



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Planning Board Meeting

January 16, 2020

Board members present: Mr. Burke Fountain; Mr. Russell Driscoll; Mr. Christopher Gallagher and Mr. John Teixeira

Board members absent: Mr. Daniel Andrade

Also, present: Ms. Maureen McKenney, Administrative Assistant, and Mr. Robert Iafrate, Building Commissioner/Planning Coordinator.

Mr. Fountain opened the meeting at 6:00 p.m. and informed that the meeting is being audio- and video-recorded.

6:00 p.m. Marcus Baptiste – Lot releases for Granite Ave (off Forest St.):

Mr. Iafrate informed the Board that they had previously approved a three-lot private-road subdivision called Greystone Estate off Forest Street. Improvements to the roadway are in place along with inspections. Mr. Baptiste has submitted a copy of the Declaration of Homeowners' Trust and a planting agreement. All conditions have been met as far as the Certificate of Action is concerned. At this time, Mr. Baptiste is requesting the release of lots. Mr. Iafrate recommended that this be handled as other similar requests have been handled in the past, which is to allow the building permits to be issued with the last occupancy permit held until all improvements have been done on the road, plantings are complete and sign-offs done by the Highway Department and Building Department. Mr. Fountain suggested that Mr. Iafrate receive in writing from the applicant on this project and future projects that they are in agreement with the terms noted.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to release lots as recommended by the Building Commissioner/Planner. Discussion: None. Vote: 3-0-1 (Mr. Gallagher abstained)

6:03 p.m. Steve Joyce: Bond reduction at Christina's Path:

Mr. Iafrate stated that the project has been through the motions with Steve Ventresca and Ed Buckley in order to get the subdivision completed. There is a small area that puddles, which will be taken care of in the spring. At this time, Mr. Joyce is requesting a bond reduction. Mr. Ventresca, Nitsch Engineering, has reviewed the request and recommends a bond reduction amount to \$43,155.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to release any funds above \$43,155. Discussion: None. Vote: 4-0-0 (Unanimous Vote)

6:05 p.m. Cumberland Farms: Public Hearing:

The Planning Board received a letter dated January 9, 2020, from Douglas Troyer, Esq., attorney for Cumberland Farms, requesting a continuance for the Public Hearing until 6:00 p.m. on the next meeting date. Planning Board time-to-act was granted to February 28, 2020. Mr. Iafrate disclosed that the applicant

was unsuccessful in receiving a Special Permit from the Board of Appeals for a gas station. The applicant may appeal the decision, therefore, until that decision is finalized, Cumberland Farms will be requesting a continuance of their discussions with the Planning Board.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to continue the Public Hearing for Cumberland Farms until February 6, 2020, at 6:00 p.m. with an extension of time-to-act being granted by the applicant to February 28, 2020. Discussion: None. Vote: 3-0-1 (Mr. Gallagher abstained)

6:15 p.m. Raynham Preserve/Bassett Knoll Estates – Bond reduction:

Mr. Iafrate stated that Raynham Preserve/Bassett Knoll is requesting a bond reduction for Phase 1B and 2A as both phases are nearing completion. Mr. Ventresca, Nitsch Engineering, has reviewed and recommended a bond reduction to \$32,578 for Phase 1B, which includes a 30% contingency, from the original amount of \$437,000 as estimated back in 2018. Also, Phase 2A reduction amount to \$34,229, which includes a 30% contingency amount, from the original amount of \$437,000. Lee Castignetti of Long Built Homes was present and requested to change the bond type from the current Tripartite Agreement to a cash bond.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to release on Phase 1B the Tripartite Agreement that is now in effect in exchange for a cash bond in the amount of \$32,578. Discussion: None. Vote: 3-0-1 (Mr. Gallagher abstained)

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to release on Phase 2A the Tripartite Agreement that is now in effect in exchange for a cash bond in the amount of \$34,229. Discussion: None. Vote: 3-0-1 (Mr. Gallagher abstained)

Mr. Fountain informed that the Board received a memorandum from Mr. Ventresca, Nitsch Engineering regarding final plans for the Open Space Preservation Design Plan for Raynham Preserve. The letter contained a summary of remaining items to complete the project on Bayberry Road. Mr. Ventresca informed that the plans addressed the final comment of adding additional monumentation on the plans. The applicant is performing a hydrant flow test with findings to be submitted to the Board. Waiver requests and conditions remain for review by the Board as noted in the November 20, 2019 letter.

Mr. Castignetti was present and informed the Board that the hydrant flow test is being performed on this date.

Mr. Fountain informed Mr. Castignetti that Bassett Knoll requires additional project review funds as their account is down to \$400.00.

General Business & Correspondence:

- Invoices/bills payable: Invoices and bills were reviewed and signed by members of the Planning Board
- Release of project review accounts: Ryan Iron; J & J/DePuy; 1550 New State Highway; The release of the project accounts was included in the Board's approval for signatures.
- Minutes: December 5, 2019

MOTION: Moved by Mr. Fountain and seconded by Mr. Teixeira to waive the reading of the minutes and approve the Raynham Planning Board minutes of December 5, 2019, as printed. Discussion: None. Vote: 4-0-0 (Unanimous Vote)

Correspondence:

- The Board received correspondence from Ming Ling Wu, 1550 New State Highway (former Honey Bake Ham building), regarding project review funds. The inspector has performed his inspection and confirmed all construction is complete and a Certificate of Occupancy has been received. Mr. Iafrate informed the Board that the project has been completed and an as-built plan submitted and reviewed.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to release and funds held by the Town for the project. Discussion: None. Vote: 4-0-0 (Unanimous Vote)

- The Board received correspondence from the Town's Legal Counsel regarding land off Carol Drive. The Board approved a subdivision plan there about 10 years ago. Ms. Carol Sullivan came before the Board a few months ago looking for reaffirmation of the plans to be signed and recorded. Town Counsel's letter states that as long as there are no changes in the plans and all conditions have been met, the plans can be resigned by the Board. The plans are the same as the original set initially received
- The Board received a copy of a letter to Mr. Iafrate regarding the as-built review for the Raynham Woods Commerce Center.

Planning Coordinator update:

- Mr. Iafrate informed that no new projects have been received.
- The Commerce Way hotel is getting close to receiving their occupancy permit
- Mr. Iafrate is waiting for a building permit for the trucking terminal on Paramount Drive
- The original approval for 1000 New State Highway may come back before the Board for another review as the original plans may be changed for the building configuration.

SRPEDD update:

- Mr. Teixeira informed that the next SRPEDD meeting is scheduled for next week.
- Plans to be signed: The Carol Drive subdivision plan and Raynham Preserve East Open Space Plan were both signed by members of the Planning Board.

Adjournment:

MOTION: Moved by Mr. Fountain and seconded by Mr. Teixeira to adjourn from the Raynham Planning Board Meeting of January 16, 2020 at 6:26 p.m. with no new business to be discussed. Discussion: None. Vote: 4-0-0 (Unanimous Vote)

Respectfully submitted,


Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:
February 6, 2020 @ 6:00 p.m.