



# TOWN OF RAYNHAM

## PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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### Meeting Minutes

July 1, 2021

#### Call to Order

Chairman Christopher Gallagher opened the meeting of July 1, 2021, at 6:01 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. Christopher Gallagher-Chairman; Mr. Burke Fountain-Vice Chairman; Mr. Russell Driscoll-Clerk; Mr. Matthew Andrade; Mr. Brian Oldfield.

**Present:** Mr. Robert Iafrate, Planning Board Coordinator, and Ms. Maureen McKenney, Planning Board Assistant (until 7:10 p.m.)

**6:01 p.m.** – Approval of the minutes of June 3, 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 June 3, 2021, as printed.

Discussion: None. Vote: 5-0-0.

**6:02 p.m.** – Wal-Mart Rt. 138 – Release of Surety Bond

Mr. Gallagher explained that the surety bond was taken and being held until the completion of traffic lights on Broadway/Center Street. The installation of the traffic lights has been completed, therefore, he recommended the Board release surety bond.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to release any funds or surety bond being held for completion of the traffic lights on Rt. 138 and Center Street. Discussion: None. Vote: 5-0-0.

**6:05 p.m.** – Continued Public Hearing - Commercial Street/Richmond Street site plan and special permit for parking reduction.

It was noted that during the last meeting, the Board requested the waivers be placed on the plans.

Mr. Gallagher informed that the applicant has requested a continuance to the next Planning Board Meeting. Time-to-act is July 30, 2021. A special meeting for the hearing may need to be scheduled for July 15, 2021, if an extension of the Board's time to act on the plan is not received.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to schedule a Planning Board meeting for July 15, 2021, and place on the agenda the continuance for Commercial Street/ Richmond Street, Site Plan & Special Permit at 6:05 p.m. Discussion: None. Vote: 5-0-0

**6:15 p.m. – Continued Public Hearing - Wildwood Path Subdivision**

Mr. Gallagher informed that the road opening issues have been resolved through an easement. Comments from Mr. Buckley, Raynham Highway Superintendent, were reviewed as well as comments from Mr. Ventresca, Nitsch Engineering. Due to the length of time for this application, Mr. Gallagher does not want to take any new comments. A comment letter dated June 19, 2021, from Nitsch Engineering was received, and Mr. Fountain asked if the items were addressed. Mr. Ventresca was present via GoToMeeting and stated that all items have been addressed except for the road being a public or private way. Mr. Gallagher informed that the road is designed to the standards of a public way; therefore, if the applicant wishes the road to be a public way, it would need to be brought to a future Town Meeting for a vote. One comment from Mr. Buckley was the request for 8 inches of dense grade material rather than crushed stone from the driveway apron of the right-of-way to the basin.

Present via GoToMeeting was Eric Dias, P.E., Strong Point Engineering.

Mr. Fountain recommended continuing the discussion to the July 15, 2021, Planning Board meeting. It was noted that the time-to-act is July 30, 2021. If the July 15<sup>th</sup> meeting is cancelled, the Wildwood public hearing will be continued to August 5<sup>th</sup> meeting provided the applicant provides an extension of the Board's time-to-act along with a request to continue to August 5, 2021.

The Board reviewed and commented on each of the waivers listed on the plans.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to continue the Public Hearing for Wildwood Path to July 15, 2021, at 6:20 p.m. Discussion: Mr. Gallagher informed that the applicant should work with Mr. Ventresca on the necessary items. Also, the Planning Board will need an extension of the time-to-act and a request to continue the hearing to the August 5<sup>th</sup> meeting.

Mr. Fountain asked if there was a Homeowners' Association for the upkeep of the basin. The basin will be located on a parcel and whoever purchases the parcel will have the easement for the basin which will be deeded to the Town. Board members suggested language be added to the plan that an easement be deeded to the Town. Mr. Gallagher spoke of the sidewalk at the entrance of the easement having Cape Cod berm on both sides with granite curbing at the entrance. Vote: 5-0-0.

6:25p.m. – Mr. Matthew Andrade left the meeting room for the following hearing.

**6:25 p.m. - Public Hearing - Site Plan-167 South Street West**

Mr. Driscoll read the Public Hearing notice.

The proposed project is a 5100 sq. ft. warehouse/office building on a commercial lot. A review letter dated July 1, 2021, from Nitsch Engineering was received. It was noted that most of the comments have been addressed by the applicant's engineer.

Board members reviewed the list of waiver requests. It was noted that the signage will need to comply with zoning regulations.

Present were Attorney Daniel DeAbreau as applicant's representative, Kevin Grady, P.E., Grady Consulting, LLC, and Mr. Robert Costa, applicant.

Mr. Fountain asked about the property next to the proposed project site. Mr. Costa informed that he owns that property and has no plans on it changing.

The proposed project is in a business district and will consist of service businesses. The parking requirement based on use is twenty-four spaces, and the applicant is proposing twenty-five spaces with four of those parking spaces in the front of the building. Bollards are proposed for the rear of building where parking is proposed. The building will consist of four interior business spaces or if an individual would like to lease all to make it one large space, that is possible. Sewer, electric and water will service the building; stormwater is to be compliant with local requirements; and, the basins are routed through drainage manholes. There will be no increased flow to wetlands, and the project will be located outside of the buffer zone to project resource areas. Also, paved area around building, gravel in rear, grading of the lot to allow water to flow to the inlets/catch basins. A lighting plan is proposed with no light poles or wall packs. The Board reviewed plans dated June 30, 2021, including a rendering plan.

Mr. Ventresca stated that there are no outstanding comments to be addressed per his letter.

Mr. Iafrate suggested the Board approve the waivers tonight with the Certificate of Action to be voted on at the next meeting.

The Board reviewed and made comments on each proposed waiver. Language on the waiver for curbing should be corrected to reflect the use of bituminous curbing.

**MOTION:** Moved by Mr. Gallagher and seconded by Mr. Driscoll to grant waivers as listed on the cover sheet of the plan entitled "Site Plan #167 South Street West, Raynham, Massachusetts, by Grady Consulting LLC, Kingston, MA," latest revision June 30, 2021, with corrected language for bituminous curbing to be used. Discussion: None. Vote 5-0-0.

**MOTION:** Moved by Mr. Gallagher to approve the plan entitled "Site Plan #167 South Street West, Raynham, Massachusetts," dated June 2, 2021, revised June 30, 2021, prepared by Grady Consulting, L.L.C., Kingston, MA, with the condition that the waiver regarding curbing be rewritten and a suitable Certificate of Action is presented to the Board; second by Mr. Driscoll. Discussion: None. Vote 4-0-0 (Matthew Andrade not participating.)

#### **7:08 p.m. - Form A Plan – 167 South Street West**

The plan was reviewed by the Board.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to accept the "Plan of Land #167 South Street West, Raynham Massachusetts," by Grady Consulting LLC, Kingston, MA, dated May 9, 2021, as an Approval Not Required plan. Discussion: None. Vote 5-0-0.

**7:09 p.m. - Mr. Matt Andrade returned to the meeting room.**

**7:09 p.m. – Discussion: Daniel Gagne re. modification of 1000 New State Highway site plan**

Mr. Gallagher informed that the applicant is requesting a modification of a previous site plan. A sketch was prepared and submitted to the Board and the modification is for a parking lot. Members discussed the proposal. It was agreed that the applicant will need an abbreviated site plan, fully engineered, limit of work, entrances and striping before the Board could move on any further discussions.

Present was Mr. Daniel Gagne, Beta Group, representing the Criterion Group and Mr. Daniel DeAbreau. The lot has a water main installed with subsurface drainage and catch basins along with detention basin and stormwater units in place. The site consists of fill, a retaining wall and a stockade fence for abutters. The parcel is tied into town sewer along New State Highway.

An informal agreement was given to the previous owner for parking use. The parcel was sold in May 2021, and the new owners would like to continue with the use of parking. The applicant would like the lot to remain graveled with approximately 7.5 acres available for vehicle parking with a 100-foot setback of property line.

Mr. Gallagher discussed the limit of work and the drainage that were part of a previous plan for this site, and he asked if the new proposal will affect the previous plan. Mr. Gagne informed that a full analysis will be conducted to make sure everything functions the way it should along with a full stormwater report.

Mr. Fountain asked if the owners of the vehicles are known. Mr. Gallagher stated that when the applicant files the abbreviated site plan, the vehicles should be defined on the plan. Mr. Fountain commented on the existing site lighting as it is very bright. He would expect to see something different when the applicant comes back with the new filing. He also asked about a gate/fencing for the parcel.

Mr. Gallagher would like a third-party review to be done of the proposed project. He suggested the Board hold off on public discussion until a full site plan is received and can be reviewed.

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

- Certificates of Action for Carlton North Subdivision & Quail Hollow Estate Lots were signed.
- Correspondence: Mr. Gallagher discussed the proper listing of correspondence on the agenda and that items only be placed on the agenda when received 48 hours prior to posting. Therefore, the one correspondence received tonight will be held until the next meeting.
- Invoices /bills payable: The Board reviewed and signed invoices and bills presented.
- Old Business/New Business: Mr. Iafrate informed that the contractor is scheduled to begin work at Partridge Circle/Cardinal Circle on July 14<sup>th</sup>. Work was to have been started in June but it was postponed. Mr. Iafrate informed that if there is no progress by the August 5<sup>th</sup> meeting, the Board may want to take action to move the process along.

#### **Planning Coordinator update:**

Mr. Iafrate informed the Board that a meeting was held with the new owners of Escapades on Broadway. A site plan approval for a new building on the site should be coming before the Board shortly.

**SRPEDD Update:**

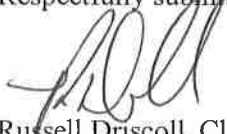
Mr. Matthew Andrade informed the Board that SRPEDD conducted the last workshop meeting on the Master Plan, and the Master Plan should be forthcoming. Mr. Iafrate informed that one of the two contacts the Board had at SRPEDD is taking a new position; therefore, the Master Plan may take a little bit longer to complete.

Plans to be signed: Wilbur Street Estate Lot Plan; Locust Street Estate Lot Plan; 1729 Broadway Site Plan

**Adjournment:**

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. Andrade to adjourn from the Raynham Planning Board Meeting of July 1, 2021, at 7:28p.m. Discussion: None. Vote: 5-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

**Upcoming Planning Board Meetings:**

- July 15, 2021 – 6:00 p.m.
- August 5, 2021 – 6:00 p.m.