



**Raynham Conservation Commission
Raynham, Massachusetts
Regular Meeting and Executive Session
September 6, 2023 @ 5:30 p.m.
Donald L McKinnon Meeting Room**

Members Present:

Dave McRae – Chairman
Bill Reynolds – Commissioner
William Campbell – Commissioner
Riley Menconi - Commissioner

Staff Present:

Azu Etoniru - Conservation Consultant
Dawn Caradonna, Recording Secretary
Amy Engelhardt- Conservation Clerk

Absent: Kevin Moreira – Commissioner

Called to Order:

Mr. Dave McRae called the meeting to order at 5:30 p.m. and informed that all Conservation Commission meetings are recorded by RayCam.

All Public Hearings and Meetings heard by the Raynham Conservation Commission on this date held at the Raynham's Veteran's Memorial Town Hall, Donald L. McKinnon Meeting Room, 558 South Main Street, Raynham, MA are relative to filing and joint hearings and/or meetings under M.G.L Ch 131, Section 40, as amended, and the Town of Raynham Wetland Protection Bylaw.

FORMAL

• **Notice of Intent – 362 New State Highway – Popeye's Restaurant and Drive Through-DEP 269-1047**
Mr. Campbell read the Public Notice.

Present was Matthew Bersch, Engineer, Dynamic Engineering and Mr. Tom Liddy.

Plans dated September 9, 2023 gives an aerial overview of the proposed project which is approximately 0.6 acres located in the business district. The property is located within the Shaw's Plaza with the East Dam Lot Brook running along the east side of the property. The restaurant will be constructed in the center of the lot, approximately 1,500 sq. ft, no internal seating only internal ordering area. Single drive thru around rear, sidewalk for pedestrians and employee access and the traffic circulation will be one way in a counterclockwise direction. Seven parking spaces on the east side of the development, various areas of landscaping with new lighting and signage proposed. Trach enclosure located in the northwest corner of the property will be a 10 x 20 masonry enclosure with pickups three times per week with recycling bins picked up two times per week by a local vendor. Included in the plans is the stormwater management design with catch basins including conveyance pipes that will collect stormwater runoff from various areas within the development. The conveying system eventually leads to an underground detention system which is an arch system with an underground liner as there is no permeability available on site. Geotechnical testing was conducted, there is no infiltration into the soils and the existing conditions. There will not be any infiltration proposed, however the site was designed to meet all of the state and local stormwater requirements.

Mr. Liddy informed that the project is within the resource area and buffer zone. All wetland areas associated to Dam Lot Brook was flagged. According to FEMA the area is designated as elevation 12, therefore, an environment disturbance plan is included in the plans. The entire parcel is in the river front area. An approximate increase of 2,700 sq. feet of impervious is proposed for a total of 5,600 sq. feet. Under the supervision of a wetland scientist, invasive plantings will be removed. There will be no addition of fill necessary or a loss of flood plain. No work within 25-foot buffer zone. Plans include a long-term operational plan. Erosion control proposed will be silk fence and hay bale with the catch basins protected with a pad at entrance.

The proposed project will be going before Zoning Board of Appeals tonight and Planning Board tomorrow night.

Mr. Etoniru informed that the Conservation Commission does not have the authority to waive the requirement for recharge. The proposed project is a redevelopment and new development, therefore will need to comply with volume control.

Once the Planning Board engineer reviews the plan, Mr. Bersch expects a suggestion as to the volume control.

Mr. Etoniru reminded everyone that the jurisdiction rest with the Conservation Committee not the Planning Board. The plans will also need to be signed and stamped by the land surveyor.

If the volume requirement is not met, Mr. Etoniru suggested reducing the footprint of project.

Mr. Campbell questioned the location for snow storage. He also asked to add a condition for the use of salt and signage along the 25-foot buffer.

Mr. McRae asked about the sheet flow from the plaza and what keeps it from overflow into the area.

It was informed by Mr. Bersch that all sheet flow will go into the Dam Lot Brook to the East. The plaza has their own drainage system.

Mr. Bersch informed that there is a retaining wall designed with no guard rail.

Mr. Liddy suggested a continuance until the October 4, 2023 Conservation Commission meeting.

Motion: Moved by Mr. Reynolds and seconded by Mr. Campbell to continue the Notice of Intent, 362 New State Highway–Popeye’s Restaurant and Drive Through-DEP 269-1047 until October 4, 2023.

Discussion: None. Vote: 4-0-0

INFORMAL

No discussion

General Business

Acceptance of Minutes – June 12, 2023 and August 9, 2023

Motion: Moved by Mr. Reynolds and seconded by Mr. Campbell to accept the Conservation Commission Minutes of June 12, 2023 and August 9, 2023 as printed. Discussion: None. Vote: 4-0-0

Bills

Commission members reviewed and signed bills presented.

Correspondence

The Commission received the following:

MEPA meeting on the Gardner St Bridge replace, Monday, September 18, 2023 at 2:00 p.m. on Gardner Street.

MACC Conference on Saturday, October 28, 2023.

Site Visits

Mr. McRae conducted a site visit at 221 South St East and informed work is progressing.

Site visit conducted at the Riverwalk project for the review of the hay bale line. Only few items are to be corrected.

Executive Session

6:00 p.m.

Pursuant to MGL Ch 30A, Section 21 (a)(6), to consider the purchase, exchange, lease, or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, APR Land. The Commission will return to open session.

Motion: Moved by Mr. Menconi and seconded by Mr. Campbell to enter Executive Session pursuant to MGL Ch 30A, Section 21 (a)(6), to consider the purchase, exchange, lease, or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, APR Land.

Roll Call Vote: Mr. Reynolds – Aye; Mr. Campbell – Aye; Mr. Menconi – Aye and Mr. McRae – Aye
Vote: 4-0-0

6:15 p.m. - Mr. McRae reconvened the meeting and asked for a motion to adjourn.

Motion: Moved by Mr. Menconi and seconded by Mr. Campbell to adjourn from the Conservation Commission meeting of September 6, 2023 with no business to be conducted afterwards.

Discussion: None. Vote: 4-0-0

Respectfully submitted,

*Dawn Caradonna
Recording Secretary*

Next Scheduled Meeting

September 20, 2023 @ 5:30pm
