFER TO: 1 - 192 - 201 - 5109

NAME: City Hall Salaries & Wages

BEGINNING BALANCE: \$4,066.28

AMOUNT: \$1,530.00

NEW BALANCE: \$5,596.28

TRANSFER FROM: - - - -

NAME:

BEGINNING BALANCE: \$0.00

AMOUNT: \$0.00

BALANCE REMAINING: \$0.00

TRANSFER TO: - - - -

NAME:

BEGINNING BALANCE: \$0.00

AMOUNT: \$0.00

NEW BALANCE: \$0.00

DEPARTMENT HEAD SIGNATURE: Wayne Walker

TITLE: Supt of Buildings

TO BE COMPLETED BY CLERK OF COUNCIL COMMITTEE:

DATE REFERRED TO COMMITTEE ON FINANCE & SALARIES:

THE ABOVE REQUEST IS HEREBY: APPROVED DENIED

AVAILABLE FUNDS TO BE USED (IF REQUESTED):

IF DENIED, REASON FOR DENIAL:

COUNCIL ORDER NUMBER ASSIGNED:

FOR COUNCIL ORDER TRANSFERS PLEASE FILL OUT THIS FORM WITH A FORMAL COVER LETTER REQUESTING THE TRANSFER AND SEND A COPY OF BOTH THE LETTER AND THIS FORM TO THE FOLLOWING:

- City Clerk - Original
- Mayor's Office
- Clerk of Council Committee
- City Auditor



TAUNTON PLANNING BOARD

City Hall
15 Summer Street
Taunton, Massachusetts 02780

Denise J. Paiva, Secretary

Phone 508-821-1051

Fax 508-821-1043

May 10, 2012

Honorable Thomas Hoye, Mayor
Members of the Municipal Council
141 Oak St., Maxham School
Taunton, Ma. 02780

C/O Rose Marie Blackwell, City Clerk

RE: Form J Plan – 720 Glebe Street – Remanded by Superior Court - James Kdan

Dear Mayor Hoye and Members of the Municipal Council:

Please be advised the Taunton Planning Board is in receipt of a Court Judgment from Superior Court remanding the Form J Plan for 720 Glebe Street – to split one lot into 3 lots, submitted by James Kdan. This Form J plan was denied by the Planning Board and appealed and has been remanded back to the Planning Board for action consistent with the decision.

The Taunton Planning Board has scheduled a public hearing on this proposal for **Thursday, June 7, 2012 at 5:30 PM.** at Maxham School, 141 Oak St., Taunton, Ma. in the Chester R. Martin Municipal Council Chambers.

Respectfully,

Daniel P. Dermody, Chairman
Taunton Planning Board

DPD/djp



TAUNTON PLANNING BOARD

City Hall
15 Summer Street
Taunton, Massachusetts 02780

Denise J. Paiva, Secretary

Phone 508-821-1051
Fax 508-821-1043

May 10, 2012

Honorable Thomas Hoye, Mayor
Members of the Municipal Council
141 Oak St., Maxham School
Taunton, Ma. 02780

C/O Rose Marie Blackwell, City Clerk

RE: Full Site Plan Reivew - 580 Winthrop St. – Manheim’s N.E. Auto Auction

Dear Mayor Hoye and Members of the Municipal Council:

Please be advised the Taunton Planning Board is in receipt of a Full Site Plan Review w for the installation of a 3.0 MW Solar Panel Energy Project on premises situated at 580 Winthrop Street, Taunton, Ma. submitted by Manheim’s New England Auto Auction, 123 Williams Street, Dighton, Ma.

The Taunton Planning Board has scheduled a public hearing on this proposal for **Thursday, June 7, 2012 at 5:30 PM.** at Maxham School, 141 Oak St., Taunton, Ma. n the Chester R. Martin Municipal Council Chambers.

Respectfully,

Daniel P. Dermody, Chairman
Taunton Planning Board

DPD/djp



TOWN OF DIGHTON

FIRE DEPARTMENT

300 MAIN STREET
P.O. BOX 603
DIGHTON, MA 02715-0603

Antone P. Roderick, Jr.
Chief

TEL: (508) 669-6611
FAX: (508) 669-6861

April 19, 2012

Taunton Emergency Management
Attn: Richard Ferreira
15 Summer Street
Taunton, MA 02780

RE: Mutual Aid Response

Dear Mr. Ferreira:

I would like to take this opportunity to thank you and your department for responding to the brush fire in our town on the afternoon of April 17, 2012. At approximately 3:51 pm the call came in for smoke showing in the area of Old Wellington Street and Smith Street. After some searching, a large brush fire was found to be burning at the end of Tommy's Way off of Cedar Street. This brush fire burned a little over fifty acres in our town in the area of Tommy's Way, Smith Street and Old Wellington Street. At approximately 1:00 am on April 18, 2012 all apparatus had cleared, except for two brush breakers, who stayed at the scene through the night to ensure there were no flare ups.

On April 18, 2012 we returned to the scene at approximately 7:00 am, along with heavy equipment, to finish wetting down and contain the scene.

Had it not been for the help of many, this fire would have not only damaged many more acres in the woods, but it would have spread to surrounding homes. Our job was done at containing the fire and no property damaged. We did have two minor injuries of firefighters, who were treated on scene and released.

Once again, thank you for responding in our time of need. The help that you gave was very much appreciated. Please let me know if we can be of assistance to you in any way.

Sincerely,

Antone P. Roderick, Jr.
Chief of the Fire Department

APRIL, 2012

No.	Application for Permit to	Use of Building	Location	Owner	Contractor
916	REPLACE	EXISTING DECK	378 SEEKELL ST.	CHARLES FUCILLO	TERRIEN RESTORATION
917	REPAIR	CONDOMINIUM (BATHROOM)	OLD COLONY AVE. #121	RIVER BEND CONDOMINIUMS/ ALBERT LAWRENCE, III	CONTRACTORS/ DAN MONIZ SHINE BRIGHT PAINT & H.I./ DANIEL C CORKERY
918	REPAIR	1-FAMILY DWELLING (INSULATION)	1431 MIDDLEBORO AVE.	LAURETTA MARTUCCI & JOHN NICHOLS	LAURETTA MARTUCCI & JOHN NICHOLS
919	ALTER	1-FAMILY DWELLING (BATHROOM)	382 WASHINGTON ST.	DIANE KING	HELDER COELHO
920	REPAIR	2-FAMILY DWELLING	30 SUMNER ST.	ANTONIO BARREIRO	MANUEL MARQUES/ TRIM SIDING SPECIALIST
921	REPAIR	MOBILE HOME (ROOF)	9 NORTHWAY	RADANTE ESTATES/ JUDY BARROWS	S&S CONSTRUCTION/ RICH STEVENS
922	INSTALL	WOOD STOVE	126 LAKEVIEW AVE.	KEVIN DIAS	KEVIN DIAS
923	DEMO	1-FAMILY DWELLING W/2 DETACHED GARAGES	97 INGELL ST.	COOPERATIVE PRODUCTION INC.	COOPERATIVE PRODUCTION INC./ DAVID WILDING
924	REPAIR	1-FAMILY DWELLING (ROOF)	93 LAWTON ST.	JOHN ARRUDA	MATTHEW WILL
925	REPAIR	1-FAMILY DWELLING (WINDOWS)	76 PAULA DR.	DEAN CABRAL	THD AT HOME SERVICES DOUGLAS SZYNAL
926	REPAIR	1-FAMILY DWELLING (WINDOWS)	253 COUNTY ST.	FELIX PEREZ	THD AT HOME SERVICES DOUGLAS SZYNAL
927	ALTER	1-FAMILY DWELLING (BASEMENT REMODEL)	6 GREENVIEW LANE	DENISE SOUZA	DOUGLAS SZYNAL JASON CHAVES
928	INSTALL	OUTDOOR WOOD FURNACE	303 CASWELL ST.	DOUGLAS AMARAL	DOUGLAS AMARAL
929	ALTER	1-FAMILY DWELLING (BASEMENT BATHROOM)	41 THERESA ST.	DUARTE PEREIRA	BOSS SERVICES INC./ SCOTT LEVESQUE
930	REPAIR	MIXED USE BLDG/ (WINDOWS)	63 PROSPECT ST.	ANN KENNON	CAHILL CONSTRUCTION/ KEVIN CAHILL
931	REPAIR	1-FAMILY DWELLING (ROOF)	4 HOPEWELL ST.	ROBERT W WOODMAN	GORDON LINCOLN
932	DEMO	I/G SWIMMING POOL	12 KILMER AVE.	MICHAEL BOUSQUIN	MICHAEL BOUSQUIN
933	REPAIR	2-FAMILY DWELLING (SIDING)	10 FOREST ST.	NELSON MOTTA	ROBERT H BURT JR.
934	REPAIR	1-FAMILY DWELLING (ROOF)	44 KELLY ST.	FELISBERTO FARIA	FELISBERTO FARIA
935	REPAIR	2-FAMILY DWELLING (SIDING)	204 SCHOOL ST.	ARTHUR P MENDOZA	ARTHUR P MENDOZA
936	REPAIR	3-FAMILY DWELLING (ROOF)	20 BRIGGS ST.	MARY ANNE MALO	SH CONSTRUCTION SERVICES/ THOMAS D. HALPIN
937	REPAIR	1-FAMILY DWELLING (WINDOWS, SIDING)	93 CLIFFORD ST.	ARLENE LAVOIE	ARLENE LAVOIE
938	ERECT	TEMPORARY FAMILY CARNIVAL	2 GALLERIA MALL DR.	GENERAL GROWTH PROPERTIES	ROCKWELL AMUSEMENTS/ HAROLD FERA
939	REPAIR	1-FAMILY DWELLING (SIDING & DECK REPAIR)	36 HIGHLAND ST.	LOUIS & JANE AREIAS	FRANK DELGADO

APRIL, 2012

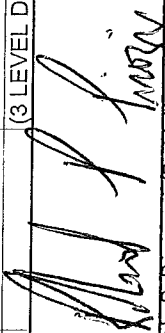
No.	Application for Permit to	Use of Building	Location	Owner	Contractor
940	REPAIR	1-FAMILY DWELLING (INSULATION)	951 COHANNET ST.	HELEN J BOUTILLIER	ROLAND LANGEVIN/
941	REPAIR	1-FAMILY DWELLING (ROOF)	51 MERRILL AVE.	H.S.B.C./ C/O ADVANCED REALTY	INSULATE 2 SAVE WILLIAMS BROTHERS H.I./
942	ERECT	DECK	28 BENEFIT ST.	ANA I COUTO	JOHN B. WILLIAMS
943	REPAIR	1-FAMILY DWELLING (SIDING)	596 WHITTENTON ST.	GARY GALUSKI	JOSE M CHAVES BJ SULLIVAN
944	REPAIR	CHURCH (INSTALL VINYL SIDING)	415 WINTHROP ST.	WEST CONGREGATIONAL CHURCH	SMITH HOME IMPROVEMENT/ DAVID SMITH
945	REPAIR	1-FAMILY DWELLING (STAIRS)	4 PARKIN CT.	WALTER RODGERS	UPSCALE REMODELING/ SERGIO CORDEIRO
946	REPAIR	CLUBHOUSE (WINDOWS)	50 HIGHLAND ST. (#3 ARCADIA DR.)	HOMETOWN AMERICA	THD AT HOME SERVICES/ BRIAN LAROCHE
947	RAZE	1-CAR GARAGE	20 WORCESTER ST.	ALLAN & BOBBI-JO LEWIS	ALLAN & BOBBI-JO LEWIS
948	ALTER	COMMERCIAL BLDG. ADD COFFEE SHOP TO CAR WASH)	13 CAPE RD.	RONEN DRORY	MICHAEL HARRISON
949	ERECT	A/G SWIMMING POOL	10 CORTLAND PLACE	JOHN ANDRADE	JOHN ANDRADE
950	ERECT	A/G SWIMMING POOL	25 STEPHANIE CIRCLE	CHRISTOPHER K DALEY	CHRISTOPHER K DALEY
951	REPAIR	1-FAMILY DWELLING (ROOF)	1049 S. PRECINCT ST.	GRACE WILBUR	ADDITIONS PLUS/ MANUEL CRUZ
952	ERECT	A/G SWIMMING POOL	51 PAULA DR.	MARC & SANDY FURTADO	MARC FURTADO
953	INSTALL	PELLET STOVE	13 CORTLAND PLACE	JOHN E JEUNESSE	JOHN E JEUNESSE
954	REPAIR	1-FAMILY DWELLING (ROOF)	35 BETTYS RD.	JOSEPH P PECORELLA JR.	SURE-LOK HOMES/ STEVEN HIOU
955	ALTER/REPAIR	1-FAMILY DWELLING (BATHROM REMODEL)	24 MERRILL AVE.	JOAN LEONARD	B&D CONSTRUCTION/ MATT STRIEBE
956	ERECT	1-FAMILY DWELLING W/2 CAR GARAGE ATTACHED	51 MANKEN RD. (LOT 49)	KURT C ROYER & STACY SOUSA	ANTONIO J SOUSA
957	REPAIR	1-FAMILY DWELLING (ROOF)	51 PLAIN ST.	MARIANO M PIMENTEL, JR.	MARIANO M PIMENTEL, JR.
958	ERECT	POOL DECK	51 WILLIAMS ST.	MICHAEL & LAURA PATENAUDE	LAURA PATENAUDE
959	REPAIR	1-FAMILY DWELLING (KITCHEN RENOVATION)	30 PRINCESS PINE CIRCLE	BERNADETTE BAGNI	EMOND BROTHERS/ DANIEL BAIROS
960	REPAIR	1-FAMILY DWELLING (KITCHEN RENOVATION)	41 POWER ST.	BETH & DOT POLLARD	EMOND BROTHERS/ DANIEL BAIROS
961	REPAIR	2-FAMILY DWELLING (CONDEX) LEFT SIDE (ROOF)	53 LANDING DR.	RITA SWOPE	DANIEL BAIROS O'LYN CONTRACTORS/ TODD MELLOR
962	REPAIR	2-FAMILY DWELLING (ROOF)	39 MYRTLE ST.	ALLISON I MEAD	BATISTA CONSTRUCTION/ VASCO BATISTA
963	REPAIR	1-FAMILY DWELLING (WEATHERIZATION)	15 ANNE DR.	JOSEPH TOMPKINS	ROCK SOLID CONSTRUCTION/ MICHAEL ST. ROCK
964	ADD TO	1-FAMILY DWELLING (FARMERS PORCH)	70 KIANA WAY	FRANK GAJDA	SUNRIVER BUILDERS/ DARYL SHUMWAY
965	ADD TO	1-FAMILY DWELLING	28 PHYLLIS RD.	ELAINE J KULLAS	ELAINE J KULLAS

APRIL, 2012

No.	Application for Permit to	Use of Building	Location	Owner	Contractor
966	ALTER	(FRONT PORCH) STORAGE GARAGE TO AUTO REPAIR GARAGE	350 1/2R WINTHROP ST.	LEONARD SHANI	ANTONIO S BAIROS
967	REPAIR	1-FAMILY DWELLING (WEATHERIZATION)	176 PLAIN ST.	DENISE VOLNER	ADVANTAGE WEATHER- IZATION INC.
968	REPAIR	MOBILE HOME (REPLACE SKYLIGHTS, FRONT PORCH RAILINGS)	50 HIGHLAND ST. #121	HOMETOWN AMERICA/ MARGARET FINNEGAN	MARGARET FINNEGAN
969	ALTER	EXISTING SIGN & CANOPY	96 WINTHROP ST.	KUMG INC.	CENTRAL SIGN & CRANE
970	REPAIR	1-FAMILY DWELLING (STAIRS)	4 JAMES ST.	HOLLY GALLIGAN	GREG GALLIGAN
971	REPAIR	MOBILE HOME (WINDOWS)	50 HIGHLAND ST. #236	HOMETOWN AMERICA/ GEORGE LEWIS	MOON ASSOC. INC./ JAMES MOON
972	REPAIR	1-FAMILY DWELLING (WEATHERIZATION)	168 TREMONT ST.	CHRISTINE V MONIZ & MANUEL ROSE	ADVANTAGE WEATHER- IZATION INC.
973	ERECT	A/G SWIMMING POOL	50 JACKSON ST.	JOSE M ROMEIRO	JOSE M ROMEIRO
974	ADD TO	1-FAMILY DWELLING (3 SEASON RM.)	10 GUERNSEY AVE.	EDWARD & ROBIN WALSH	EDWARD & ROBIN WALSH
975	ERECT	DETACHED 2-CAR GARAGE W/ STORAGE ABOVE	20 WORCESTER ST.	ALLAN LEWIS	ROBERT H BURT JR.
976	REPAIR	1-FAMILY DWELLING (FRONT PORCH)	50 VERNON ST.	JOYCE G FRECHETTE	JOYCE G FRECHETTE
977	REPAIR	1-FAMILY DWELLING (WINDOW REPLACEMENT)	23 EXETER ST.	NG CHOONG TEIK	CAPIZZI HOME IMPROVEMENT
978	REPAIR	MOBILE HOME (ROOF)	50 HIGHLAND ST. #24	HOMETOWN AMERICA/ NELLY HOTTENROTT	JOHN T STRUMSKI JEFFREY T BOOKER
979	ERECT	A/G SWIMMING POOL	27 WELLESLEY CIRCLE	PAULA LODICO	PAULA LODICO
980	REPAIR	2-FAMILY DWELLING (INTERIOR)	21 OAK CT.	TAUNTON HOUSING AUTHORITY	DANIEL VAREIKA
981	REPAIR	3-FAMILY DWELLING (ROOF)	15 BENNETT ST.	FRED HEGGS	DREW ROOFING CORP./ ANDREW BUSH
982	REPAIR	1-FAMILY DWELLING (ROOF)	21 FIRST ST.	DAVID O'BRIEN	DASILVA HOME IMPROVEMENT/ ANTONIO DASILVA
983	REPAIR	1-FAMILY DWELLING (WEATHERIZATION)	12 ALEGI AVE.	DONNA CHILD	ADVANCED WINDOWS, INC./ BRIAN BLANCHARD
984	REPAIR	1-FAMILY DWELLING (WEATHERIZATION)	8 BLISS ST.	AARON COSTA	ADVANCED WINDOWS, INC./ BRIAN BLANCHARD
985	REPAIR	1-FAMILY DWELLING (WEATHERIZATION)	51 PORTER ST.	BILLIE JOHNICAN	ADVANCED WINDOWS, INC./ BRIAN BLANCHARD
986	REPAIR	2-FAMILY DWELLING	1070 SOMERSET AVE.	DON LAU	SKY PHOENIX CONST. CO./ MICHAEL LEUNG
987	REPAIR	2-FAMILY DWELLING (DUPLEX) (ROOF)	128-130 BAY ST. (SIDE 128 ONLY)	KATHERINE P PRETI	KATHERINE P PRETI
988	REPAIR	1-FAMILY DWELLING (ROOF)	99 HART ST.	FRED REPLENSKI	BRIAN SULLIVAN
989	REPAIR	1-FAMILY DWELLING	33 WEST WEIR ST.	HOWARD P HANCOCK	BRIAN SULLIVAN

APRIL, 2012

No.	Application for Permit to	Use of Building	Location	Owner	Contractor
990	ERECT	(ROOF)			
991	ERECT	SHED	17 RON CIRCLE	RICHARD M PAULSON	RICHARD M PAULSON
992	REPAIR	A/G SWIMMING POOL	13 EVERETT ST.	KENNETH MERREY	KENNETH MERREY
		1-FAMILY DWELLING	3 BROADWAY AVE.	NUMA BUISSERETH	GREENWICH INSULATION/ (WEATHERIZATION)
993	ADD TO	1-FAMILY DWELLING	95 FLINTLOCK RD.	BRAD LARSON	ROBERT GRUTTADAURIA
		(DECK)			LOWE'S HOME IMPROVEMENT/ MARY MCNEILL
994	REPAIR	CONDOMINIUM (WINDOW)	\$1559 BAY ST. #17	LANDS END CONDOMINIUMS/ DONALD GILBERT	LOWE'S HOME IMPROVEMENT/ MARY MCNEILL
995	ADD TO	1-FAMILY DWELLING	1342 BAY ST.	LAUDALINA MELO	MICHAEL MESSINA
		(DETACHED GARAGE)			
996	ALTER/ ADD TO	1-FAMILY DWELLING	96 CHRIS DR.	LEILA SILVA	LEILA SILVA
		(KITCHEN ADDITION)			
997	ERECT	1-FAMILY DWELLING W/1 CAR GARAGE	34 1/2 A BRIGGS ST.	KEVIN WELLS	JAMES WELLS
		(FOUNDATION ONLY)			
998	ALTER	COMMERCIAL BLDG.	491 WEIR ST.	STEVEN LANDOLFI	LATTITUDE CONSTRUCTION/ BRIAN CARMODY
		DAY CARE TO DONUT SHOP)			
999	ALTER	1-FAMILY DWELLING	34 WHITE PINE DR.	CHAD & DANIELLE PANAIKAS	CHAD PANAIKAS
		(ERECT WALL)			
1000	REPAIR	1-FAMILY DWELLING	134 HIGHLAND ST.	ANTONIO SOITO	ANTONIO SOITO
		(ROOF)			
1001	ADD TO	1-FAMILY DWELLING	7 JEFFERSON AVE.	BARBARA BARROWS	LOWE'S HOME IMPROVEMENT/ MARY MCNEILL
		(3 LEVEL DECK)			



Robert P. Pirozzi/Butling Commissioner-Chief of Inspections

10
May 2, 2012

Dear Mayor Doye + City Council members

The reason for the letter is to request a police escort for Brittany's Ride, which will be held on Sunday, June 3, 2012 at the P.A.C.C. here in Taunton. This event is held in memory of Brittany Freitas who lost her battle with Juvenile Huntington's Disease. The Ride will leave at 12 NOON. We would like to have Taunton officers to lead the riders. If there is anyone able to do this, please contact us at either of the #'s listed below.

508 828 6399
508 673-5331

Thank you for your time
family perry



In Loving memory of Brittany Freitas
June 5, 1996 - November 6, 2010



//

Brittany's Motorcycle Ride & Family Day

We will be hosting a fundraiser in Brittany's memory, to help other children and raise awareness of and research for Juvenile Huntington's Disease.

Sunday June 3, 2012
at the Portuguese-American Civic Club(P.A.C.C.)
175 School Street, Taunton, MA 02780
1:00 p.m. - 5:00 p.m.

You don't have to ride to join us - this is a family event and all are welcome!

This will be a day of fun and entertainment for the entire family.

Menu will include meat on a stick with buffet and cash bar will be available.

Motorcycle Registration 9:30 a.m. -11:30a.m.
Ride Leaves at 12:00 Noon

All donations are greatly appreciated. Checks can be made payable to The Brittany Fund.

The Event will Include: Local Band - Say What ?!
As well as Food & Raffles.

Children's Activities: FacePainting and Balloon Twisting by- Derek Picard
Also a Moonwalk & Games. (Funny Face Painting)

Tickets: \$15.00 a person in advance , \$20.00 day of the event.

Children 12 and under \$10.00 (includes buffet and children's activities).

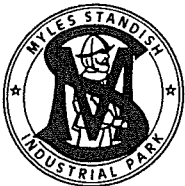
For more information, please contact:

Corrie Roy
115 Paul Revere Terrace
Taunton, MA 02780
1-508-386-0366
1-508-813-8501

Dianne Kleinberger
205 Yankee Peddler Drive
Somerset, Ma 02726
1-508-673-5331

This Event is RAIN OR SHINE!

12



Myles Standish Industrial Park Expansion

Taunton, Massachusetts

May 4, 2012

Ms. Rose Marie Blackwell, City Clerk
City of Taunton
141 Oak Street
Taunton, Massachusetts 02780

Dear Ms. Blackwell,

We received your letter dated April 26, 2012, regarding the Taunton Municipal Council's request for either a copy of the minutes of the Taunton Development/MassDevelopment Corporation's (TD/MDC) meeting or a letter depicting the vote taken by the seven directors of that corporation regarding TD/MDC's decision not to proceed with Interstate Waste Technologies, Inc.'s (IWT) proposal for a project in Phase IV of the Myles Standish Industrial Park.

Under the corporation's structure, decisions whether to proceed with development proposals do not require a vote of the seven member board of directors. The board votes only on those matters that have been negotiated to the stage that a purchase and sale agreement is proposed. For other operational matters, TD/MDC operates through a committee structure.

The corporation fully respects the importance of the waste management decision that is before the Municipal Council. The TD/MDC committee that handles the marketing of the land in question, which is made up solely of members of TDC, considered the proposal from IWT and conferred with other board members. This group of board members, representing both TDC and MassDevelopment, jointly determined to send the letter to IWT referenced in your letter. In addition, at their April 19th meeting, the TDC board passed a motion "to support the combined entities' decision to not accept any further discussion for the lack of a concrete response" from IWT. The combined entities reference is to TD/MDC of which TDC and MassDevelopment are each members.

Very truly yours,

Richard Henderson
President, Taunton Development/MassDevelopment Corporation

cc: TD/MDC Board Members



Serving a Public Power Community

13

May 8, 2012

Rose Marie Blackwell
City Clerk
City Hall
Taunton, Mass 02780

By vote of the Municipal Light Commission on, April 30, the following is a report of action taken on street- lights.

NORTH WALKER STREET

Recommend to install 12-70watt high-pressure sodium lights on poles: 10, 16, 18, 26, 28, 38, 40, 42, 61, 63, 65, and 67, North Walker Street. The City Council is requesting to improve lighting on the corners of North Walker Street.

- Estimate cost is \$ 63.48 per month
- Does not include fuel adjustment credit

It is requested that this street lighting report be presented to the Municipal Council, for approval of the energy services.

Very truly yours,
MUNICIPAL LIGHT COMMISSION

A handwritten signature in black ink that reads 'Michael J. Horrigan'.

MICHAEL J. HARRIGAN
General Manager

April 30, 2012

City Clerk Rose Marie Blackwell
City of Taunton Mayor's Office
141 Oak St.
Taunton, MA 02780

Dear Council Members,

As Past Grand Knight of Council 11510 of the Holy Family Parish Knights of Columbus in East Taunton, I am writing to ask permission from the City of Taunton for our Council to host our annual "Running/Walking 5K Road Race for Charity" event on Saturday September 15, 2012 at 10:00 am. The race will begin and end in the parking lot of the Holy Family Parish Center located at 438 Middleboro Ave. and would also involve the use of East Taunton streets. The race will cover 3.1 miles of city streets, (see attached race map) with a planned route as follows:

Leaving the parking lot at 438 Middleboro Ave. turn left, turn right onto Liberty St, turn right onto Caswell St, turn left onto Blackbird Lane, turn left onto Wren St, turn right onto Hummingbird Lane, turn right onto Mockingbird Way, turn left onto Commorant St, turn left onto Caswell St, turn right onto Fairbanks St, turn left onto Cullen St, turn right onto Middleboro Ave, turn left back into the parking lot at 438 Middleboro Ave. to the finish line.

The race committee is requesting Police presence at the start of the race with particular attention to the runners/walkers on Middleboro Ave. as they cross the street after leaving the parking lot and before entering the Parish Center parking lot as the race ends.

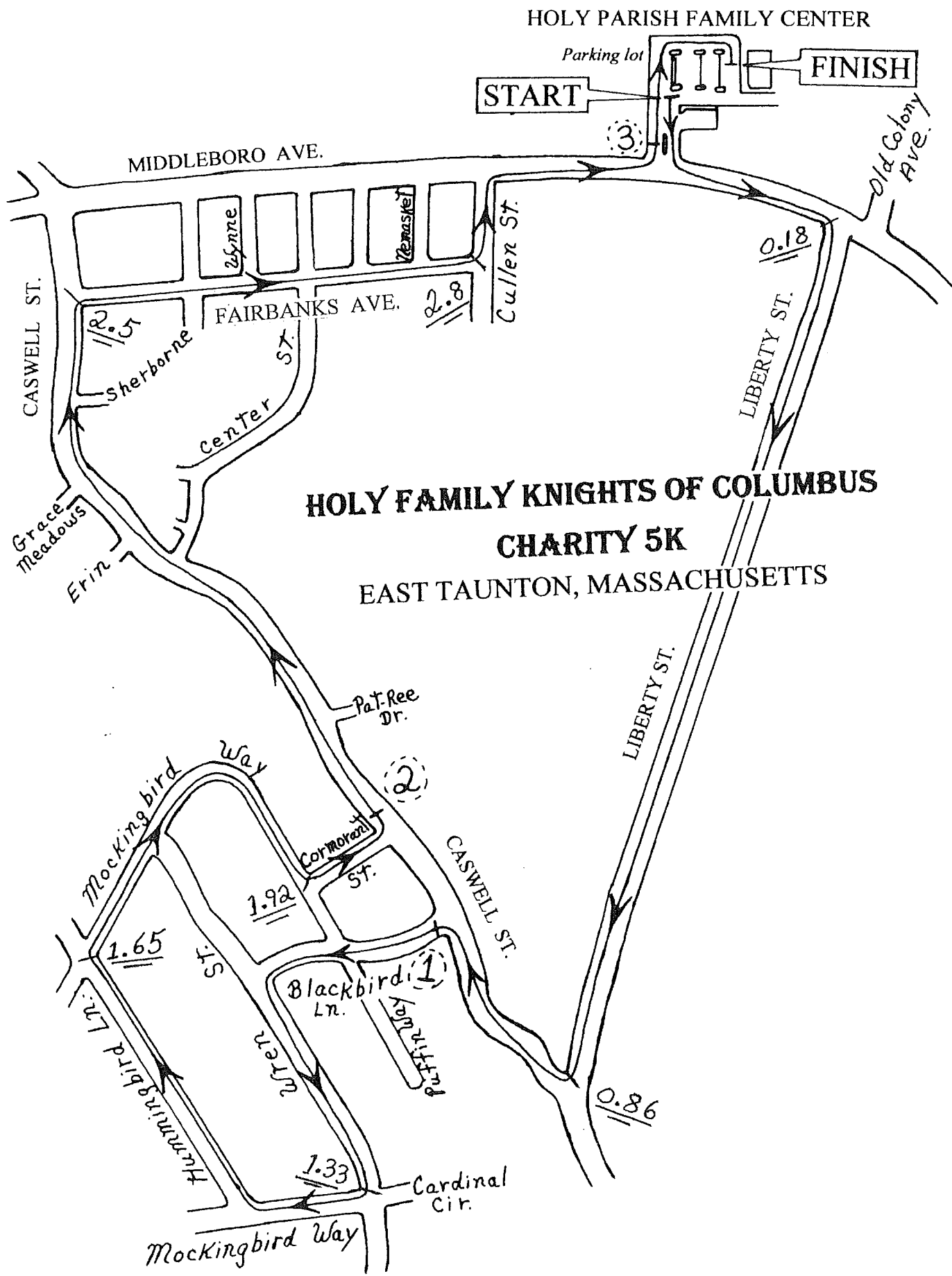
All plans for the race are in place but are on hold until final approval is granted from the City of Taunton. If there are any other pieces of information about the race that will be required before granting this approval, please contact me anytime.

Thank you for your time and consideration in this matter, I anticipate your approval.

Best Regards,



David LeClair PGK, FS
Race Director
H.F. Knights of Columbus, Council #11510
65 Woodlawn St. East Taunton, MA 02718
Tel: H, 508-824-5051, Cell 781-413-5729



● MEASURED BY RAY NELSON - USATF CERTIFIER 7/29/10

16.



Rooted in Hope & Healing

Community Care Services

www.communitycareservices.org

Adult Residential & Elder Services

Adult Support Network
Community Rehabilitation & Support
Hillside Adult Day Health Center

Community Based Services

Comprehensive Home-Based Services
Driver Alcohol Education
Early Childhood Mental Health Services
Healthy Families
Mental Health Consultation
Mobile Treatment Team
Outpatient Mental Health &
Substance Abuse Clinics
PEACE Initiative

Silver City Teen Center
Teen Pregnancy Prevention
Total Achievement Program
Young Parents Support

Educational Services

Educational Consultation, Advocacy
& Mediation Services
SCORE Peer Mediation
Southeast Alternative Schools
Taunton Youth Court
Tutoring
Young Parents Program

Housing Services

Emergency Shelter & Stabilization Program
Transitional Living Program

Youth Residential Services

Adoption Program
Attleboro Center
Crossroads
Intensive Foster Care
Journey Home
Kids in Need of Supervision
Lindencroft
STARR

April 6, 2012

Mayor Tom Hoyer
Taunton City Hall
141 Oak Street
Taunton, MA 02780

Dear Mayor Hoyer:

As per our conversation a few weeks ago, we are writing to request that June 23rd be declared "Community Care Services' Day".

As you are aware, on Saturday, June 23rd, Community Care Services will be holding our signature fundraising event, "Care to Walk?", a 5k run/walk and family fun day in the Myles Standish Industrial Park. This will be the first time that we are holding this event in Taunton, and if all goes well, this will be the site of all future Care to Walk? events.

Community Care Services, which has been helping the community since 1952, actually helped over 6,500 individuals or families last year! We currently employ about 425 professionals and are assisted by over 250 volunteers who help us attain our mission to maximize the potential in all of us. We have 19 sites scattered throughout Southeastern Massachusetts and Rhode Island from which we help community people every day with a wide variety services. Our services span every age demographic from new born babies in our pregnant & parenting teen program to frail elders in our Adult Day Health program. We provide foster care and adoption services, mental health & substance abuse services, homelessness prevention and housing for veterans and homeless families, special education, consultation to early childhood providers, support for grandparents raising grandchildren, etc. If you are interested in learning about all of our services, you may wish to visit our website www.CommunityCareServices.org.

Thank you for your consideration.

Tom Fisher
President & CEO



United Way
of Greater Attleboro/Taunton

Michael O'Donnell
111 Main St.
Taunton, MA 02780
(508) 821-7531

May 2, 2012

Members of the Municipal Council,
City of Taunton
140 Oak St.
Taunton, MA 02780

Re: The World Famous Star Theatre,
111 Main St. Taunton

Members of the Municipal Council,

I am writing to you as the Legislative body that is supposed to be representing the residents and taxpayers of the City of Taunton.

Apparently the City issued a Chimera (a bill that has the characteristics of both a bill and a tax, but fails as both) titled "Annual Disposal Collection". I, as owner of the property at 107-111 Main Street Taunton, did not receive the above mentioned chimera bill, but was informed that the City intends to extract said fee from my financial resources.


I am disputing said bill on several grounds:

1. Besides the fact that the alleged bill does not pass the "smell" test, it also does not pass the requirements of the Constitutionality of the extraction. The operation of the Annual Disposal Collection was not performed, therefore the bill cannot be charged.
2. The alleged bill # 13459 is for \$219.00 which would be for a three family residence.

3. The residential aspect of the property has been vacant since the City of Taunton unlawfully seized the property, which was well before the July 1, 2011 service date.
4. The funds from this bill were represented to offset a financial miscalculation by the prior administration.
5. After making dozens of calls to many different departments, I am unable to obtain a copy of said bill. Neither the Assessor, DPW, Clerk, Mayor's office, nor the Treasurer knows who issues the bill, nor where to get a copy of said bill.

PLEASE BE ADVISED THAT I AM OPTING OUT OF THIS SERVICE THAT WAS NOT PERFORMED OR DELIVERED.

Please accept this letter with the intention that it is being sent.


Michael O'Donnell
111 Main St.
Taunton, MA 02780



Denise J. Paiva, Secretary

TAUNTON PLANNING BOARD

**City Hall
15 Summer Street
Taunton, Massachusetts 02780**

Phone 508-821-1051

Fax 508-821-1043

May 11, 2012

Honorable Mayor Thomas Hoye, Jr. &
Member of the Municipal Council
141 Oak St.
Taunton, Ma. 02780

C/O Rosemarie Blackwell, City Clerk

RE: Proposed Zoning Changes – dated May 3, 2012

Dear Mayor Hoye & Municipal Council:

Please be advised that the Taunton Planning Board has scheduled a public hearing on the Proposed Zoning Changes (SEE ATTACHED) dated May 3, 2012 submitted by the City Planner that was referred out to the public hearing process by the Zoning Board of Appeals.

The Taunton Planning will hold their hearing on these changes on **Thursday, June 7, 2012 at 5:30 pm at Maxham School**, 141 Oak St., Taunton, Ma.

Respectfully yours,

Daniel P. Dermody, Chairman
Taunton Planning Board

DPD/djp



20

City of Taunton, Massachusetts
**DEPARTMENT OF
PLANNING AND CONSERVATION**

*15 Summer Street
Taunton, Massachusetts 02780*

*Kevin R Scanlon, Director/ Planner AICP
Michele Restino, Conservation Agent*

*Phone 508-821-1051/ 1043/ 1095
Fax 508-821-1043/1665
www.ci.taunton.ma.us*

May 3, 2012

Dennis Ackerman, Chairman
Members of the Zoning Board of Appeals
15 Summer Street, City Hall
Taunton, MA 02780

RE: Proposed Zoning Changes

Dear Chairman Ackerman and Board Members,

I have attached a set of proposed zoning changes dated May 3, 2012. The proposed changes include a complete rewrite of the Site Plan Review Process and address the Zoning Board's concerns that they expressed to the Municipal Council last year. A vote does not indicate that you approve or recommend these changes, only that they should be considered for adoption. The final verbage of the changes will be determined during the public hearing process.

At this time, I am requesting that the Zoning Board vote to send the proposed changes to the public hearing process for consideration to be adopted (a vote is required by law from either the Planning Board, ZBA or Municipal Council). A public hearing must be held by the Planning Board and Municipal Council.

If you have any questions, please contact me at 508-821-1051.

Sincerely,


Kevin R Scanlon,
Director AICP

CC: Mayor

Proposed zoning/changes to the City of Taunton Zoning Ordinance

May 3, 2012

Section 5.2 table of use regulations

Change auto repair from special permit municipal council to special permit ZBA in BD and HBD districts

Change drive thru estab from Special Permit municipal council to special permit zba in business , central business and office districts

Add Casino use as Special Permit Municipal Council in Highway Business District and Industrial District

Change "any use with entertainment" from Special permit municipal council to special permit zba in business, central business, office, highway business and industrial districts

Section 6.3 intensity of use regulations

Highway Business district – reduce non-residential frontage requirement from 150 feet to 100 feet

Section 7.1.1 landscaping requirements

Add the following "properties located in the Central Business district shall be exempt from the landscape buffer requirements in this section"

section 7.3.1 parking and Loading requirements

reduce minimum aisle width from 24 feet to 22 feet

industrial uses change min parking requirement from minimum three spaces plus one space per 700 sq ft over 1,400 sq ft to minimum three spaces plus one space per 850 sq ft over 1,700 sq ft

miscellaneous uses change min parking requirement from minimum three spaces plus one space per 300 sq ft over 600 sq ft to minimum three spaces plus one space per 400 sq ft over 800 sq ft

under special provisions –

eliminate paragraph regulating nonprofit membership clubs

delete the restriction on no more than 25% of required parking in front of a building in the industrial District

section 7.5 Signs

section 7.5.3.3 temporary signs – remove 45 day limit per year, remove requirement to register with building department, Change maximum size from 30 sq ft to 24 sq ft and limit to one temporary sign per business. Add a requirement that no temporary sign shall be placed in a manner that blocks visibility of motorists at intersections and driveways, and that no temporary sign shall be placed in a manner that impedes handicap accessibility. All temporary signs shall be secured to prevent movement by the wind.

section 15 site plan review

SECTION XV: SITE PLAN REVIEW

15.1 PURPOSE

The purpose of this section is to ensure that the design and layout of new multi-family residential, commercial and industrial development will not be detrimental to the City of Taunton's neighborhoods, environment and protect the health, safety, convenience and general welfare of its inhabitants. The intent of site plan review is to regulate rather than prohibit use through reasonable conditions which may be imposed by the site plan review committee concerning the siting of buildings, open space and landscaping, parking areas, access and egress from proposed developments, drainage, sewerage, water supply, and police and fire safety.

15.1.5 AUTHORITY

In administering these provisions, there shall be the following;

The Taunton Planning Board shall be vested with the powers of Site Plan Review and for the purposes of this section the Taunton Planning Board shall be the Site Plan Review Committee (SPRC).

There shall be a Development Impact Review Board (DIRB) to advise the Site Plan Review Committee on projects requiring a Site Plan Review. The composition shall be as established by Ordinance of the Taunton Municipal Council.

15.2 SITE PLAN REVIEW THRESHOLDS

A Site Plan Review shall be a public meeting from the Site Plan Review Committee (SPRC) and shall apply to the following:

(a) additions to existing commercial and industrial projects where the addition results in one or more of the following;

- an increase in impervious area;
- an increase in the minimum required number of parking spaces
- a change in traffic flow on-site

(b) change of use in business, highway business, office and industrial districts, where the new use is allowed by right in that district, results in an increase dimensional requirements, impervious area, landscaping and/or parking requirements

(c) an change in the number of parking spaces to the site and/ or an increase in impervious area

(d) multi-family (four units plus) residential projects;

(f) new "non-residential" commercial and industrial projects on vacant or unimproved site;

(g) an increase in traffic generation of fifty or more cars per day as established by the Institute of Transportation Engineers;

(h) additions to existing multi-family residential projects, where the addition constitutes the creation of new units.

Any application that requires review under the site plan review process of Section 15.2 will follow the requirements of Sections 15.2.1 - 15.11.

15.2.4.1 OFFICIAL NOTIFICATION OF ABUTTERS

The petitioner shall submit, in addition to a completed application, along with the certified list of abutters, pre-stamped envelopes for each abutter. An official City of Taunton Notification Form will be sent to each abutter on the certified list. This form enables abutters to respond in writing regarding the proposed project or attend the Site Plan Review Committee public meeting.

15.4 BASIC REQUIREMENTS

15.4.1 Notwithstanding anything contained in this ordinance to the contrary, no building permit shall be issued for, and no person shall undertake, any use or improvement subject to this section unless an application for site plan review and approval has been prepared for the

proposed development in accordance with the requirements of this section, and unless such application has been approved by the Site Plan Review Committee.

15.4.2 No occupancy permit shall be granted by the Building Inspector until the Site Plan Review Committee has given its approval that the development and any associated off-site improvements conform to the approved application for site plan review and approval, including any conditions imposed by the Site Plan Review Committee.

15.4.3 Notwithstanding the above, a temporary occupancy permit may be granted with the approval of the Site Plan Review Committee subject to conditions for completion of work (which shall include a requirement for surety, in an amount and form to be determined by the Site Plan Review Committee, imposed by the Site Plan Review Committee.

15.5 APPLICATION AND REVIEW PROCEDURE

15.5.1 Prior to the filing of an application subject to this section, the applicant shall submit plans to the City Planner, who shall advise the applicant as to the pertinent sections of the Zoning Ordinance. The applicant shall then submit twenty (20) copies of the application, conforming to the requirements of Section 15, to the City Planner.

15.5.2 Upon receiving a completed application as set forth above, the City Planner shall forthwith transmit one copy each to the following departments:

- Municipal Council (2 copies)
 - Development Impact Review Board (2 copies)
 - Planning Board (2 copies)
 - City Clerk
 - Board of Health;
 - City Engineer;
 - Water Department;
 - Sewer Department;
 - Conservation Commission;
 - Taunton Municipal Lighting Plant;
 - Fire Department;
 - Street Department;
 - Department of Public Works;
 - Mayor;
 - Building Department.
- Where applicable:
- Economic Development Director
 - Historic District Commission

15.5.3 Such agencies shall, with 15 days of receiving said copy, report to the Development Impact Review Board on: (1)the adequacy of the data and the methodology used by the

applicant to determine impacts of the proposed development, and (2) the effects of the projected impacts of the proposed development. Said agencies may recommend conditions or remedial measures to accommodate or mitigate the expected impacts of the proposed development. Failure by any such agency to report within the allotted time shall constitute approval by that agency of the adequacy of the submittal and also that, in the opinion of that agency, the proposed project will cause no adverse impact.

The Development Impact Review Board shall, within 20 days of receiving a copy of the application, report to the Site Plan Review Committee on: (1) the adequacy of the data and the methodology used by the applicant to determine impacts of the proposed development, and (2) the effects of the projected impacts of the proposed development. The Development Impact Review Board shall make findings and recommend conditions or remedial measures to accommodate or mitigate the expected impacts of the proposed development. Said report shall refer to and include full copies of the agency reports.

15.5.4 The Site Plan Review Committee shall not render a decision on said application until it has received and considered all reports requested from City departments and boards, or until the 20-day period has expired, whichever is earlier. The Site Plan Review Committee may continue the public meeting to allow for the submission of the report of the Development Impact Review Board and City agencies, but final decision shall be made within 90 days of application unless said time period is extended with the concurrence of the applicant.

15.5.5 The Site Plan Review Committee shall open a public meeting on any properly completed application within 45 days after filing, shall properly serve notice of such meeting, and shall render its decision within 60 days of said meeting. The meeting and notice requirements set forth herein shall include notification of all abutters within 300 feet and shall comply with open meeting law requirements. All costs of the notice requirements shall be at the expense of the applicant.

15.5.6 In reviewing the impacts of a proposed development, the Site Plan Review Committee shall consider the information presented in the application for site plan approval, including all items specified in Section 15.6; Section 15.10; 15.11, all reports of City departments submitted to the Development Impact Review Board or the Site Plan Review Committee; and any additional information available to the Site Plan Review Committee, submitted to the Site Plan Review Committee by any person, official or agency, or acquired by the Site Plan Review Committee on its own initiative or research.

15.6 SPECIFIC FINDINGS REQUIRED

Prior to granting approval or disapproval, the Site Plan Review Committee shall make written findings with supporting documentation as specified below.

15.6.1 APPROVAL

The Site Plan Review Committee may approve an application by a simple majority vote, based on their review of the projected development impacts and the proposed methods of mitigating such impacts, if said Committee finds that the proposed development is in conformance with this ordinance, and that:

- (1) The traffic carrying capacity of the intersections and streets likely to be affected by the proposed development will meet the standards set forth in Section 15.11(a)
- (2) The proposed development will comply with the environmental impact standards set forth in Section 15.11(b).
- (3) The planned capacities of public facilities such as water supply, sewage and drainage systems are adequate in the vicinity of the site to serve the proposed development.
- (4) The proposed development will comply with the community impact standards set forth in Section 15.11(d).
- (5) In addition, the following specific items shall be addressed;
 - (a) Convenience and safety of vehicular and pedestrian movement within the site, location of driveway openings in relation to traffic or to adjacent streets;
 - (b) Adequacy of the arrangement of parking and loading spaces;
 - (c) Adequacy of methods of disposal of refuse and other wastes;
 - (d) Relationship of structures and open space to the natural landscape and existing buildings;
 - (e) Protection of wetlands, watersheds, aquifers, and well areas;
 - (f) Conformance to City health and fire codes;
 - (g) Adequacy of projects to address sewer and water impacts;
 - (h) Compliance with all provisions of the City of Taunton Zoning Ordinance;
 - (i) Compliance with the requirements of any other City board, agency, commission, or departments rules and regulations;

(j) Compliance with the general requirements under Section 15.10.

Such findings shall pertain to the entire proposed development, including any site plan or design modifications imposed by the Site Plan Review Committee as a condition of its approval, and off-site improvements proposed by the applicant or required by the Site Plan Review Committee as a condition of its approval.

15.6.2 DISAPPROVAL

(1) The Site Plan Review Committee may disapprove an application by a simple majority vote if it is unable to meet the requirements for approval.

(2) Notwithstanding the above, the Site Plan Review Committee may approve an application by a simple majority vote if the adverse impacts of the proposed development are not significantly greater than the impacts of uses which are or can be made of the site under existing laws and regulations without a requirement for site plan review.

15.7 CONDITIONS, LIMITATIONS AND SAFEGUARDS

In granting approval of an application, the Site Plan Review Committee may impose conditions, limitations and safeguards which shall be in writing and shall be a part of such approval. Such conditions may include, among other matters and subjects:

(a) Controls on the location and type of access to the site;

(b) Controls on the number of vehicles that arrive or depart during the morning and/or evening peak hours (including controls on the maximum number of vehicles which may use the off-street parking areas during said periods).

(c) Requirements for off-site improvements to improve the capacity and safety of roads, intersections, pedestrian ways, water, sewer, drainage, and other public facilities which are likely to be affected by the proposed development;

(d) Requirements for donation and/or dedication of land for right-of-way to provide for future roadway and/or intersection widening or improvements;

(e) Requirements for securing the performance of all proposed work, including proposed off-street improvements, by either or both of the following methods:

(1) a performance bond, a deposit of money, negotiable securities, letter of credit, or bank passbook in an amount determined by the Site Plan Review Committee to be sufficient to cover the cost of all or any part of the improvements required as conditions of approval;

(2) a covenant running with the land, executed and duly recorded by the owner of record, whereby the required improvements shall be completed before the property may be conveyed by other than a mortgage deed.

(f) Conditions to minimize off-site impacts on traffic and environmental quality during construction.

15.7.1 CHANGES TO SITE PLAN

Any and all changes to any approved site plan review must be first submitted through the same procedure as the original site plan for review and approval prior to incorporation.

15.7.2 VALIDITY

The actions allowed by site plan review are authorized for a two year period from the date of granting of final approval. Thereafter such approval shall be deemed to have elapsed and a new application will be required.

15.7.3 APPEAL

An appeal of a Site Plan Review decision shall follow the requirements of MGL Ch40A section 8.

15.8 ADMINISTRATION

(a) The SPRC shall establish and may periodically amend rules and regulations relating to the administration of this section, including additional regulations relating to the scope and format of reports required hereunder.

(b) The filing fee for Site Plan Review shall be calculated utilizing the fee schedule detailed in section 3.5.4. No application shall be considered complete unless accompanied by the required fees.

(c) The Site Plan Review Committee shall be responsible for deciding the meaning or intent of any provision of this section which may be unclear or in dispute.

15.9 SEVERABILITY

The invalidity of one or more provisions or clauses of this section shall not invalidate or impair the section as a whole or any part hereof

15.10 CONTENTS AND SCOPE OF APPLICATIONS

An application for site plan review and approval under this section shall be prepared by qualified professionals, including a Registered Professional Engineer and, where required by

State Law, a Registered Architect and/or Registered Landscape Architect, and shall include the following items and information:

15.10.1 WAIVER

Waiver of the submittal requirements may be requested as follows:

15.10.1.1 Staff -The applicant may request waiver of certain of the submittal requirements by application to the City Planner. Should any agency, or at its next meeting, the SPRC, object to the elimination of any requirement, the applicant shall be responsible for providing the additional requested information. In order to provide the full time period for review, the applicant shall extend the time period within which the public meeting and the decision is required to be made by the number of days between the day the original application was received and the day the additional information was received.

15.10.1.2 SPRC - prior to application, the applicant may request waiver of certain of the submittal requirements by application to the SPRC. The SPRC may publish in its rules and regulations standard waivers which may be granted to applicants meeting a prescribed set of standards.

15.10.2 SITE PLAN

A site plan containing the following shall be submitted at the time of application:

1) A title block containing the name of the project, type of project, legend, scale (1"40'), north arrow, legend, name and address of owner or applicant, name and address of engineer/architect, date of plan, zoning district and legal description of the site.

2) Registered professional engineers and registered land surveyors stamp.

3) A locus plan, showing site and its relationship to City of Taunton.

4) Site data including:

- size of parcel;
- all lot lines and dimension, including road frontage, width and depth;
- statement respecting the datum used for all elevations (USGS or City datum requires a permanent benchmark be established on the site and its elevation noted on the plot plan).
- easements and other restrictions pertaining to the lot
- overlying districts (including local historic district, floodplain district, special flood hazard district, groundwater supply district,etc.);
- rivers, streams, intermittent streams, brooks, creeks, lakehouses,ponds;

- wetlands (marshes, swamps, bogs, wet meadows);
- existing vegetative cover;
- existing and proposed ground elevations (at two foot contours);
- existing buildings and other structures
- all names of abutters and owners of land within three hundred (300) feet as determined from the most recent tax list.

(5) Project data, including:

- proposed buildings by type (i.e. apartment, row house, recreation building, etc.) with all dimensions including interior square footage;
- number of units;
- density;
- lot coverage by buildings;
- setbacks from lot lines;
- distance between buildings on same parcel;
- exterior lighting;
- walls and fences.

(6) Transportation data, including:

- paved and other impervious areas;
- number and location of parking spaces;
- size of parking spaces;
- an internal circulation plan, including width and location of parking aisles and interior roads;
- names, widths and elevations of exterior roads;
- existing and proposed curb cuts and their widths;
- distance between curb cuts and nearest intersections;
- loading areas;
- pedestrian ways.

(7) A landscaping plan, including:

- all areas devoted to open space;
- buffer zones;
- trees, shrubs, groundcover (including number, size, species and location).

(8) A drainage plan, including:

- number and location of perk tests along roadway and in detention and retention areas;
- complete soil logs including depth to water table;
- two (2) foot topo lines, extending 100 feet from site;

- man-made and natural features including streams wetlands, rock outcrops, septic systems, wells, etc. (these features should be shown on site and extending 100 feet from site);

- maps showing sub watershed (also displaying land use, soils and topography;

- on site drainage patterns should be displayed for pre and post development (including detention and retention areas and location of storm drains);

- travel time on site and sub watershed should be displayed for peak flow pre and post development;

- design capacity and peak capacity calculations;

- a plan for the control of erosion and sedimentation caused by the proposed construction.

(9) Handicapped requirements, including:

- number and dimension of handicapped parking spaces;

- handicapped ramps (including elevation ratio);

- curb cuts for handicapped access.

(10) Signage data, including:

- location;

- number;

- height;

- setbacks;

- sign facade area.

(11) Utilities, including:

- proposed and existing water lines;

- proposed and existing electric lines and poles;

- proposed and existing septic tanks and drainfields;

- location of dumpsters.

(B) Elevation drawings, including:

- height of structures and finished floor elevations above finished grade;

- facades of buildings;

- elevations of handicapped access ramps;

- facades of signs.

(C) Floor plans, including:

- usage of interior space;

- square footage of rooms and units;

- interior dimensions;

- layout of handicapped bathrooms.

15.10.3 DEVELOPMENT IMPACT STATEMENT

15.10.3.1 A Development Impact Statement is required for projects with the following characteristics:

- multi-family residential projects, consisting of ten (10) or more units, or containing three or more acres of land;
- commercial and industrial projects consisting of three thousand or more square feet of floor area or three or more acres of land area;
- all projects which generate more than one hundred vehicle trips per day.

15.10.3.2 The Development Impact Statement shall describe potential impacts of the proposed development, compare them to the impacts of uses which are or can be made of the site without a requirement for site plan review, identify all significant positive or adverse impacts, and propose an acceptable program to prevent or mitigate adverse impacts. The Development Impact Statement shall consist of the following four elements:

(1) Traffic Impact Assessment

(a) Purpose: To document existing traffic conditions in the vicinity of the proposed project, to describe the volume and effect of projected traffic generated by the proposed project, and to identify measures proposed to mitigate any adverse impacts on traffic.

(b) Format and Scope:

- (i) existing traffic volume, compositions, peak hour levels, street capacities, and level of service (LOS) on surrounding streets;
- (ii) estimated average daily traffic generation, composition, peak hour levels and directional flows resulting from the proposed development;
- (iii) impacts of estimated traffic impacts on existing traffic conditions;
- (iv) the methodology and sources used to service existing data and estimations;
- (v) proposed methods to mitigate the estimated traffic impact.

(2) Environmental Impact Assessment

(a) Purpose: To describe the impacts of the proposed development with respect to on-site and off-site environmental quality.

(b) Format and Scope:

- (i) a description of the relationship of the proposed development to the major botanical, zoological, geological and hydrological resources of the site; the impact of storm water runoff on adjacent and downstream surface water bodies, subsurface groundwater and the water table; the potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development;
- (ii) description of proposed measures for mitigation of any potential adverse impacts on the natural environment.

(3) Fiscal Impact Assessment

- (a) Purpose: To evaluate the fiscal and economic impacts of the proposed development on the City.
- (b) Format and Scope:
 - (i) Projections of costs arising from increased demands for public services and infrastructure.
 - (ii) Projections of benefits from increased tax revenues, employment (construction and permanent), and value of public infrastructure to be provided.
 - (iii) Projections of the impacts of the proposed development on the values of adjoining properties.
 - (iv) Five-year projection of increased City revenues and costs resulting from the proposed development.

(4) Community Impact Statement

- (a) Purpose: To evaluate the impact of the proposed project on the City, surrounding neighborhoods and City services.
- (b) Format and Scope:
 - (i) Site design and neighborhood impact:

Evaluation of the relationship of proposed new structures or alterations to nearby pre-existing structures in terms of character and intensity of use (e.g., scale, materials, color, door and window size and locations, setbacks, roof and cornice lines, and other major design elements); and of the location

configuration of proposed structures, parking areas, and open space with respect to neighboring properties.

(ii) Historic impact: Identification of impacts on significant historic properties, districts or areas, or archaeological resources (if any) in the vicinity of the proposed development.

(iii) Evaluation of impacts on the water system, sewage system, the landfill, the school system, fire protection, police protection, libraries, and parks and recreation facilities, and proposed methods of mitigation for any adverse impacts.

15.11 DEVELOPMENT IMPACT STANDARDS

The following standards shall be used in evaluating projected impacts of proposed developments. "Required" standards must be met by all developments subject to this section. "Recommended" standards are set forth as guidelines to both the SPRC and applicants, and are not intended to be inflexible requirements nor to discourage creativity and innovation.

(a) Traffic Impact Standards

(1) Required: The "level of service" (LOS) of all impacted intersections and streets shall be adequate following project development. For purposes of this standard:

(i) "Level of service" (LOS) shall be determined according to criteria set forth by the Transportation Research Board of the National Research Council;

(ii) "Impacted" means located within 1,000 feet of the closest boundary of the project site and projected to receive at least five percent (5%) of the anticipated average daily or peak hour traffic generated by the proposed development;

(iii) "Adequate" shall mean a level of service of "B" or better for rural, scenic and residential streets and for all new streets and intersections to be created in connection with the project; and "D" or better for all other streets and intersections; and

(2) Recommended: The proposed site plan shall minimize points of traffic conflict, both pedestrian and vehicular. The following guidelines shall be used to achieve this standard:

(i) Entrance and exit driveways shall be so located and designed as to achieve maximum practicable distance from existing and proposed access connections from adjacent properties.

(ii) Where possible, driveways shall be located opposite similar driveways.

(iii) Sharing of access driveways by adjoining properties and uses is encouraged.

(iv) Left-hand turns and other turning movements shall be minimized.

(v) Driveways shall be so located and designed as to discourage the routing of vehicular traffic to and through residential streets.

(vi) Pedestrian and bicycle circulation shall be separated from motor vehicle circulation as far as practicable.

(b) Environmental Impact Standards

(1) Required:

(i) The proposed development shall not create any significant emission of noise, dust, fumes, noxious gases, radiation, or water pollutants, or any other similar significant adverse environmental impact.

(ii) The proposed development shall not increase the potential for erosion, flooding or sedimentation, either on-site or on neighboring properties; and shall not increase rates of runoff from the site to the satisfaction of the City Engineer. Provision for attenuation of runoff pollutants and for ground water recharge shall be included in the proposal.

(iii) The design of the proposed development shall minimize the destruction of unique natural features.

(iv) The design of the development shall minimize earth removal and keep volume of cut and fill. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.

(v) The design of the development shall minimize the area over which existing vegetation is to be removed. Tree removal shall be minimized and, if established trees are to be removed, special attention shall be given to the planting of replacement trees.

(2) Recommended: None.

(c) Fiscal Impact Standards

(1) Required: None.

(2) Recommended: Projected positive net fiscal flow for first five years after design year of occupancy.

(d) Community Impact Standards

(1) Required:

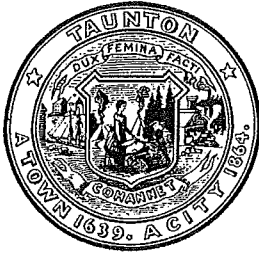
(i) Design elements shall be compatible with the character and scale of neighboring properties and structures.

(ii) The design of the development shall minimize the visibility of visually degrading elements such as trash collectors, loading docks, etc.

(iii) The design of the development shall be consistent or compatible with existing local plans, including plan elements adopted by the Planning Board, Conservation Commission, Parks and Recreation Commission, and other City bodies having such jurisdiction.

(iv) The location and configuration of proposed structures, parking areas and open space shall be designed so as to minimize any adverse impact on temperature levels or wind velocities on the site or adjoining properties.

(v) Outdoor lighting, including lighting on the exterior of a building or lighting in parking areas, shall be arranged to eliminate glare and light spillover to neighboring properties.



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CITY of TAUNTON
ZONING BOARD of APPEALS
15 Summer Street
Taunton, Massachusetts 02780

Phone 508-821-1051/ 1043

Fax 508-821-1665

Denise J. Paiva, Secretary

May 11, 2012

Honorable Mayor Thomas Hoye, Jr. &
Member of the Municipal Council
141 Oak St.
Taunton, Ma. 02780

C/O Rosemarie Blackwell, City Clerk

RE: Proposed Zoning Changes – dated May 3, 2012

Dear Mayor Hoye & Municipal Council:

Please be advised that the Zoning Board of Appeals was in receipt of the proposed zoning changes submitted by the City Planner (see attached). The Zoning Board of Appeals voted to refer these changes to the public hearing process.

Therefore; the Municipal Council and Taunton Planning Board are required to hold public hearings on these changes.

Respectfully yours,

Dennis I. Ackerman, Chairman
Zoning Board of Appeals

DIA/djp



City of Taunton, Massachusetts
**DEPARTMENT OF
PLANNING AND CONSERVATION**

*15 Summer Street
Taunton, Massachusetts 02780*

*Kevin R Scanlon, Director/ Planner AICP
Michele Restino, Conservation Agent*

*Phone 508-821-1051/ 1043/ 1095
Fax 508-821-1043/1665
www.ci.taunton.ma.us*

May 3, 2012

Dennis Ackerman, Chairman
Members of the Zoning Board of Appeals
15 Summer Street, City Hall
Taunton, MA 02780

RE: Proposed Zoning Changes

Dear Chairman Ackerman and Board Members,

I have attached a set of proposed zoning changes dated May 3, 2012. The proposed changes include a complete rewrite of the Site Plan Review Process and address the Zoning Board's concerns that they expressed to the Municipal Council last year. A vote does not indicate that you approve or recommend these changes, only that they should be considered for adoption. The final verbage of the changes will be determined during the public hearing process.

At this time, I am requesting that the Zoning Board vote to send the proposed changes to the public hearing process for consideration to be adopted (a vote is required by law from either the Planning Board, ZBA or Municipal Council). A public hearing must be held by the Planning Board and Municipal Council.

If you have any questions, please contact me at 508-821-1051.

Sincerely,

Kevin R Scanlon,
Director AICP

CC: Mayor

Proposed zoning changes to the City of Taunton Zoning Ordinance

May 3, 2012

Section 5.2 table of use regulations

Change auto repair from special permit municipal council to special permit ZBA in BD and HBD districts

Change drive thru estab from Special Permit municipal council to special permit zba in business , central business and office districts

Add Casino use as Special Permit Municipal Council in Highway Business District and Industrial District

Change "any use with entertainment" from Special permit municipal council to special permit zba in business, central business, office, highway business and industrial districts

Section 6.3 intensity of use regulations

Highway Business district – reduce non-residential frontage requirement from 150 feet to 100 feet

Section 7.1.1 landscaping requirements

Add the following "properties located in the Central Business district shall be exempt from the landscape buffer requirements in this section"

section 7.3.1 parking and Loading requirements

reduce minimum aisle width from 24 feet to 22 feet

industrial uses change min parking requirement from minimum three spaces plus one space per 700 sq ft over 1,400 sq ft to minimum three spaces plus one space per 850 sq ft over 1,700 sq ft

miscellaneous uses change min parking requirement from minimum three spaces plus one space per 300 sq ft over 600 sq ft to minimum three spaces plus one space per 400 sq ft over 800 sq ft

under special provisions –

eliminate paragraph regulating nonprofit membership clubs

delete the restriction on no more than 25% of required parking in front of a building in the industrial District

section 7.5 Signs

section 7.5.3.3 temporary signs – remove 45 day limit per year, remove requirement to register with building department, Change maximum size from 30 sq ft to 24 sq ft and limit to one temporary sign per business. Add a requirement that no temporary sign shall be placed in a manner that blocks visibility of motorists at intersections and driveways, and that no temporary sign shall be placed in a manner that impedes handicap accessibility. All temporary signs shall be secured to prevent movement by the wind.

section 15 site plan review

SECTION XV: SITE PLAN REVIEW

15.1 PURPOSE

The purpose of this section is to ensure that the design and layout of new multi-family residential, commercial and industrial development will not be detrimental to the City of Taunton's neighborhoods, environment and protect the health, safety, convenience and general welfare of its inhabitants. The intent of site plan review is to regulate rather than prohibit use through reasonable conditions which may be imposed by the site plan review committee concerning the siting of buildings, open space and landscaping, parking areas, access and egress from proposed developments, drainage, sewerage, water supply, and police and fire safety.

15.1.5 AUTHORITY

In administering these provisions, there shall be the following;

The Taunton Planning Board shall be vested with the powers of Site Plan Review and for the purposes of this section the Taunton Planning Board shall be the Site Plan Review Committee (SPRC).

There shall be a Development Impact Review Board (DIRB) to advise the Site Plan Review Committee on projects requiring a Site Plan Review. The composition shall be as established by Ordinance of the Taunton Municipal Council.

15.2 SITE PLAN REVIEW THRESHOLDS

A Site Plan Review shall be a public meeting from the Site Plan Review Committee (SPRC) and shall apply to the following:

(a) additions to existing commercial and industrial projects where the addition results in one or more of the following;

- an increase in impervious area;
- an increase in the minimum required number of parking spaces
- a change in traffic flow on-site

(b) change of use in business, highway business, office and industrial districts, where the new use is allowed by right in that district, results in an increase dimensional requirements, impervious area, landscaping and/or parking requirements

(c) an change in the number of parking spaces to the site and/ or an increase in impervious area

(d) multi-family (four units plus) residential projects;

(f) new "non-residential" commercial and industrial projects on vacant or unimproved site;

(g) an increase in traffic generation of fifty or more cars per day as established by the Institute of Transportation Engineers;

(h) additions to existing multi-family residential projects, where the addition constitutes the creation of new units.

Any application that requires review under the site plan review process of Section 15.2 will follow the requirements of Sections 15.2.1 - 15.11.

15.2.4.1 OFFICIAL NOTIFICATION OF ABUTTERS

The petitioner shall submit, in addition to a completed application, along with the certified list of abutters, pre-stamped envelopes for each abutter. An official City of Taunton Notification Form will be sent to each abutter on the certified list. This form enables abutters to respond in writing regarding the proposed project or attend the Site Plan Review Committee public meeting.

15.4 BASIC REQUIREMENTS

15.4.1 Notwithstanding anything contained in this ordinance to the contrary, no building permit shall be issued for, and no person shall undertake, any use or improvement subject to this section unless an application for site plan review and approval has been prepared for the

proposed development in accordance with the requirements of this section, and unless such application has been approved by the Site Plan Review Committee.

15.4.2 No occupancy permit shall be granted by the Building Inspector until the Site Plan Review Committee has given its approval that the development and any associated off-site improvements conform to the approved application for site plan review and approval, including any conditions imposed by the Site Plan Review Committee.

15.4.3 Notwithstanding the above, a temporary occupancy permit may be granted with the approval of the Site Plan Review Committee subject to conditions for completion of work (which shall include a requirement for surety, in an amount and form to be determined by the Site Plan Review Committee, imposed by the Site Plan Review Committee.

15.5 APPLICATION AND REVIEW PROCEDURE

15.5.1 Prior to the filing of an application subject to this section, the applicant shall submit plans to the City Planner, who shall advise the applicant as to the pertinent sections of the Zoning Ordinance. The applicant shall then submit twenty (20) copies of the application, conforming to the requirements of Section 15, to the City Planner.

15.5.2 Upon receiving a completed application as set forth above, the City Planner shall forthwith transmit one copy each to the following departments:

- Municipal Council (2 copies)
- Development Impact Review Board (2 copies)
- Planning Board (2 copies)
- City Clerk
- Board of Health; Where applicable:
- City Engineer; -Economic Development Director
- Water Department;
- Sewer Department; -Historic District Commission
- Conservation Commission;
- Taunton Municipal Lighting Plant;
- Fire Department;
- Street Department;
- Department of Public Works;
- Mayor;
- Building Department.

15.5.3 Such agencies shall, with 15 days of receiving said copy, report to the Development Impact Review Board on: (1)the adequacy of the data and the methodology used by the

applicant to determine impacts of the proposed development, and (2) the effects of the projected impacts of the proposed development. Said agencies may recommend conditions or remedial measures to accommodate or mitigate the expected impacts of the proposed development. Failure by any such agency to report within the allotted time shall constitute approval by that agency of the adequacy of the submittal and also that, in the opinion of that agency, the proposed project will cause no adverse impact.

The Development Impact Review Board shall, within 20 days of receiving a copy of the application, report to the Site Plan Review Committee on: (1) the adequacy of the data and the methodology used by the applicant to determine impacts of the proposed development, and (2) the effects of the projected impacts of the proposed development. The Development Impact Review Board shall make findings and recommend conditions or remedial measures to accommodate or mitigate the expected impacts of the proposed development. Said report shall refer to and include full copies of the agency reports.

15.5.4 The Site Plan Review Committee shall not render a decision on said application until it has received and considered all reports requested from City departments and boards, or until the 20-day period has expired, whichever is earlier. The Site Plan Review Committee may continue the public meeting to allow for the submission of the report of the Development Impact Review Board and City agencies, but final decision shall be made within 90 days of application unless said time period is extended with the concurrence of the applicant.

15.5.5 The Site Plan Review Committee shall open a public meeting on any properly completed application within 45 days after filing, shall properly serve notice of such meeting, and shall render its decision within 60 days of said meeting. The meeting and notice requirements set forth herein shall include notification of all abutters within 300 feet and shall comply with open meeting law requirements. All costs of the notice requirements shall be at the expense of the applicant.

15.5.6 In reviewing the impacts of a proposed development, the Site Plan Review Committee shall consider the information presented in the application for site plan approval, including all items specified in Section 15.6; Section 15.10; 15.11, all reports of City departments submitted to the Development Impact Review Board or the Site Plan Review Committee; and any additional information available to the Site Plan Review Committee, submitted to the Site Plan Review Committee by any person, official or agency, or acquired by the Site Plan Review Committee on its own initiative or research.

15.6 SPECIFIC FINDINGS REQUIRED

Prior to granting approval or disapproval, the Site Plan Review Committee shall make written findings with supporting documentation as specified below.

15.6.1 APPROVAL

The Site Plan Review Committee may approve an application by a simple majority vote, based on their review of the projected development impacts and the proposed methods of mitigating such impacts, if said Committee finds that the proposed development is in conformance with this ordinance, and that:

- (1) The traffic carrying capacity of the intersections and streets likely to be affected by the proposed development will meet the standards set forth in Section 15.11(a)
- (2) The proposed development will comply with the environmental impact standards set forth in Section 15.11(b).
- (3) The planned capacities of public facilities such as water supply, sewage and drainage systems are adequate in the vicinity of the site to serve the proposed development.
- (4) The proposed development will comply with the community impact standards set forth in Section 15.11(d).
- (5) In addition, the following specific items shall be addressed;
 - (a) Convenience and safety of vehicular and pedestrian movement within the site, location of driveway openings in relation to traffic or to adjacent streets;
 - (b) Adequacy of the arrangement of parking and loading spaces;
 - (c) Adequacy of methods of disposal of refuse and other wastes;
 - (d) Relationship of structures and open space to the natural landscape and existing buildings;
 - (e) Protection of wetlands, watersheds, aquifers, and well areas;
 - (f) Conformance to City health and fire codes;
 - (g) Adequacy of projects to address sewer and water impacts;
 - (h) Compliance with all provisions of the City of Taunton Zoning Ordinance;
 - (i) Compliance with the requirements of any other City board, agency, commission, or departments rules and regulations;

(j) Compliance with the general requirements under Section 15.10.

Such findings shall pertain to the entire proposed development, including any site plan or design modifications imposed by the Site Plan Review Committee as a condition of its approval, and off-site improvements proposed by the applicant or required by the Site Plan Review Committee as a condition of its approval.

15.6.2 DISAPPROVAL

(1) The Site Plan Review Committee may disapprove an application by a simple majority vote if it is unable to meet the requirements for approval.

(2) Notwithstanding the above, the Site Plan Review Committee may approve an application by a simple majority vote if the adverse impacts of the proposed development are not significantly greater than the impacts of uses which are or can be made of the site under existing laws and regulations without a requirement for site plan review.

15.7 CONDITIONS, LIMITATIONS AND SAFEGUARDS

In granting approval of an application, the Site Plan Review Committee may impose conditions, limitations and safeguards which shall be in writing and shall be a part of such approval. Such conditions may include, among other matters and subjects:

- (a) Controls on the location and type of access to the site;
- (b) Controls on the number of vehicles that arrive or depart during the morning and/or evening peak hours (including controls on the maximum number of vehicles which may use the off-street parking areas during said periods).
- (c) Requirements for off-site improvements to improve the capacity and safety of roads, intersections, pedestrian ways, water, sewer, drainage, and other public facilities which are likely to be affected by the proposed development;
- (d) Requirements for donation and/or dedication of land for right-of-way to provide for future roadway and/or intersection widening or improvements;
- (e) Requirements for securing the performance of all proposed work, including proposed off-street improvements, by either or both of the following methods:
 - (1) a performance bond, a deposit of money, negotiable securities, letter of credit, or bank passbook in an amount determined by the Site Plan Review Committee to be sufficient to cover the cost of all or any part of the improvements required as conditions of approval;

(2) a covenant running with the land, executed and duly recorded by the owner of record, whereby the required improvements shall be completed before the property may be conveyed by other than a mortgage deed.

(f) Conditions to minimize off-site impacts on traffic and environmental quality during construction.

15.7.1 CHANGES TO SITE PLAN

Any and all changes to any approved site plan review must be first submitted through the same procedure as the original site plan for review and approval prior to incorporation.

15.7.2 VALIDITY

The actions allowed by site plan review are authorized for a two year period from the date of granting of final approval. Thereafter such approval shall be deemed to have elapsed and a new application will be required.

15.7.3 APPEAL

An appeal of a Site Plan Review decision shall follow the requirements of MGL Ch40A section 8.

15.8 ADMINISTRATION

(a) The SPRC shall establish and may periodically amend rules and regulations relating to the administration of this section, including additional regulations relating to the scope and format of reports required hereunder.

(b) The filing fee for Site Plan Review shall be calculated utilizing the fee schedule detailed in section 3.5.4. No application shall be considered complete unless accompanied by the required fees.

(c) The Site Plan Review Committee shall be responsible for deciding the meaning or intent of any provision of this section which may be unclear or in dispute.

15.9 SEVERABILITY

The invalidity of one or more provisions or clauses of this section shall not invalidate or impair the section as a whole or any part hereof

15.10 CONTENTS AND SCOPE OF APPLICATIONS

An application for site plan review and approval under this section shall be prepared by qualified professionals, including a Registered Professional Engineer and, where required by

State Law, a Registered Architect and/or Registered Landscape Architect, and shall include the following items and information:

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-man-made and natural features including streams wetlands, rock outcrops, septic systems, wells, etc. (these features should be shown on site and extending 100 feet from site);

-maps showing sub watershed (also displaying land use, soils and topography);

-on site drainage patterns should be displayed for pre and post development (including detention and retention areas and location of storm drains);

-travel time on site and sub watershed should be displayed for peak flow pre and post development;

-design capacity and peak capacity calculations;

-a plan for the control of erosion and sedimentation caused by the proposed construction.

(9) Handicapped requirements, including:

-number and dimension of handicapped parking spaces;

-handicapped ramps (including elevation ratio);

-curb cuts for handicapped access.

(10) Signage data, including:

-location;

-number;

-height;

-setbacks;

-sign facade area.

(11) Utilities, including:

-proposed and existing water lines;

-proposed and existing electric lines and poles'

-proposed and existing septic tanks and drainfields;

-location of dumpsters.

(B) Elevation drawings, including:

-height of structures and finished floor elevations above finished grade;

-facades of buildings;

-elevations of handicapped access ramps;

-facades of signs.

(C) Floor plans, including:

-usage of interior space;

-square footage of rooms and units;

-interior dimensions;

-layout of handicapped bathrooms.

15.10.3 DEVELOPMENT IMPACT STATEMENT

15.10.3.1 A Development Impact Statement is required for projects with the following characteristics:

- multi-family residential projects, consisting of ten (10) or more units, or containing three or more acres of land;
- commercial and industrial projects consisting of three thousand or more square feet of floor area or three or more acres of land area;
- all projects which generate more than one hundred vehicle trips per day.

15.10.3.2 The Development Impact Statement shall describe potential impacts of the proposed development, compare them to the impacts of uses which are or can be made of the site without a requirement for site plan review, identify all significant positive or adverse impacts, and propose an acceptable program to prevent or mitigate adverse impacts. The Development Impact Statement shall consist of the following four elements:

(1) Traffic Impact Assessment

(a) Purpose: To document existing traffic conditions in the vicinity of the proposed project, to describe the volume and effect of projected traffic generated by the proposed project, and to identify measures proposed to mitigate any adverse impacts on traffic.

(b) Format and Scope:

- (i) existing traffic volume, compositions, peak hour levels, street capacities, and level of service (LOS) on surrounding streets;
- (ii) estimated average daily traffic generation, composition, peak hour levels and directional flows resulting from the proposed development;
- (iii) impacts of estimated traffic impacts on existing traffic conditions;
- (iv) the methodology and sources used to service existing data and estimations;
- (v) proposed methods to mitigate the estimated traffic impact.

(2) Environmental Impact Assessment

(a) Purpose: To describe the impacts of the proposed development with respect to on-site and off-site environmental quality.

(b) Format and Scope:

(i) a description of the relationship of the proposed development to the major botanical, zoological, geological and hydrological resources of the site; the impact of storm water runoff on adjacent and downstream surface water bodies, subsurface groundwater and the water table; the potential dangers of erosion and sedimentation caused by the operation and maintenance of the proposed development;

(ii) description of proposed measures for mitigation of any potential adverse impacts on the natural environment.

(3) Fiscal Impact Assessment

(a) Purpose: To evaluate the fiscal and economic impacts of the proposed development on the City.

(b) Format and Scope:

(i) Projections of costs arising from increased demands for public services and infrastructure.

(ii) Projections of benefits from increased tax revenues, employment (construction and permanent), and value of public infrastructure to be provided.

(iii) Projections of the impacts of the proposed development on the values of adjoining properties.

(iv) Five-year projection of increased City revenues and costs resulting from the proposed development.

(4) Community Impact Statement

(a) Purpose: To evaluate the impact of the proposed project on the City, surrounding neighborhoods and City services.

(b) Format and Scope:

(i) Site design and neighborhood impact:

Evaluation of the relationship of proposed new structures or alterations to nearby pre-existing structures in terms of character and intensity of use (e.g., scale, materials, color, door and window size and locations, setbacks, roof and cornice lines, and other major design elements); and of the location

configuration of proposed structures, parking areas, and open space with respect to neighboring properties.

(ii) Historic impact: Identification of impacts on significant historic properties, districts or areas, or archaeological resources (if any) in the vicinity of the proposed development.

(iii) Evaluation of impacts on the water system, sewage system, the landfill, the school system, fire protection, police protection, libraries, and parks and recreation facilities, and proposed methods of mitigation for any adverse impacts.

15.11 DEVELOPMENT IMPACT STANDARDS

The following standards shall be used in evaluating projected impacts of proposed developments. "Required" standards must be met by all developments subject to this section. "Recommended" standards are set forth as guidelines to both the SPRC and applicants, and are not intended to be inflexible requirements nor to discourage creativity and innovation.

(a) Traffic Impact Standards

(1) Required: The "level of service" (LOS) of all impacted intersections and streets shall be adequate following project development. For purposes of this standard:

(i) "Level of service" (LOS) shall be determined according to criteria set forth by the Transportation Research Board of the National Research Council;

(ii) "Impacted" means located within 1,000 feet of the closest boundary of the project site and projected to receive at least five percent (5%) of the anticipated average daily or peak hour traffic generated by the proposed development;

(iii) "Adequate" shall mean a level of service of "B" or better for rural, scenic and residential streets and for all new streets and intersections to be created in connection with the project; and "D" or better for all other streets and intersections; and

(2) Recommended: The proposed site plan shall minimize points of traffic conflict, both pedestrian and vehicular. The following guidelines shall be used to achieve this standard:

(i) Entrance and exit driveways shall be so located and designed as to achieve maximum practicable distance from existing and proposed access connections from adjacent properties.

(ii) Where possible, driveways shall be located opposite similar driveways.

- (iii) Sharing of access driveways by adjoining properties and uses is encouraged.
- (iv) Left-hand turns and other turning movements shall be minimized.
- (v) Driveways shall be so located and designed as to discourage the routing of vehicular traffic to and through residential streets.
- (vi) Pedestrian and bicycle circulation shall be separated from motor vehicle circulation as far as practicable.

(b) Environmental Impact Standards

(1) Required:

- (i) The proposed development shall not create any significant emission of noise, dust, fumes, noxious gases, radiation, or water pollutants, or any other similar significant adverse environmental impact.
- (ii) The proposed development shall not increase the potential for erosion, flooding or sedimentation, either on-site or on neighboring properties; and shall not increase rates of runoff from the site to the satisfaction of the City Engineer. Provision for attenuation of runoff pollutants and for ground water recharge shall be included in the proposal.
- (iii) The design of the proposed development shall minimize the destruction of unique natural features.
- (iv) The design of the development shall minimize earth removal and keep volume of cut and fill. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- (v) The design of the development shall minimize the area over which existing vegetation is to be removed. Tree removal shall be minimized and, if established trees are to be removed, special attention shall be given to the planting of replacement trees.

(2) Recommended: None.

(c) Fiscal Impact Standards

(1) Required: None.

(2) Recommended: Projected positive net fiscal flow for first five years after design year of occupancy.

(d) Community Impact Standards

(1) Required:

(i) Design elements shall be compatible with the character and scale of neighboring properties and structures.

(ii) The design of the development shall minimize the visibility of visually degrading elements such as trash collectors, loading docks, etc.

(iii) The design of the development shall be consistent or compatible with existing local plans, including plan elements adopted by the Planning Board, Conservation Commission, Parks and Recreation Commission, and other City bodies having such jurisdiction.

(iv) The location and configuration of proposed structures, parking areas and open space shall be designed so as to minimize any adverse impact on temperature levels or wind velocities on the site or adjoining properties.

(v) Outdoor lighting, including lighting on the exterior of a building or lighting in parking areas, shall be arranged to eliminate glare and light spillover to neighboring properties.

Francis R. Lagace
36 Stevens Street
E. Taunton, MA. 02718

Taunton City Council
Oak Street City Hall
Oak Street
Taunton, MA. 02780

May 11, 2012

Re: Casino Executive Session Meeting

Dear Councilors,

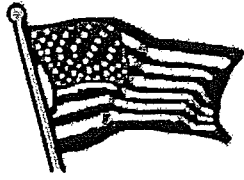
At the Council meeting on May 8, 2012 at the Taunton High School auditorium, councilor Costa – Hanlon stated that two executive session meetings were held and the subject matter was the proposed casino to be sited in Taunton.

The Open Meeting Law does not seem to permit a meeting for a casino in my analysis. Please advise me as to what section of the law allows for such a meeting.

Also, please forward to me an attendees list from the meeting minutes of these two meetings with an original signature of the city clerk to verify the attendees.

Sincerely,

Frank Lagace
/s/ Francis R. Lagace



MAY 15, 2012

HONORABLE THOMAS C. HOYE, JR., MAYOR
COUNCIL PRESIDENT RYAN C. COLTON
AND MEMBERS OF THE MUNICIPAL COUNCIL

PLEASE NOTE:

THE FOLLOWING COMMITTEE MEETINGS HAVE BEEN SCHEDULED FOR **TUESDAY, MAY 15, 2012 AT 5:30 P.M. AT THE TEMPORARY CITY HALL AT MAXHAM SCHOOL, 141 OAK STREET, TAUNTON, MA. 02780, IN THE CHESTER R. MARTIN MUNICIPAL COUNCIL CHAMBERS**

5:30 P.M.

THE COMMITTEE ON FINANCE & SALARIES

1. MEET TO REVIEW THE WEEKLY VOUCHERS & PAYROLLS FOR CITY DEPARTMENTS
2. MEET TO REVIEW REQUESTS FOR FUNDING
3. MEET WITH THE BUDGET DIRECTOR & THE CITY AUDITOR TO DISCUSS BUDGET REPORTS.
4. MEET TO REVIEW MATTERS IN FILE

THE COMMITTEE ON POLICE AND LICENSE

1. MEET WITH DETECTIVE SMITH ON PETITION OF WANNIPHA HARLOW, 402 PLYMOUTH STREET, MIDDLEBORO D/B/A PAD THAI MOBILE FOR A TEMPORARY FIXED VENDOR LICENSE AT 3 CAPE ROAD
2. MEET WITH DETECTIVE SMITH ON PETITION OF GEORGE KENAAN OF 70 SOLITUDE DRIVE FOR RENEWAL OF LIVERY LICENSE D/B/A HIGH CLASS LIMO, 70 SOLITUDE DRIVE - 1 VEHICLE
3. MEET WITH DETECTIVE SMITH ON THE FOLLOWING APPLICATIONS FOR APPOINTMENT AS CONSTABLE:
 - A. KECIA SLOCUMB, 32 KELLY STREET - RENEWAL
 - B. THOMAS LABELLE, 13 NORTH WALKER STREET - RENEWAL
4. MEET WITH DETECTIVE SMITH ON PETITION OF DENNIS BORGES, 73 POINT ST., BERKLEY MA. D/B/A BORGES AUTO CENTER, INC., 157 DEAN ST., TAUNTON TO TRANSFER CLASS II LICENSE TO ROBERT GRASSO OF WALPOLE, MA AND CHARLES HENNINGER OF HOLLISTON, MA - R & C AUTO LLC, D/B/A BORGES AUTO CENTER - LIMIT OF 50 VEHICLES.
5. MEET TO REVIEW MATTERS IN FILE

PAGE TWO

MAY 15, 2012

TAUNTON MUNICIPAL COUNCIL COMMITTEE AGENDA - CONTINUE

THE COMMITTEE ON ORDINANCES AND ENROLLED BILLS

1. MEET TO REVIEW DRAFT ORDINANCE FOR NO PARKING ON CHERRY STREET FROM WINTER STREET TO FLORAL STREET
2. MEET TO REVIEW DRAFT ORDINANCE FOR NO PARKING ON FAYETTE PLACE
3. MEET TO REVIEW DRAFT ORDINANCE FOR NO PARKING ON SCHOOL STREET
4. MEET TO DISCUSS REPEALING ORDINANCE FOR NO PARKING ON FLORAL STREET.
5. MEET TO DISCUSS THE TAX STATUS FORM & EXPEDITED PERMITTING
6. MEET TO DISCUSS THE TRASH FEE ORDINANCE
7. MEET TO REVIEW MATTERS IN FILE

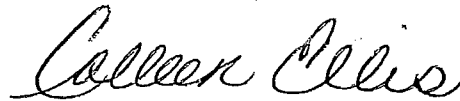
COMMITTEE ON SOLID WASTE

1. MEET TO DISCUSS SOLID WASTE PROJECT UPDATE BETWEEN I.W.T. AND WE CARE PROPOSED HYBRID PLAN AS REQUESTED BY THE FULL MUNICIPAL COUNCIL.
2. MEET TO REVIEW MATTERS IN FILE

THE COMMITTEE OF THE COUNCIL AS A WHOLE

1. MEET WITH THE CITY SOLICITOR TO DISCUSS THE M.O.A. WITH THE TOWN OF NORTON
2. MEET WITH THE CITY SOLICITOR IN EXECUTIVE SESSION TO DISCUSS PARAGON MEADOWS
3. MEET TO REVIEW MATTERS IN FILE

RESPECTFULLY,



COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES