



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board Meeting February 20, 2020

Board members present: Mr. Daniel Andrade, Mr. Russell Driscoll and Mr. John Teixeira

Absent: Mr. Christopher Gallagher and Mr. Burke Fountain

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

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

6:00 p.m. Continued Public Hearing – Cumberland Farms/883 Broadway, Site Plan:

The Board received a letter from Cumberland Farms requesting approval of the withdrawal of their site plan application without prejudice.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Teixeira to approve the request from Cumberland Farms, 883 Broadway, for site plan application withdrawal. Discussion: Mr. Andrade amended the motion to approve the withdrawal of the site plan application, along with the release of funds left over from the site plan review account. Mr. Teixeira seconded. Vote: 3-0-0 (Unanimous vote)

6:05 p.m. Public Hearing – 1051 Locust Street, Subdivision (Appleby):

Mr. Arthur Borden, Arthur F. Borden Associates, Inc. Raynham, MA, appeared with the proposed plan. He explained that previously the applicant was before the Board to discuss whether it was allowable for a subdivision. The plan proposes two lots, which would fall under the subdivision control law. Mr. Borden informed that the roadway is creating the 150-foot frontage and will be a private way. A list of waivers is being presented under Section 81R for consideration by the Planning Board, mostly dealing with the construction of the roadway. Applicant is proposing the right-of-way to be 40 feet wide. Profile for driveway matches the grade of the existing ground elevation. The driveway will be coming off Locust Street with a 2% decrease in grade near the proposed swale and a 2% increase in grade up to the proposed house. Even though a two lot subdivision does not apply to stormwater management, a stone swale is being proposed. The entire site is surrounded by a stone wall, which does not allow run-off to leave the property.

Mr. Andrade stated that all the drainage is heading toward the southwest direction. He asked if the swale proposed on the left side will capture water on the opposite side. Mr. Borden informed that the water going in will be captured at the low point. They are proposing to elevate the driveway so that the right-hand side is a little bit higher, about a 1% grade elevation. Mr. Andrade asked if a turn-around will be designed for vehicles entering and exiting. He suggested a hammerhead because even though it is a private way, vehicles will enter and will need somewhere

to turn around. Mr. Iafrate said that within the area of the 150-foot frontage, a hammerhead could be shown on the plan and the drainage moved back after the hammerhead.

Mr. David Smith, 1061 Locust Street, Raynham, MA, was present. He said that the proposed plan does not meet the by-laws. He asked if the run-off will be handled by the swale as no borings have been done. He expressed concerns with the elevation of ground water due to his septic located on the other side of the stonewall. Mr. Smith stated that he could tie into the Town sewer but is not looking to do that right now. He presented a drawing with his house and the proposed subdivision. The way the new house is oriented, people would be looking right into his backyard toward the back of his home. Mr. Smith asked that the dwelling be turned 90 degrees so that it is facing in a different direction. Mr. Andrade informed that as part of the zoning by-laws, the plan will show a building square, 125 ft. x 125 ft., with grading and elevation; but, for the subdivision, the house can be placed anywhere within the 125 ft. x 125 ft. square as long as it is facing the driveway. Mr. Andrade questioned who will be maintaining the roadway, noting the road is considered the third lot of the subdivision. Mr. Borden informed that the driveway will be the responsibility of the new lot and language could be written into the deed to address the issue.

Mr. Andrade asked if the drainage area was treed. Mr. Ken Appleby, 1051 Locust Street, was present and informed the area is dense. Mr. Andrade suggested a part of the landscaping package could include planting arborvitaes if existing trees are to be cut down to accommodate drainage. Mr. Andrade discussed elevations and grading as well as topos for the area.

After discussion, it was agreed to continue the public hearing so the plan can be revised to show the suggested hammerhead, reconfigure the swale and include landscaping.

The hearing was continued to March 5, 2020 at 6:05 p.m.

General Business & Correspondence:

- Invoices/bills payable - none received since the last Planning Board Meeting
- Release of project review fee previously submitted for 676 Broadway/Greyhound Liquor:

MOTION: Moved by Mr. Driscoll and seconded by Mr. Teixeira to refund site plan review fees in the amount of \$2,706.71 to Greyhound Liquors, 676 Broadway, Raynham, MA. Discussion: None. Vote: 3-0-0 (Unanimous Vote)

- Transfer of project review fees from Rogers Way:

The Board received a request from Shawn Cairns to transfer the remaining site plan review fees from Roger's Way to his upcoming site plan project for 1729 Broadway. The remaining amount is \$1,968.81.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Teixeira to transfer the remaining site plan review fees from Rogers Way to an upcoming project for 1729 Broadway in the amount of \$1,968.81. Discussion: None. Vote: 3-0 (Unanimous Vote)

Planning Coordinator update:

- Mr. Iafrate discussed the review process for rules and regulations. He informed that Nitsch Engineering has forwarded Scope of Services, although it has not been signed by the Board yet. Mr. Ventresca is currently awaiting confirmation on a meeting between Mr. Buckley, Mr. Iafrate and himself to finalize the number and then move forward.

The Government Study Committee has decided to move forward with a company called General Code who will help with the codification process to bring all rules and regulations together, review them and take out any redundancy as well as posting to the website.

Nitsch Engineering, General Code and SRPEDD will assist with the rules and regulations, which could begin within the next couple of months. SRPEDD is implementing work on the master plan, although the contract with the Town does not include rules and regulations. This would need to be a separate project funded by the Town. Mr. Teixeira informed that Mr. Jed Cornock and Ms. Lizeth Gonzalez met with the Board of Selectman regarding the Master Plan. The Planning Board should be the Board to take the lead on the project with SRPEDD for the Master Plan. It was also communicated with the Board of Selectman that they may go with a study committee. Mr. Iafrate suggested inviting Mr. Cornock and Ms. Gonzalez to the next Planning Board meeting to discuss.

- 5 Commerce Way (Hotel)

Mr. Iafrate informed that the project is ready for an occupancy permit. He has visited the site several times with Mr. Ventresca, and Mr. Ventresca has submitted his final report. An as-built plan has also been submitted by the applicant. There are landscaping deficiencies and a couple of drainage covers that Mr. Ventresca has put a figure of \$10,000 on for completion. Mr. Iafrate suggested \$15,000 to \$20,000 bond. Mr. Andrade said that he drove by the area and to complete the landscaping, he feels they would be spending in excess of \$30,000. Therefore, he suggested a \$30,000 bond in order to issue a temporary Occupancy Permit. Mr. Iafrate stated that the landscaping was not done during the correct time of year. He would like to go back to the applicant and inform them that the Board did not approve their Modification Plan submitted and is leaning towards a plan similar to the originally approved plan. He also recommended a \$30,000 bond with an expiration date of June 1, 2020. Mr. Andrade agreed with the bond but suggested an expiration of July 31, 2020.

- Upcoming Projects

- 1729 Broadway. This project will be reviewed by Nitsch Engineering
- Central Glass

SRPEDD update:

Mr. Teixeira informed that an increase in the gas tax was discussed at the last SRPEDD meeting. It was noted that because cars are more fuel-efficient and with the advent of electric cars, the gas tax revenue is low; therefore, the State of Massachusetts is proposing an additional \$0.25 per gallon. Currently the federal tax per gallon of gas is \$0.18 and state tax is \$0.23 per gallon. The state is proposing an increase in the tax per gallon of gas to \$0.48.

The new yearly assessment fees were also discussed during the meeting. Based on the population number of 13,383 for the Town of Raynham, the assessed fee to SRPEDD would be \$2,506. Mr. Iafrate informed that the new number for the Town may be closer to 20,000 as the census figure of 13,383 was from 2010.

Plans to be signed: None submitted for signature.

Mr. Andrade informed that there will be a position available on the Planning Board as Mr. Teixeira will not be seeking re-election.

Adjournment: MOTION: Moved by Mr. Teixeira and seconded by Mr. Driscoll to adjourn the Raynham Planning Board Meeting of February 20, 2020, at 6:50 p.m. with no new business to be discussed. Discussion: None. Vote: 3-0-0 (Unanimous Vote)

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:

March 5, 2020 @ 6:00 p.m.