



**TOWN OF RAYNHAM**  
**PLANNING BOARD**  
RAYNHAM, MASSACHUSETTS 02767  
Tel. 508-824-2745 Fax 508-828-4290

**Meeting Minutes**  
**January 7, 2021**

**Call to Order:**

Chairman Dan Andrade opened the meeting of January 7, 2021, at 6:07pm and informed the meeting is being recorded.

**Planning Board Members Present (5):**

Mr. Dan Andrade-Chair; Mr. Burke Fountain-Vice Chair; Mr. Russell Driscoll-Clerk;  
Mr. Matthew Andrade and Mr. Chris Gallagher present via GoToMeeting.

**Present:** Ms. Maureen McKenney, Planning Board Assistant, and Mr. Robert Iafrate, Building Commissioner/Planning

**6:10 p.m. Public Hearing – Wildwood Path Subdivision**

The Board received correspondence requesting a continuance of the Public Hearing.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to continue the Public Hearing for Wildwood Path Subdivision until February 4, 2021, at 6:10 p.m. Discussion: None. Vote: 4-0-0.

**6:15 p.m. Continued Public Hearing – Central Glass-454 South Street West, Site Plan and Special Permit.**

Mr. Iafrate informed that all concerns expressed by the Board as well as from Mr. Ventresca have been addressed. A walkway has been created, bollards to be installed, granite curbing at entrance.

A list of waivers and conditions has been drafted.

The Board received correspondence from Mr. Ventresca dated January 6, 2021.

Ms. Tracy Duarte, P.E., MBL Land Development and Permitting, was present via GoToMeeting

Revision on the final plan of record is December 21, 2020.

Waivers requested:

- Section 4.4.7 waive requirement for landscape architect stamp.
- Section 5.5.1.2 waive the required 3-foot-wide landscaping strip around the foundation walls.
- Section 5.5.1.3 waive the 25-foot undisturbed natural buffer to wetland resource areas.
- Section 5.5.1.5 waive the required 1 tree per 8 parking spaces within the paved parking area.
- Section 5.5.4 waive the required internal landscaping island and median and to allow for parking between the proposed building and roadway.
- Section 5.5.6.2 to allow bituminous concrete curving within the site.

**MOTION:**

Waivers: Moved by Mr. Driscoll and seconded by Mr. Fountain to approve the waivers as read.  
Discussion: None. Vote: 5-0-0.

Special Permit, Section 6.5.A to allow paved parking areas within 7.5 feet of building walls to be granted as Special Permit by the Raynham Planning Board in accordance with Section 6.5.E of the Zoning By-Laws:

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the Special Permit as read. Discussion: None. Vote: 5-0-0.

Central Glass Site Plan, revised date December 21, 2020:

**MOTION:** Moved by Mr. D. Andrade and seconded by Mr. Fountain to approve the Central Glass Site Plan, revised date December 21, 2020. Discussion: Mr. Fountain suggested adding the following conditions: Site work shall not commence until all required Federal, State and local permits are issued; erosion control measures shall be installed as shown on the Erosion Control Plan to prevent sediment from tracking onto South Street West and adjacent properties; all project review and legal notice fees to be paid prior to endorsement of the plan and a balance of \$1,000 must be maintained in the review account for as-built review and site inspection; applicant should photocopy a copy of the Certificate of Action on the cover page or add a plan sheet with a photocopy of the Certificate of Action to the plan set sheets prior to endorsement; vertical granite curbing at the site entrance with slope granite transition to Cape Cod berm shall be field adjusted, if needed, during construction to incorporate the existing catch basin in front of the Raynham Flee Market driveway; the location size and invert of the existing sewer stub shall be field verified by the contractor prior to construction; the Raynham Planning Board shall reserve the right to amend the site plan approval should the project design revisions be made by the applicant or construction related issues warrant amendments to the site plan approval. Vote: 5-0-0.

**6:20 p.m. Continued Public Hearing – 1766-1788 Broadway – Site Plan:**

Correspondence from Nitsch Engineering dated January 6, 2021, stating that all items were addressed, was received and was earlier forwarded to the applicant.

Zenith Consulting Engineering was present via GoToMeeting. No additional comments.

Waivers requested:

- Section 4.7 waive requirement for landscape architect stamp.
- Section 4.14 waive requirement that the plans be at a scale of 1 in. equals 20 ft. or 1 in. equals 40 ft. Submitted plans are at a scale of 1 in. equals 30 ft.
- Section 5.6.2 waive from the requirement that the curbing shall not be bituminous concrete as Cape Cod berm is proposed.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the waivers as read. Discussion: None. Vote: 5-0-0.

1766 – 1788 Broadway Site Plan, Parcel ID 1-5-7-0 and 1-5-8-0 Rt. 138, Raynham MA:

**MOTION:** Moved by Mr. D. Andrade and seconded by Mr. Fountain to approve 1766 – 1788 Broadway Site Plan, Parcel ID 1-5-7-0 and 1-5-8-0 Rt. 138 Raynham MA, plan revision date December 11, 2020, with standard conditions for approval.

Discussion: For future plans, the Board would like to see a black and white locus map showing abutters. Vote: 5-0-0.

#### **General Business & Correspondence:**

- Commerce Way Hotel – Bond Reduction: Mr. Iafrate informed that the applicant was looking for \$25,000 to be returned for completed landscaping. The applicant had done additional plantings and is looking for a major reduction in the bond. During the last discussion, the Board decided to return 50% of his \$30,000 deposit. Mr. Dan Andrade has visited the site many times, and there were quite a few plantings in the front of the building. Mr. Andrade stated that he believes they have done enough plantings to meet the requirements; although would like to retain some of the funds to make sure in the springtime the plantings survive.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the release funds except for \$10,000. Discussion: None. Vote: 5-0-0.

- Cornerstone Estates – Release of Funds: During the last Planning Board Meeting, it was informed that bounds were installed and depicted on the plan. Mr. Fountain communicated with developer's Attorney and documents have been properly recorded. Mr. Iafrate recommended the release of funds. Total amount is \$32,685.50.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to release funds for Cornerstone Estates, Shamrock Realty in the amount of \$32,685.50. Discussion: Mr. Fountain suggested the release of funds once all bills are paid. Ms. McKenney will review any remaining bills prior to the release of funds. Vote: 4-0-1 (Mr. Gallagher abstained)

- Invoices/Bills Payable: The Board signed all bills presented.
- Minutes - November 19, 2020 and December 3, 2020:

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to waive the readings and approve the Raynham Planning Board Meeting minutes for November 19, 2020, and December 3, 2020. Discussion: On the minutes from November 19, 2021, Mr. Driscoll was present via GoToMeeting. Motion to amend the minutes from November 19, 2020, and add Mr. Driscoll as present via GoToMeeting. Vote: 4-0-0

Correspondence:

- Cardinal Circle: During the past several months, Mr. Iafrate has received correspondence from residents regarding their street being accepted by the Town. The contractor has completed some of the work but there are issues with driveway aprons and street trees. Mr. Iafrate met with the developer, and developer will be placing street trees and markings for the trees. A letter was sent to the neighborhood informing them of the stakes to be placed for the trees. The developer will be taking care of the driveway aprons, a total of seven driveways on the high side of the street. Mr. D. Andrade stated that if plantings are done now and there is a frost, the plantings will not survive. He asked if there is still a bond on file for the development. Mr. Andrade noted this development has been ongoing for some time.

In regard to paving, Mr. Ventresca stated that he and Mr. Buckley had been notified the night before the paving was to occur. Nitsch Engineering was able to have someone conduct the pavement observation both at the plant and on site the day of paving. Mr. D. Andrade requested that Mr. Ventresca along with Mr. Buckley and Mr. Iafrate conduct an inspection submit findings in writing. Mr. Gallagher said that the driveway may be all set but once you hit the property line, it goes steep. The driveways on the high side of the road are very steep.

Mr. Aaron Strojny, 55 Cardinal Circle, was present via GoToMeeting. Mr. Strojny explained that his wife needs a wheelchair minivan, and every time they use their driveway, the van scrapes bottom. He urged the Town to correct the problem.

Mr. D. Andrade informed everyone that Cardinal Circle is not Town road. If the road and sidewalk are to specification, then the contractor who built the house may not have taken the height into consideration. The Planning Board has charged Nitsch Engineering with verifying what is built and whether it is according to plans.

Ms. Kim Jacques, 135 Cardinal Circle, was present via GoToMeeting and stated that all her vehicles are experiencing the same issue of scrapping the driveway.

Mr. Shearstone, 45 Cardinal Circle, was present via GoToMeeting and thanked the Board for trying to help the residents on Cardinal Circle.

- Bassett Knoll snow plow account

The developer is electing to have funds released in total or otherwise at a reduction for snow plowing on Phase 1 and Phase 2. Both phases have not been accepted by the Town. Mr. Iafrate informed that the Board needs to discuss Goldfinch, Sparrow and Blue Jay for

road acceptance at the next meeting. Until discussions happen, there really should not be a release of any funds for plowing as it is snow season. Ms. McKenney communicated to Mrs. Harris that the roads have not been accepted by the Town.

- Lincoln Woods

Similar to Cardinal Circle, there has been correspondence from residents on Maple and Oakland Streets regarding the maintenance of the road especially for plowing. A road maintenance bond is being held in the amount of \$135,113 plus an additional \$11,000 in the snow plow account.

Mr. Iafrate reached out to the developer, Todd Hamilton, who informed him that his plans were to finish it last fall but because of COVID-19, he was not able to get the proper individuals to do the work. Mr. Hamilton will draft a list of items to be completed and will be coming before the Board for a bond reduction. The last building permit for the last lot, which is a retreat lot, was released last week. Mr. Iafrate suggested further discussions in March.

#### **Planning Coordinator Update:**

- Mr. Bob Iafrate informed that meetings will need to be scheduled for roadway acceptance for Goldfinch, Sparrow and Blue Jay Lane in addition to Christina's Path.
- Rules and Regulations are approximately half way done. Mr. Iafrate would like to schedule future meetings to complete.

#### **SRPEDD Update:**

- Mr. Matthew Andrade informed that a meeting is being planned.

**Plans to be signed:** (none)

#### **Adjournment:**

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to adjourn from the Raynham Planning Board Meeting of January 7, 2021, at 7:28 p.m. with no business to be conducted afterwards. Discussion: None. Vote: 5-0-0.

Respectfully submitted,

  
Russell Driscoll, Clerk

#### **Upcoming Meetings:**

January 21, 2021 – 6:00pm -Planning Board Meeting
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