



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

Tel. 508-824-2745 Fax 508-828-4290

Meeting Minutes

November 2, 2023

Call to Order

Mr. Andrade opened the meeting of November 2, 2023, at 6:00 p.m. and informed the meeting is being broadcast live on the Raynham Channel, Comcast Channel 98 and Verizon Channel 34. It is also being recorded by RayCAM for replay on the Raynham Channel and on YouTube.

Planning Board Members Present (4):

Present: Mr. Matthew Andrade, Chairman; Mr. Brian Oldfield; Mr. Christopher Gallagher and Anthony Niccoli, Alternate Planning Board Member.

Absent: Mr. Burke Fountain and Mr. Russell Driscoll

Present: Mr. Bob Iafrate, Building Commissioner, and Ms. Maureen McKenney, Planning Board Administrative Assistant

Approval of Meeting Minutes of October 19, 2023

The Board tabled the approval of the minutes until the next meeting on November 16, 2023.

Continued Public Hearing: 362 New State Highway- Raynham Chicken LLC (Popeye's)/Certificate of Action

Members reviewed the Certificate of Action.

Motion: Moved by Mr. Gallagher to approve the Certificate of Action for Popeye's, 362 New State Highway. Mr. Andrade informed that the Board received two requests regarding the conditions of approval. The applicant requested that bollards be removed on the east side of the building due to the angled car parking and the letter from Shaw's Plaza regarding traffic.

Mr. Gallagher amended his motion and stated that he would motion to approve the Certificate of Action as written without any changes. Mr. Oldfield seconded the motion. Discussion: None. Vote: 4-0-0

Continued Public Hearing: WalMart-160 Broadway Site Plan/Certificate of Action

Members reviewed the Certificate of Action and there were no edits requested from the applicant.

Motion: Moved by Mr. Gallagher and seconded by Mr. Oldfield to approve the Certificate of Action for WalMart-160 Broadway Site Plan. Discussion: None. Vote: 4-0-0

General Business

- Invoices/Bills Payable: Invoices approved and to be signed by the Board.
 - Mr. Andrade requested a motion to approve that the 1000 New State Highway account be closed out and the release of funds in the amount of \$3,214.45.
Motion: Moved by Mr. Gallagher and seconded by Mr. Oldfield to release funds in the amount of \$3,214.45 for 1000 New State Highway. Discussion: None. Vote: 4-0-0
 - Mr. Andrade requested a motion to approve 1000 New State Highway, Industrial LLC account be closed out and to release the funds in the amount of \$3,205.72.
Motion: Moved by Mr. Gallagher and seconded by Mr. Oldfield to release funds in the amount of \$3,205.72 for 1000 New State Highway, Industrial LLC. Discussion: None. Vote: 4-0-0
- Correspondence: No additional correspondence received.
- Old Business/New Business: No old or new business discussed.
- Planning Coordinator Update: *Bob Iafrate, Building Commissioner*

A pre-submission meeting will be held on November 15, 2023, for a proposed project that will be constructed next to the hotel located on Commerce Way. The project is for an indoor storage facility.

Mr. Iafrate gave kudos to Ms. McKenney for drafting the Certificates of Action.

- SRPEDD Update: *Christopher Gallagher*: No updates at this time.
- Plans to be Signed: Layla Estates to be signed at the conclusion of the meeting.

Adjournment

Mr. Andrade asked for a motion to adjourn.

Motion: Moved by Mr. Gallagher and seconded by Mr. Oldfield to adjourn from the Raynham Planning Board Meeting of November 2, 2023, at 6:07 p.m. with no business to be conducted afterwards. Discussion: None. Vote: 5-0-0

Respectfully submitted,



Russell Driscoll, Clerk

Next Planning Board meeting: November 16, 2023