

**Raynham Conservation Commission**

**Raynham, Massachusetts**

**Regular Meeting**

**March 2, 2022 @ 5:30pm**

**Donald L McKinnon Meeting Room**

**Members Present: Staff Present:**

Mr. Dave McRae – Chairman Mr. Azu Etoniru - Conservation Consultant

Mr. Bill Reynolds–Commissioner Ms. Dawn Caradonna – Recording Secretary

Mr. William Campbell-Commissioner Ms. Claudette Perry – Conservation Assistant

Mr. Kevin Moreira – Commissioner

**Arrived Late:** 5:44pm-Mr. Azu Etoniru – Conservation Consultant

***Called to Order:***

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

**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**

**Continued Request for** **Amended Order of Conditions –** 1000 New State Highway, SE 269-0934

Present was Mr. Dan Gagne, Beals & Thomas. The only item remaining was the review and comments from the Conservation Agent.

Because Mr. Etoniru was not present, the Commission asked that the Public Hearing be taken out of order and revisited when Mr. Etoniru arrives.

**MOTION:** Moved by Mr. Moreira and seconded by Mr. Reynolds to take out of order agenda items until Mr. Etoniru is present. Discussion: None. Vote: 4-0-0

**5:44pm** – Mr. Etoniru arrived

Mr. Etoniru requested a narrative as to what was on site previously and the proposed plan. Mr. Gagne Informed that the project is scheduled to go before the Raynham Planning Board on March 3, 2022.

Mr. Gagne request a continuance until the next Conservation Commission meeting.

**MOTION:** Moved by Mr. Moreira and seconded by Mr. Campbell to continue the Public Hearing for a Request for Amended Order of Conditions, 1000 New State Highway, SE 269-0934 until March 16, 2022 at 5:30pm. Discussion: None. Vote: 4-0-0

**Notice of Intent –** 1958 Broadway (Project 1) SE 269-1027

The project is for a simulcast off-track betting center with associated parking.

Mr. Greg Driscoll, Driscoll Engineering, was present. The existing simulcast to move into proposed facility with a new driveway, parking area, drainage and the median will be bioretention. The project is currently in front of the Raynham Planning Board for their review. The proposed facility is a one story building approximately 58,900 sq. ft with restaurants, bars and offices with traffic signals to be installed at the entrance on Rt. 138. Mr. Reynolds asked if there were any changes to the BVW? The proximity to wetlands has not changed. Mr. McRae asked if there was going to be access from project 1 to project 2. No access because there will be a retaining wall.

Mr. Ahearn, 96 Karen’s Way was present and questioned the hours of operation. Mr. McRae referred him to the Raynham Planning Board as that is under their jurisdiction.

Mr. James Dupont, 118 Elm Street E was present and asked if the driveway access had a current curb cut and was it going to realign to Robinson Street which will affect the wetlands? Mr. Moreira informed that it does not align to Robinson or Wilbur Street.

Mr. Driscoll requested a continuance until the next Conservation Commission meeting

**MOTION:** Moved by Mr. Moreira and seconded by Mr. Campbell to continue the Public Hearing for a Notice of Intent **–** 1958 Broadway (project 1) SE 269-1027 until March 16, 2022 at 5:30pm. Discussion: None. Vote: 4-0-0

**5:44pm**

**MOTION:** Moved by Mr. Moreira and seconded by Mr. Reynolds to revert to the original agenda to continue discussion on Request for Amended Order of Conditions – 1000 New State Highway, SE 269-0934. Discussion: None. Vote: 4-0-0

**Continued Notice of Intent** – 1958 Broadway (project 2) SE269-1028

Present was Mr. Mike Wortzman, applicant, and Mr. Todd Morey from Beals Associates. A response from Natural Heritage was received and Mr. Morey presented a copy to the Commission.

Monitoring wells were installed today and will remain until the start of construction. The project received a comment letter from Nitsch Engineering, Raynham Planning Board consultant. A request form the Planning Board was the design of the building, bollards in front of parking spaces and a connector between properties, with a gate, for emergency vehicles. Mr. Etoniru would like to review the soil drainage. He requested to review the results from the monitoring well including the error messages.

Mr. Morey informed that they will be removing existing drainage pipes if larger than 12” so that the existing system is fully disassembled. All roof drains to be captured underground through the infrastructure system. The final plans will also contain snow storage areas.

The Commission discussed salting for the pavement and possibly adding as a condition

Mr. Robert Kastner, Karen’s Way was present and questioned how the buildings will be heated. Mr. Morey explained that they are working with Mass Energy Resources and will either be natural gas or electric, no oil usage.

Mr. Morey request a continuance until the next Conservation Commission meeting.

**MOTION:** Moved by Mr. Moreira and seconded by Mr. Campbell to continue the Public Hearing for a Notice of Intent **–** 1958 Broadway (project 2), SE 269-1028 until March 16, 2022 at 5:30pm. Discussion: None. Vote: 4-0-0

**Request for Determination of Applicability** – 72 Queens Circle

Legal notice not advertised for the Public Hearing.

No action taken

**Informal**

Mr. McRae informed that the Conservation office received a call from 115 Chickering regarding tree removal and land fill. The owner informed that he would replant apple trees in the area of the fill. The home is along a railroad bed with a stream, 2-3 feet wide, running along the railroad.

Members discussed an RDA to be filed for the proposed work.

Enforcement Order, 221 South Street East. Mr. McRae informed that the Enforcement Order remains outstanding. Wattles and silt fence have installed but no further progress. A letter was received on January 24, 2022 requesting additional time to complete the necessary plan of action. The Commission discussed forwarding correspondence asking for a timeframe to complete.

**MOTION:** Moved by Mr. Reynolds and seconded by Mr. Moreira to forward correspondence for an

update on progress for 221 South Street East. Discussion: None. Vote: 4-0-0

**General Business**

Acceptance of Minutes – February 16, 2022

**MOTION:** Moved by Mr. Reynolds and seconded by Mr. Campbell to accept the Conservation Commission Minutes of February 16, 2022 as printed. Discussion: None. Vote: 3-0-1 (Mr. Moreira abstained)

Correspondence

The Commission received information regarding a Public Hearing on March 9, 2022 for a Special Permit, 1958 Broadway.

The Commission received Operating Plans from Kios.

The Commission received correspondence from Patriot Recycling regarding their monthly report.

Bills

The Commission approved and signed bills presented.

Site Visit

No site visits scheduled

Miscellaneous

Mr. Moreira requested correspondence to be sent to the Town Administration on the request to purchase Chrome Books or tablets for the Commission.

DID ANYONE RECUSE HIMSELF OR HERSELF, OR LEAVE EARLY; IF SO, FOR WHAT HEARING: **NO**

**ADJOURNMENT**

Mr. McRae asked for a motion to adjourn.

**MOTION**: Moved by Mr. Moreira and seconded by Mr. Reynolds to adjourn from the Conservation Commission Meeting of March 2, 2022 at 6:37pm with no business to be conducted afterwards.

Vote: 4-0-0

*Respectfully submitted,*

*Dawn Caradonna*

*Recording Secretary*

***Next Scheduled Meeting***

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| March 16, 2022 @ 5:30pm |