



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board Meeting Minutes August 5, 2021

Call to Order

Chairman Christopher Gallagher opened the meeting of August 5, 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: (5)

Mr. Christopher Gallagher-Chairman; Mr. Burke Fountain-Vice Chair; Mr. Russell Driscoll-Clerk; Mr. Matthew Andrade and Mr. Brian Oldfield,

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

6:01 p.m. Approval of Planning Board Minutes – July 1, 2021

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

6:05 p.m. – Continued Public Hearing - Commercial Street/Richmond Street - Site Plan & Special Permit for parking reduction

It was noted that waivers were reviewed during the last meeting.

Present for the applicant was Shane Oates, P.E., Center Mount Land Development, LLC. Letter dated August 1, 2021, was received from Center Mount Land Development, LLC, in response to Nitsch Engineering review comments.

Remaining items to address: Loading and unloading. Mr. Oates informed that unloading of any type will only occur on Commercial Street. Letter dated May 11, 2021, was received from John Kelly, Manager, Lighthouse Industrial Group, LLC, regarding use of the proposed area.

The retention facility will contain an impermeable liner. Bollards are not being proposed by the applicant due to the face of the building consists of garage doors with steps. There will be no parking in front of the building.

The applicant also owns the building adjacent to proposed project. Mr. Oates informed that the entire upstairs is construction source management and the lower level is used for warehouse purposes.

Waivers are to be listed on the Certificate of Action.

Mr. Gallagher suggested the applicant submit an extension for the time-to-act.

Board members agreed to schedule a Planning Board meeting on August 19, 2021, in case no time-to-act extensions are filed.

MOTION: Moved by Mr. Fountain and seconded by Mr. Gallagher to schedule a Planning Board meeting on August 19, 2021; if the meeting is cancelled, all hearings will be postponed to the next Planning Board Meeting on September 2, 2021. Discussion: None. Vote: 5-0-0

Because the area is residential, Mr. Fountain expressed concerns with large equipment on site. It was informed that all equipment will be located inside the building, no equipment to be stored outdoors.

There were no public comments.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to continue the Public Hearing for Commercial Street/Richmond Street Site Plan & Special Permit for parking reduction until August 19th at 6:05 p.m. Discussion: None. Vote: 5-0-0.

6:15 p.m. Continued Public Hearing - Wildwood Path Open Space Subdivision

Present via GoToMeeting was Eric Dias, P.E., Strongpoint Engineering Solutions.

It was noted that all items were addressed during previous meetings regarding the application.

The applicant has been working with Mr. Iafrate in drafting the Certificate of Action. There are a few minor changes on the plans to satisfy the Raynham Highway Superintendents comments regarding snow storage and the structural gravel base around the detention basin.

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to grant the Special Permit for Open Space Preservation Subdivision known as Wildwood Path, 730 Locust Street, Raynham, MA. Discussion: None. 4-0-1 (Brian Oldfield abstained)

Waiver requests:

- #1 - 6.0 Requirement for environmental impact statement
- #2 - 7.4.2 (1.e) Requirement that the plan and cover sheet contain statement clarifying compliance with rules and regulations of Registry of Deeds
- #3 - 7.5 (1) Layout plans to be drawn at a scale of 1:40 and 1:4 vertical
- #4 - 7.5 (7) Landscape plan needing architect stamp
- #5 - 8.1 Requirement of drainage parcel shall be fenced in
- #6 - 8.1 Requirement that access roads around storm water basin be 20 feet wide
- #7 - 8.3 (b) Board of Health to witness test pits within the proposed stormwater basin.
- #8 - 8.3 (b) Requirement to provide percolation tests within the proposed stormwater basin
- #9 - 8.3 (f) Requirement to provide a French drain within the proposed detention basin

- #10 - 8.5 Requirements that only streets meeting regulation standard shall be considered to provide adequate access
- #11 - 8.9 (j) Requirement that the minimum right-of-way be 50 feet. Applicant proposing 40 feet
- #12 - 8.9 (p) Requirement that the right-of-way axis cross-section shall conform fully to the standard right-of-way cross section
- #13 - 8.10 (c) Requirement to provide a vertical curb length of 25 feet per 1% percent of grade change
- #14 - 8.14 (b) Requirement that all proposed water mains be looped
- #15 - 8.14 (c) Requirement of water design be approved by the water supplying agency
- #16 - 9.8 (a) Requirement to clear 3 feet on each side of the right a way
- #17 - 9.9 (a) Requirement to provide vertical curbing along the entire length of proposed roadway
- #18 - 9.10 (a) Requirement to provide sidewalk on both side
- #19 - 9.10 (a) Requirement to provide grass strip five feet between the roadway and the sidewalk
- #20 - 9.10 (b) Requirement to provide a cross slope of more than one percent of proposed side walk
- #21 - 9.17 Requirement for roadway design to have a balance of cut and fill

With the retention basin depth being 4 feet, Mr. Fountain recommended the Board waive the requirement of a fence around the basin

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to approve the waivers as read.
Discussion: None. Vote: 4-0-1 (Mr. Oldfield abstained).

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to approve the Plan entitled "Open Space Preservation Subdivision for Wildwood Path 730 Locust Street Raynham, MA Map 131 Plot 43," prepared by Strong Point Engineering Solutions, Inc., West Bridgewater, MA, dated October 30, 2020, with revision date of July 20, 2021. Discussion: None. Vote: 4-0-1 (Mr. Oldfield abstained).

Mr. Gallagher informed that the Board will be going out of order and the Public Hearing for Special Permits for Estate Lots at Oakland Ave will be discussed at the end of the meeting at which time he will be recusing himself from discussions.

6:35 p.m. Form A – Lombardi on Britton Street

The plan shows land being given to the Lombardi's by their neighbor, the Uzzos. The Form A plan creates two non-conforming lots, which were granted a variance from the Zoning Board of Appeals.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to accept the Plan of Land for 521 Britton Street in Raynham, MA, prepared for Robbie D. Lombardi, dated June 30, 2021, by Arthur F. Bordon & Associates, Inc., as a plan not requiring subdivision approval. Discussion: None. Vote: 5-0-0.

General Business & Correspondence

Release of project review funds for Children's Development Center; Commerce Way Hotel; Orchard Ave. Extension; King Philip Street-solar project; CVS – 252 Broadway; 748 -770 New State High (gas station/convenience store)

Release of surety bonds for Christina's Path (insurance bond); CVS Broadway (insurance bond); Commerce Way Hotel (cash bond)

It was noted that all the above-listed projects are complete. Mr. Iafrate recommended approving the release of funds.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to release the above-listed funds.
Discussion: None. Vote: 5-0-0.

Certificate of Action – 167 South Street West Site Plan

Board reviewed the Certificate of Action for 167 South Street West, site plan, and it was signed by Mr. Gallagher.

Correspondence: Memo re: Associate Planning Board member

Mr. Gallagher stated he reviewed the letter received from Town Counsel on the matter, and stated he is not in favor. He noted the Board does not have two family members serving at the present time. He noted that in the past twenty years, there has never been a need for an associate member, and case law states that an associate member can only act on special permits.

Mr. Fountain stated that the letter is a good item to have. He suggested tabling discussions for a later date and to have Town Counsel review.

Invoices /bills payable

The Board reviewed invoices and bills presented

Old Business/New Business

It was noted that work on Cardinal Circle work was to begin on July 22, 2021. The Board is currently holding one lot until the work is complete and will not release until such time. The contractor is looking to build on the remaining lot, therefore, Mr. Gallagher feels that the Board should continue to wait until work can be done.

Planning Coordinator update:

Mr. Iafrate had no updates to report.

SRPEDD Update:

Mr. Matthew Andrade reported that SRPEDD should have a draft of the Master Plan ready by October, November at the latest.

Mr. Christopher Gallagher left the meeting room.

Acting Chairman, Mr. Fountain, resumed the meeting

6:40 p.m. Public Hearing – Special Permits for Estate Lots at Oakland Ave.

Present was Frank Gallagher, P.E., Gallagher Engineering, Foxboro, MA, along with Mr. Joseph Sullivan, applicant and owner of the parcel.

The Special Permit plan proposes two estate lots located on the south side of Oakland Ave. The applicant was before the Board in 2017. There is adequate access to the property and the proposed lots are conforming. The condition of Oakland Ave needed improvement before the project could move forward. The improvements have been completed by Mr. Sullivan, and all Town requirements have been met. The roadway will remain a private way.

Addressing the Board was Mr. Manuel Lima, an abutter, who questioned that the improvements were on Oakland Ave. Also addressing the Board on this matter were Michael Hall and Jason Lima, both abutters to the property.

Mr. Iafrate informed that the application before the Board is a request for two special permits for retreat lots. If approved, the applicant would need to return for approval of a Form A Plan for the middle lot.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve two retreat/estate lots shown as Lots 2 & 3 on a plan entitled “Plan of Land in Raynham, MA. Plot 24, Oakland Street,” prepared for Joe Sullivan, No. Carver, MA, by Gallagher Engineering, Foxboro, MA, dated May 26, 2021, with the condition that Oakland Ave improvements are to be complete according to standards as set forth by the Raynham Highway Superintendent and the road to remain as a private road. Discussion: None. Vote 4-0-0.

Plans to be signed

Carlton North Subdivision, Pine Street Estate Lots were signed by the Board.

Adjournment

MOTION: Moved by Mr. Fountain and seconded by Mr. Mr. Oldfield to adjourn from the Raynham Planning Board Meeting of August 5, 2021, at 7:05 p.m. with no business to be conducted afterwards. Discussion: None. Vote: 4-0-0.

Respectfully submitted,


Russell Driscoll, Clerk

Upcoming meeting: September 5, 2021