



TAUNTON PLANNING BOARD

1298 Cohannet Street – office address

15 Summer Street – mailing address

Taunton, Massachusetts 02780

Phone 508-821-1051

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Denise J. Paiva, Secretary
dpaiva@taunton-ma.gov

April 14, 2021

RE: Special Permit/Site Plan Review - 2 & 8 Galleria Mall Drive

To Whom It May concern:

Please find enclosed a copy of Special Permit/Site Plan Review decision for property at 2 & 8 Galleria Mall Drive, Taunton, Ma. This decision was filed with the City Clerk's Office at City Hall at 15 Summer Street on April 14, 2021

Appeals of this decision, if any shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17, and said appeal shall be filed within twenty (20) days after the date of filing of such notice with the Office of the City Clerk.

You MUST pick up a COPY of this decision at the City Clerk's Office at 15 Summer Street to be certified by the City Clerk after the twenty (20) day appeal period is over and **record the decision at the Taunton Registry of Deeds in order for it to be valid. The Registry of Deeds is located at 11 Court St., Taunton, Ma.**

Please be advised that a RECORDED COPY of the Site Plan Review must be submitted to the Planning Board Office prior to a **building permit being issued.**

Respectfully,

Anthony Abreau (copy)

Anthony Abreau, Chairman
TAUNTON PLANNING BOARD





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**DECISION OF
CITY OF TAUNTON PLANNING BOARD
ON THE PETITION FOR
SPECIAL PERMIT/ SITE PLAN REVIEW**

Petitioner: Portman Industrial
308 Peachtree Center Ave, #575
Atlanta, Ga 30303

Owner: Silver City Holdings WT, LLC
85 Boston Street
Everett, Ma 02149

FOR: 2 and 8 Galleria Mall Drive

On March 8, 2021 the petitioner filed with the City of Taunton Planning Board a petition for a Special Permit/ Site Plan Review for four warehouse buildings totaling 1,082,780 sf and 733 parking spaces at 2 and 8 Galleria Mall Drive, Taunton, Ma. As required by the Zoning Ordinance, copies of the petition and plans submitted therewith were submitted to the applicable City Boards and Departments. On April 1, 2021 a public hearing was held by the Taunton Planning Board, after proper notice as required by Massachusetts General Laws Chapter 40A, Section 11 and the City's Zoning Ordinance. In considering the petition, the Planning Board familiarized itself with the premises and examined the location, layout and other characteristics. After reviewing the petition, plans and testimony, the Planning Board 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 Taunton Planning Board, having made motion to Grant the Special Permit/ Site Plan Review, based on the submitted plans and accompanying materials, on the proponents' presentation and for the above mentioned reasons, and **having voted unanimously in Favor of said motion, hereby Grants the petition for Special Permit/ Site Plan Review with the following conditions:**

Condition #1) That the plans dated March 5, 2021 shall govern with the following additional conditions;

Condition #2) That lighting shall not illuminate any portion of abutting properties;

Condition #3) That the site shall be kept clean and clear of debris;

Condition #4) That two sets of as-builts shall be submitted upon occupancy for all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks, etc;

Condition #5) That two sets of updated plans shall be provided that conform to this decision prior to Building permits being issued;

Condition #6) That dumpsters shall be located on a concrete pad, enclosed with a 6 foot stockade fence, be kept closed at all times and emptied regularly;

Condition #7) That the previously granted variances and special permits granted by the ZBA shall be null and void; ZBA case #3225, case #3323, case #2818, case #1966, case #1854, and the portions of ZBA case #1727 referencing parking space sizes and on premise signs as well as the portions of case #3247 referencing faced signs. Also, for clarity, all previous special permits and site plan reviews granted by the Municipal Council and Planning Board are superseded by this approval. ZBA Case 3233 shall remain in effect.

Condition #8) That ADA curb ramps are installed at the ends of all sidewalks and in front of all handicap parking;

Condition #9) That the multiple lots shall be merged into one lot prior to any building permits being issued;

Condition #10) That a copy of the Mass Highway approval shall be provided prior to any building permits being issued;

Condition #11) That compliance with ZBA Case # 3589 is required (excluding #1 & #2);

Condition #12) That the project proponent shall file for and receive an approval from the Conservation Commission or superseding authority;

Condition #13) That floor drains and oil /water separators shall be installed in all areas that allow vehicular access to the buildings;

Condition #14) That any retaining wall greater than 4 feet in height requires an engineers stamped design plan which shall be provided prior to any building permits being issued;

Condition #15) That verification of proper function of existing drainage outfalls shall be completed prior to building permits being issued;

Condition #16) That the proponents provide a communication phone number for concerns during construction to the Planning Board Office and the Mayor's Office;

Condition #17) That there be no outdoor storage or outdoor processing of materials on the site;

Condition #18) That the development shall be responsible for maintaining the adjacent public ways west of the Stevens Street Connector and the site roadways as shown on the plans;

Condition #19) That no portion of the site shall be used for any purpose except construction of the permitted improvements until development of that same portion of the site is completed in accordance with this Special Permit / Site Plan Review approval;

Condition #20) That truck traffic accessing the site shall use Route 140 and Rte. 24 and except for local delivery, shall not utilize County Street south of the site or Stevens Street east of the Stevens Street /Route 140 interchange;

Condition #21) That no railroad access was part of the Special Permit / Site Plan Review application and so there shall be no railroad access permitted under this Approval.

Vote:	In Favor
Anthony Abreau, Chair	YES
Dennis Ackerman	YES
Robert Campbell	YES
Brian Carr	YES
Arthur Lopes	YES
John Reardon	YES
Manuel Spencer Jr	YES

Respectfully,

Anthony Abreau (opp)

Anthony Abreau, Chairman
TAUNTON PLANNING BOARD

AA/djp

CC: Building Commissioner
DPW Commissioner
Police Dept.
Fire Dept.

City Engineer
Water Dept.
Conservation Commission
Board of Health

Mayor
Sewer Dept.
Economic Dev. Dir.
Petitioner

TMLP
Historic District Commission
ADA Commission

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