



TOWN OF RAYNHAM

PLANNING BOARD

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Raynham Planning Board

Meeting Minutes

April 15, 2021

Call to Order

Chairman Dan Andrade opened the meeting of April 15, 2021, at 6:05 p.m. and informed the meeting is being recorded.

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

Planning Board Members Present: (5)

Mr. Dan Andrade-Chairman; Mr. Burke Fountain-Vice Chairman; Mr. Russell Driscoll-Clerk and Mr. Matthew Andrade. Mr. Chris Gallagher-arrived at 6:10 p.m. via remote GoToMeeting.com.

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

6:10 p.m. – Continued Public Hearing - Silko Honda-1708 New State Highway:

The only item the Board was looking for was a view of the structure, including the recommended bollards. Revised plans received by Nitsch Engineering and comments addressed by the applicant's Engineer.

Present via GoToMeeting was Mr. Steve Ventresca, Nitsch Engineering. Mr. Ventresca confirmed that comments were sent to the applicant regarding the revised plans.

Present via GoToMeeting was Mr. Adam Silverlieb, owner of Silko Honda, and Mr. Matt Grosschedl, P.E., Outback Engineering, for Silko Honda. As recommended, the revised set of plans were submitted, and the plans depict a 3-foot vegetated mulch area around the building with drought-tolerant species for plantings. A rendering of the building was presented to the Board. Mr. M. Andrade suggested the color of the modular structure match the color for Silko Honda.

Mr. Grosschedl informed that the handicap parking has been revised and is shown on the plans.

Mr. D. Andrade suggested approving the waivers as listed on Nitsch Engineering report dated April 15, 2021, for 1708 New State Highway, Project 12765.12.

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Waivers:

Section 4.2 - Additional driveway within 300 feet of the parcel

Section 4.7 - Landscape Plan

Section 4.15 - Impact statement

Section 4.22 - Traffic impact study

Section 5.1.5 - Trees in parking areas

Section 5.2.3 S - Site lights to be 18 feet in height to match existing light poles

Section 5.3.2.1 - 25-foot buffer screen of existing vegetation between detention basin and adjacent off-site uses.

Regarding the 25-foot buffer, Mr. D. Andrade feels that there should not be a requirement on the plans or as part of the conditions of approval due to the elevation difference on the adjacent property.

Section 5.4 - curbing along edge of payment. No new paved parking areas

Section 6.0, 6.1 - development impact statement

Section 6.2 - development impact standards

Section 6.3 – Physical impact assessment

Section 6.4 - Physical Impact standards

Section 6.5 - Community impact assessment

Section 6.5 - Community impact standards

Traffic impact assessment

Traffic impact standards

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the waivers as listed on the cover sheet and in Nitsch Engineering report dated April 15, 2021, for Silko Honda, 1708 New State Highway. Discussion: None. Vote: 5-0-0.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to accept the Site Plan as designed by Outback Engineering dated February 10, 2021, revised date of April 6, 2021, for Silko Honda, 1708 New State Highway, subject to waivers and comments presented in Nitsch Engineering letter of April 15, 2021. Discussion: None. Vote: 5-0-0.

Agenda items taken out of order to accommodate the Public Hearing and Site Plan for Ryan Drive.

6:20 p.m. – Continued Public Hearing - Wildwood Path – Open-Space Subdivision:

Present via GoToMeeting was Mr. Eric Dwyer, P.E., Strong Point Engineering, representing Locust Land LLC.

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The subdivision project requires water and sewer. The applicant had previously continued the public hearing because of issue with the street opening moratorium that affects Locust Street. The applicant is possibly looking at a modification to the plans pending a meeting with the Raynham Water and Sewer Departments.

Under the Town's rules and regulations, water and sewer are required for a cluster development. Mr. Gallagher discussed the moratorium and the flexibility needed from the Highway Department on projects like this type.

Applicant will submit an extension for the Board's time-to-act.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to continue the Public Hearing for Wildwood Path Open Space Subdivision until May 6, 2021, at 6:20 p.m. Discussion: None. Vote: 5-0-0.

6:30 Continued Public Hearing - Commercial Street/Richmond Street Site Plan:

The Board received a request for a continuance.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to continue the Public Hearing for Commercial Street/Richmond Street Site Plan until May 6, 2021, at 6:25 p.m. Discussion: None. Vote: 5-0-0.

6:33 p.m. Public hearing - Special Permit for parking reduction @ Ryan Drive/Broadway:

Mr. Driscoll read the Public Hearing notice.

Continued Public Hearing - Ryan Drive/Broadway Site Plan:

Present via GoToMeeting was Mr. Shane Oates, P.E., Center Mount Land Development.

Nitsch Engineering comment letter was received by the applicant and a set of revised drawings were submitted which addressed lighting and drainage. The item remaining is the traffic assessment and currently, the traffic consultant continues to work on the study.

Mr. Ventresca noted the plans do not include all items and will need further review.

Mr. D. Andrade does not feel comfortable in moving forward without all the necessary information. He suggested a continuance until the plans contain all items.

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Mr. Gallagher believes that the items remaining are housekeeping. The traffic impact on Rt. 138 would be negligible.

Time-to-act is April 30, 2021. The applicant will submit an extension for the Board's time-to-act.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to continue the Public Hearing for Ryan Drive/Broadway Site Plan and Special Permit, parking reduction @ Ryan Drive/Broadway until May 6, 2021, at 6:05 p.m. Discussion: None. Vote: 5-0-0.

General Business & Correspondence

Certificates of Action:

- 435 New State Highway/ Rt. 44

Following the last meeting, there was a question on the vote for the Site Plan. Mr. D. Andrade informed that the approval on the Special Permit was for the Site Plan and Drive-up Window.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to approve the Certificate of Action for 435 New State Highway/Rt. 44 as printed. Discussion: None. Vote: 5-0-0.

- Estate lots at Wilbur Street/Robinson Street

Mr. Driscoll discussed the language in the Certificate of Action regarding the denial of the Robinson Street lot and the required access of 50 feet. Mr. Gallagher confirmed that the required frontage for the property is correct, but the lot failed to comply with the requirements of having 50 feet of width throughout the access to the retreat lot.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to approve the Certificate of Action for Estate lots at Wilbur Street/Robinson Street pending revision of language to the Certificate of Action as mentioned by Mr. Gallagher. Discussion: None. Vote: 5-0-0

Correspondence:

- Request for release of funds at 1051 Locust Street/Appleby

The board received a request from Mr. Appleby for the release of his funds. A total of \$4,209 remains in escrow on the account.

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MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to release the remaining funds for 1051 Locust Street once all bills are paid and account is reviewed. Discussion: None. Vote: 5-0-0

Invoices/bills:

- No invoices or bills submitted for review.

Minutes – April 1, 2021

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve and waive the reading of the Raynham Planning Board Meeting Minutes of April 1, 2021, as printed. Discussion: None. Vote: 5-0-0.

Planning Coordinator Update - Mr. Robert Iafrate:

- Mr. Iafrate informed that there is increased interest for property renovation along Rt. 138. With paving of Rt. 138 scheduled to begin this fall, Mr. Iafrate has been informing interested individuals to make sure their utilities are complete before paving begins by the State.

SRPEDD Update - Mr. Matthew Andrade:

- Mr. Andrade informed that the next Master Plan Meeting is scheduled for April 26, 2021.

Plans to be signed: 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 15, 2021, at 7:01 p.m. with no business to be conducted afterwards. Discussion: None. Vote: 5-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming Meetings:

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