



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board

Meeting Minutes

September 16, 2021

Call to Order

Chairman Christopher Gallagher opened the meeting of Thursday, September 16, 2021, at 6:00 p.m. and informed that the meeting was being recorded.

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

Planning Board Members Present: (5)

Mr. Christopher Gallagher-Chairman (present via remote connection Gotomeeting.com); Mr. Burke Fountain-Vice Chairman; Mr. Russell Driscoll-Clerk; Mr. Matthew Andrade; and, Mr. Brian Oldfield

Also present: Mr. Robert Iafrate, Planning Board Coordinator

6:01 p.m. Approval of Planning Board Minutes – September 2, 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 September 2, 2021, as printed. Discussion: None. Vote: 5-0-0.

Mr. Gallagher informed that a request was received from ATG on Paramount Drive regarding a temporary occupancy permit. The developer has not completed an as-built plan, therefore, no final inspection has been done. The site is deficient for asphalt top coating and striping; remaining improvements are complete. Mr. Iafrate informed that Mr. Steve Ventresca, Nitsch Engineering, conducted an inspection and recommends a bond amount equal to 130% of the remaining work, which will set the bond at approximately \$175,000. There are no further issues with the site. Mr. Iafrate discussed today with the developer and he is planning on presenting a \$200,000 bond to the Planning Department by next Monday. Once the bond is received, Mr. Iafrate will conduct an inspection along with other department heads. After completing the inspection, a 60-day temporary occupancy permit could be issued and then reviewed at 60 days to determine work to be completed. The building is approximately 95% complete.

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to issue a 60-day temporary occupancy permit upon receipt of a bond in the amount of \$200,000. Discussion: None. Vote: 5-0-0.

Old Business/New Business

None.

Planning Coordinator Update

Mr. Iafrate informed that due to several heavy rain storms recently that were over the 100-year event, a detention basin has overflowed. The basin is in the rear of a property on the private three-lot subdivision at Granite Ave., which is located off Forest Street. The design had been reviewed and approved by the Board during the subdivision process. Mr. Iafrate has received e-mails from neighbors on nearby Parkwood Drive. Water overflowed into the walkway path adjacent to the detention basin and flowed into the state forest that is located directly behind the area. The flow of water was river type through the property of the neighbors on Parkwood Drive. The neighbors are concerned about similar future events. Mr. Iafrate discussed the situation with Raynham Highway Superintendent and suggested inviting the developer/designer to a future meeting to discuss.

SRPEDD Update

Mr. Andrade informed that no recent meetings were scheduled.

6:15 p.m. Public Hearing – 1000 New State Highway Site Plan

Mr. Gallagher informed that the Board received correspondence from the applicant requesting a continuance until October 21, 2021, and the applicant granted an extension of time-to-act until November 18, 2021.

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to approve the continuation of the public hearing for 1000 New State Highway Site Plan until October 21, 2021. Discussion: None. Vote: 5-0-0.

Plans to be signed

- Wildwood path open-space subdivision plan
- 167 South Street West site plan

Board members signed plans as presented.

Invoices /bills payable

The Board reviewed invoices and bills presented.

6:30 p.m. Public Hearing – 1651 New State Highway Site Plan

Mr. Gallagher informed that he read all documents pertaining to this application and the minutes from the last meeting.

The Board received the following correspondence regarding 1651 New State Highway Site Plan: letter dated September 16, 2021, from Nitsch Engineering stating that all comments have been addressed and that waivers are required; a list of conditions of approval for the Certificate of Action; and, a letter dated September 13, 2021, from Brian Dunn, President/Project Director, and Tracy L. Duarte, P.E., MBL Land Development & Permitting Corp., which listed ten (10) waivers. Mr. Gallagher suggested one additional waiver be added for the reduction of parking spaces by 35 spaces.

No concerns or comments from Board members.

MOTION: Moved by Mr. Fountain and seconded by Mr. Oldfield to grant waivers as set forth in the September 13, 2021, letter from MBL Land Development & Permitting Corp including one additional waiver for the reduction of 35 parking spaces. Discussion: None. Vote: 5-0-0.

Conditions of Approval

1. Site work should not commence until all federal, state, local permits are issued.
2. Erosion control measures shall be installed as shown in the approved plan to prevent sediment from tracking onto Rt. 44, adjacent properties, and into the wetlands.
3. All project review and legal notice fees shall be paid in full prior to endorsement of plan and a minimum balance of \$1,000 must be maintained in the review account for as-built review and site inspections.
4. Prior to endorsement of the plan, the applicant shall photocopy the Certificate of Action onto the cover page or add a plan sheet with a photo copy of the Certificate of Action to the set of plan sheets.
5. The plan shall be endorsed by the Raynham Planning Board prior to the issuance of a building permit.
6. Special Permit registered in the Registry of Deeds, Bristol County North District and the applicant must furnish the Raynham Planning Board with a copy of the recording prior to the issuance of a building permit.
7. All revisions are subjected to review and approval by the Raynham Planning Board and Nitsch Engineering Inc.
8. Raynham Planning Board shall reserve the right to amend the site plan approval should project design revisions be made by the applicant or if construction related issues warrant amendment to the site plan approval.

MOTION: Moved by Mr. Fountain and seconded by Mr. Oldfield to include the Conditions of Approval, as listed above, in the Certificate of Action. Discussion: None. Vote: 5-0-0.

Mr. Fountain asked for a brief explanation of the change in these plans from the original plans that were submitted. Mr. Dunn explained that the proposed increase in parking shown on the original plans was removed.

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to approve the site plan entitled Grieco Ford Site Improvements, 1651 New State Highway, Rt. 44, Assessors' Map 16, Lot 156, Raynham, MA, dated August 12, 2021, revised September 13, 2021, subject to the waivers and conditions approved previously. Discussion: None. Vote: 5-0-0.

Adjournment

MOTION: Moved by Mr. Fountain and seconded by Mr. Oldfield to adjourn the meeting of September 16, 2021, at 6:33 p.m. Discussion: None. Vote: 5-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming Meetings:

October 7, 2021 – 6:00 p.m. -Planning Board Meeting
