



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

Raynham Planning Board Meeting
Meeting Minutes
April 1, 2021

Call to Order

Chairman Dan Andrade opened the meeting of Thursday, April 1, 2021, at 6:00 p.m. and informed the meeting is being recorded.

The Meeting is being streamed on <https://global.gotomeeting.com>

Planning Board Members Present: (4)

Mr. Daniel Andrade, Chairman; Mr. Burke Fountain, Vice Chair; Mr. Russell Driscoll, Clerk and Mr. Matthew Andrade

Absent: Mr. Christopher Gallagher

Present: Ms. Maureen McKenney, Planning Board Assistant, and Mr. Robert Iafrate, Planning Board Coordinator

6:01 p.m. – Request for abbreviated Site Plan – 167 South Street West:

Mr. D. Andrade and Mr. M. Andrade informed that they will be abstaining in the discussion and vote due to a family conflict on the filing.

Mr. Iafrate informed that the commercial building located on the property was destroyed by a fire. The owner is planning to demolish the building and is looking to rebuild on the site with a similar use building that will be approximately 5,000 sq. ft. and will include enhancements made to the landscaping, parking and improvement to drainage. The property owner is requesting an abbreviated site plan approval. The plan will be conforming as the lot line is being moved, and a set of preliminary plans were submitted. The project would have low impact on traffic.

Mr. Iafrate recommended approving the request for an abbreviated site plan approval and to place on the agenda for the April 15th meeting.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to approve the Request for an Abbreviated Site Plan – 167 South Street West and to place on the agenda for May 6, 2021, at 6:05 p.m. Discussion: None. Vote: 2-0-2.

6:05 p.m. – Continued Public Hearing -Wildwood Path Subdivision:

A request was received for a continuance of the Public Hearing

MOTION: Moved by Mr. Driscoll and seconded by Mr. M. Andrade to continue the Public Hearing for Wildwood Path Subdivision to April 15, 2021, at 6:20 p.m. Discussion: None. Vote: 4-0-0.

6:10 p.m. – Continued Public Hearing - Commercial Street/Richmond Street Site Plan:

A request was received for a continuance of the Public Hearing

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to continue the Public Hearing for Commercial Street/Richmond Street – Site Plan to April 15, 2021, at 6:25 p.m. Discussion: None. Vote: 4-0-0.

6:15 p.m. – Continued Public Hearing - Ryan Drive/Broadway Site Plan:

A request was received for a continuance of the Public Hearing.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to continue the Public Hearing for Ryan Drive/Broadway Site Plan to April 15, 2021, at 6:30 p.m. Discussion: None. Vote: 4-0-0.

Mr. D. Andrade disclosed that there is no relationship between the applicant and his family.

6:20 p.m. - Public Hearing- Silko Honda Site Plan, 1708 New State Highway:

Recently there was a fire in one of the buildings and the proposal is to reuse the property. The property was previously a used-car/parts storage lot, and the applicant is proposing to clear the lot to store vehicles.

Representing the applicant was Matt Grosschedl, P.E., Outback Engineering via GoToMeeting.com.

Mr. Grosschedl explained the project: The parcel of land is approximately 2.3 acres, business zoned and registered in the medical marijuana overlay district. The lot is gravel and grass with a wooded area in the rear of the property; no wetland resources on site. The proposal is to clear and regrade the remainder of the lot and install a gravel surface for parking and storage of new vehicles. A detention basin will also be located on the property. No change to the existing front area of the property, therefore no increased impervious areas. New lighting is proposed around the perimeter of the property and the installation of chain-linked fence with privacy slats to enclose the rear of the property. With the proposed design, there will be no vehicles unloaded on Rt. 44. The proposed area will not be accessible to the general public. The proposed design is to store approximately 198 cars with the removal of all three existing buildings.

Nitsch Engineering review letter dated March 9, 2021 was received. Applicant will be revising the plans based on comments received today from Nitsch. Mr. Grosschedl asked for clarification on the comments from Nitsch Engineering regarding the requirements for accessible parking and lighting. The applicant is proposing to match the existing light pole on site that is approximately 18 feet in height; there will be a total of eight poles on the property. Due to the property not being accessible to the general public, the applicant questioned the comment regarding handicap parking.

Mr. Adam Silverlieb, 29 Juniper Road, Sharon, MA, representing Silko Honda, was present via GoToMeeting.com. Mr. Silverlieb informed that the rear of the property will be used for storage of vehicles. The front of the property will consist of a modular unit for office purposes and could ultimately be used for selling of vehicles as the property does come with a Class 2 Car License, although it is not in their immediate plan. At this time, the entire area will not be for use by the general public.

Mr. Steve Ventresca, P.E., Nitsch Engineering, was present via GoToMeeting.com. Mr. Ventresca informed that if the applicant would provide one handicap space for parking now, they would not need to show on future plans.

A comment letter dated March 17, 2021, was received from the Raynham Center Water District stating that the property does not have any water connections, therefore no comments. Mr. Burns, abutter, forwarded a letter to the Board with information regarding his well. Mr. Burns informed that he has spoken to the applicant and engineer and asked that they be conscious of the location of his well. Outback Engineering informed that they did locate the well and it is several hundred feet away from the proposed building; therefore, no impact to the abutter's well.

The existing septic failed testing. The applicant will need to tie in to the Town's sewer main. Mr. D. Andrade informed that bollards will be needed in front of the modular structure for safety, and landscaping should be planted along the front of the property.

Mr. Iafrate reviewed the requirements and what would be needed on the plans for the next meeting: landscaping/snow storage area, landscaping along the perimeter, one handicap parking space with access to the modular unit, new pole lights will need to conform to regulations, cut sheet for the lighting as well as a cut sheet for the modular unit, fencing and sign.

Mr. D. Andrade informed that the Public Hearing for Silko Honda Site Plan, 1708 New State Highway, is continued until April 15, 2021, at 6:10 p.m. Discussion: None. Vote: 4-0-0.

6:40 p.m. - Public Hearing - Special Permit for Estate Lots at Wilbur Street/Robinson Street:

Mr. Driscoll read into record the Public Hearing notice.

Mr. Iafrate confirmed that there is water and sewerage for the property and the configuration for the site looks good. He informed that there may be some discussion needed with the Raynham Conservation Commission.

Mr. Arthur Bordon, P.E., was present via GoToMeeting.com.

Letter dated March 18, 2021, was received from the Raynham Board of Sewer Commissioners regarding sewer laterals for the existing home and additional parcel. The sewer lateral for the existing home at 32 Laurel Lane is located on Wilbur Street. The proposed Parcel B1 currently does not have access to a dedicated sewer service lateral; therefore, an easement will be needed for the proposed Parcel B1.

Mr. Bordon informed that an easement could be provided across Lot A for sewer service. Because the easement will be very close to the conservation area, the applicant will need to file a Notice of Intent with the Raynham Conservation Commission.

The proposal in front of the Board is for an estate lot and according to the By-Law, it requires water and sewer. Mr. D. Andrade suggested filing with Conservation to discuss the easement before moving forward.

The Board discussed approving the existing lot, Parcel A, and approving conditionally Parcel B1.

Present via GoToMeeting:

Mr. Joseph Tobin, 266 Robinson Street, Raynham, MA. Mr. Tobin asked for clarification on a retreat lot. Mr. D. Andrade explained the requirements as well as the frontage for each property. Mr. Bruce Gebhardt, 244 Robinson Street, Raynham, MA. Mr. Gebhardt questioned the access to the proposed Lot B1, and the requirement outlined in the Town's Regulation, Section 6.12, regarding access not over an easement for drainage. Mr. D. Andrade informed that the easement is owned by the property owner and the parcel will have 74 feet of frontage for access.

Ms. Susan Silva, 450 Hall Street, Raynham, MA. Ms. Silva expressed concerns with the easement next to her home and the amount of water draining from the property. Mr. D. Andrade discussed the easement and the wetlands in the rear of the property. Mr. Bordon informed that the property will drain into the wetlands and eventually discharge onto Robinson Street.

Mr. Brian Berry, 141 Wilbur Street, Raynham, MA. Mr. Berry discussed the history of the property and the drainage easement located on his property. He asked if there was a possibility of cleaning the area for a better flow of water.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve a Special Permit for Estate Lots – Robinson Street, Parcel A and Parcel B1 on a plan entitled Proposed Estate Lots at 32 Laurel Lane, Raynham, MA prepared for Harry Health, Trustee, dated January 19, 2021, by Arthur F. Bordon Associates, Inc. subject to the lots obtaining water and sewer service as required by the Town's by-law. Discussion: Mr. Iafrate asked for clarification on the access width.

Mr. Bordon informed that the access for Parcel B1 is 40 feet. Mr. D. Andrade informed that Lot B1 would not meet the requirement of a retreat lot as the requirement is a 50-foot frontage. Mr. Fountain moved to withdraw his motion, Mr. Driscoll seconded. Vote: 4-0-0

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve a Special Permit, Lot A as shown on the plan, subject to receiving water and sewer and to deny Lot B1 due to the lot not meeting the retreat lot criteria. Discussion: None. Vote: 4-0-0.

7:38 p.m. – Public Hearing: Carlton North Subdivision

Mr. Driscoll read into record the Public Hearing notice

Mr. Larry Silva, P.E., Silva and Associates, Bridgewater, MA, was present via GoToMeeting.

Mr. Silva received today the review letter from Nitsch Engineering along with letter dated March 17, 2021, from Raynham Center Water District Superintendent and March 18, 2021, from Raynham Sewer Superintendent. According to the water and sewer departments, there are issues to attend to.

The proposed subdivision will be a small cul-de-sac at the intersection of Raymond Avenue and Carlton Street. The existing house on Carlton would be removed for the construction of three new homes. The engineer will be revising the plans to address the comments from the Raynham Water Department and Raynham Sewer Department. Most of the comments from Nitsch Engineering will be addressed but there are a few that Mr. Silva would like feedback on from the Board.

The proposed design is to locate a drainage basin on an easement within one of the parcels. Comments were to design a drainage basin on a separate parcel. Mr. D. Andrade informed that having a basin on a separate lot allows the Town access in order to maintain the area.

Ms. Silva discussed the proposed design having the basin on a property owned and maintained by the homeowner.

The Board discussed the possibility of a private subdivision.

On the request for a waiver for environmental impact, the Board would accept the proposed waiver.

The design plan is scaled at 30 feet and the Board's requirement is a 40-ft scale.

Concrete bounds are preferred by the Town, but if the subdivision is private, it could go to a different direction.

Mr. D. Andrade suggested that if the applicant changes to a private way, anything that is close to or touches Raynham property, should comply with the Subdivision Rules and Regulations.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to continue the Public Hearing - Carlton North Subdivision until May 6, 2021 at 6:15 p.m. Discussion: None. Vote: 4-0-0.

6:40 p.m. – Continued Public Hearing: 435 New State Highway – Site Plan/Special Permit

Correspondence received: Letter dated March 17, 2020 (sic) from Solli Engineering; letter dated March 31, 2021, from Nitsch Engineering.

Mr. Ventresca addressed concerns in a comment letter to the applicant. The applicant has provided additional stacking length to the proposed drive-up and additional signage in the layout to show access for people when leaving the site at the South Street West entrance which then leads onto Rt. 44. The applicant is not proposing to connect into any stormwater system within Rt. 44. The traffic engineer reviewed the signal timing on Rt. 44 and the site for existing vehicles. He agreed with the assessment received. There should be minimal interference from cars entering from Rt. 44 into the site. A few comments remain including one for an additional

assessment after the business is opened, if approved, for internal circulation and potential conflicts on Rt. 44 at intervals of three and six months. One concern of Mr. Iafrate was raised islands blocking access to the rear of the property for exiting. The proposed plans do not have any raised islands.

Any reconfiguration of the entrance onto Rt. 44 should adhere to the Raynham Fire Department recommendation of a 28-foot wide opening rather than a 24-foot wide opening which may conflict with Mass Highway.

Mr. D. Andrade would agree with the re-assessment of the traffic flow after the opening of the business.

Mr. Fountain discussed the access onto South Street West being used by several businesses in the plaza.

Mr. Casey Burch, Engineer, Solli Engineering, Boston, MA was present via GoToMeeting.com.

The current layout alleviates most of the concerns expressed by the Board and addressed the concerns with exiting the site.

Section 5.2.5 - Lighting Requirement. The applicant is requesting a waiver for one 12-foot light by the door; the remaining lighting will be satisfied by the Board's requirements. Mr. D. Andrade would remove this waiver as it is not on a pole.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the Special Permit for drive-up window to be constructed as set forth on the plan set entitled Proposed Redevelopment-435 New State Highway, Rt. 44, Raynham, MA, last revised March 30, 2021, subject to review of traffic impact, 6-months of the business opening, for any impact caused by the drive-up window and not from volume of other businesses. Discussion: None. Vote: 4-0-0.

Board members agreed to forward the list of waivers and comments from Nitsch Engineering dated March 31, 2021, with the removal of Section 5.2.5-Lighting Requirement to be forwarded to the Building Department for Zoning Enforcement Officer to act upon.

General Business & Correspondence

The Board has received a bill from Nitsch Engineering for completed work on the Rules and Regulations. Mr. D. Andrade suggested allocating \$10,000 from the road improvement account, specifically Carriage Hill, which has a total of \$48,697. When the funds were received for this subdivision, they were earmarked for *future municipal improvement and or enhancements to be determined by the Raynham Planning Board*. If all allocated funds are not used, they will be returned to the account.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to allocate \$10,000 for the purpose of paying invoices to Nitsch Engineering for the work on Rules and Regulations. Discussion: None. Vote: 4-0-0.

Correspondence

The Board received correspondence from Mr. Paul Cabrihna, Locust Street, regarding concerns with his visual privacy in relation to the Raynham Preserve open space community and the location of the adjacent house, which is close to his back yard. He also expressed concerns on the lack of a proper buffer. Mr. Iafrate will review the plans with Mr. Ventresca to verify what was approved and what is there now.

Two lots were on hold for Cardinal Circle and Partridge Lane. A tri-party agreement had expired but was put back in place with Bridgewater Saving/Blue Stone Bank reinstating the agreement and Town Counsel overseeing it. With the release of one lot, the amount of the bond will be approximately \$300,000.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to release one lot.

Discussion: None. Vote: 4-0-0.

Mr. D. Andrade requested correspondence be sent to Wal-Mart regarding funds on account and the release of these funds.

Invoice/Bills Payable: No bills presented to the Board.

Minutes: February 4, 2021, and March 4, 2021:

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to waive the reading of the presented minutes of February 4, 2021, and March 4, 2021, and approve as printed. Discussion: None. Vote: 4-0-0.

Planning Coordinator update - Mr. Iafrate:

- Rules and Regulations meetings -Thursday, April 8, 2021, at 3:30 p.m. and Wednesday, April 14, 2021, at 2:30 p.m.

SRPEDD Update - Mr. M. Andrade: No updates at this time.

Plans to be signed by the Planning Board: No plans presented to the Board.

Adjournment - MOTION: Moved by Mr. Driscoll and seconded by Mr. M. Andrade to adjourn from the Raynham Planning Board Meeting of April 1, 2021, at 8:45 p.m. with no business to be conducted afterwards. Discussion: None. Vote: 4-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming Meetings:

April 15, 2021 – 6:00 p.m. -Planning Board Meeting
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