



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board Meeting Minutes Thursday, February 17, 2022

Call to Order:

Mr. Gallagher opened the meeting of February 17, 2022, at 6:00 p.m. and informed the meeting is being broadcasted live on the Raynham Channel, Comcast Channel 98 or Verizon Channel 34 or GoToMeeting.

Planning Board Members Present (5):

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

Also Present: Mr. Robert Iafrate, Building Commissioner/Planning, and Ms. Maureen McKenney

General Business:

Approval of Minutes of February 3, 2022

MOTION: Moved by Mr. Fountain and seconded by Mr. Oldfield to waive the reading and approve the Raynham Planning Board Meeting minutes for February 3, 2022. Discussion: None. Vote: 5-0-0

6:00 p.m. - Public Hearing – Subdivision Rules & Regs and Associate Planning Board member

Mr. Iafrate stated that the Subdivision Rules & Regs were reviewed during the last meeting. A meeting is scheduled with Nitsch Engineering on February 23rd to finalize, and they will be discussed at a future meeting.

MOTION: Moved by Mr. Fountain and seconded by Mr. Oldfield to continue the Public Hearing for Subdivision Rules & Regs to March 17, 2022, at 6:05 p.m. Discussion: None. Vote: 5-0-0

6:04 p.m. - Request for Abbreviated Site Plan - 40 Hill Street

David Mullins, property owner/applicant, was present. Mr. Iafrate informed that the engineer for the plan was not available to attend. The owner has a set of plans and Mr. Iafrate has a rendering of the building. The project is on an existing site with an existing garage. The site is business

zoned. The proposed project is for a larger addition to the garage for the operation of his machine shop business.

Mr. Mullin explained his use for the facility. The addition will be approximately 25 feet from the abutter. No additional lighting proposed for the exterior. Additional information to be added to the plans per recommendations by Mr. Iafrate.

MOTION: Moved by Mr. Fountain and seconded by Mr. Oldfield to allow for an Abbreviated Site Plan process at 40 Hill Street. Discussion: None. Vote: 5-0-0

6:05 p.m. – Public Hearing – 1958 Broadway Simulcast Center

Mr. Driscoll read the Public Hearing Notice

The Board received correspondence dated February 16, 2022, from Ms. Denise Corrieri, Board of Health Director and correspondence dated February 16, 2022, from Rob Carey, Raynham Sewer Superintendent, noting the project needs to be brought in front of the Sewer Commissioners to discuss the project.

Present was Greg Driscoll, P.E., PMP Associates, representing Massachusetts Greyhound Association for the proposal of a relocation of a simulcast center. He noted this project and the warehouse buildings were presented as one for both MassDOT and MEPA. The simulcast facility is approximately 58,800 sq. feet with a betting floor approximately 29,000 sq. feet. The remaining footage will be used for offices, casual dining and two lounges. Access to the facility through a proposed new driveway, approximately 1,000 feet long. A roadway will remain along the rear of the project, near the railroad track, for access to another business owned by Mr. Carney. The right-of-way for the railroad is owned by Amtrak with an easement for crossing.

Mr. Driscoll reviewed the stormwater basins and access to the site. He informed that all curb cuts for the project will be done through MassDOT.

Property owner, Mr. Chris Carney, was present and discussed the hours of operation being 11:00 a.m. to 1:00 a.m. The traffic flow to and from the site would remain the same unless the State issues something in the future.

Mr. Andrade questioned if the installation of bollards is proposed at handicap parking spaces.

Mr. Iafrate reviewed a list of items to be addressed: location of signs, bollards along parking spaces, Fire and Police Department impact until installation of signalization, calculations for parking to be listed on the plans, full landscaping plan, elevation of the properties, gate or retaining wall and snow storage and plan for removal of snow if needed.

Present was Ms. Elizabeth Peart, Manager of Transportation Permitting, Howard Stein Hudson. Ms. Peart discussed the traffic study conducted was for both projects which followed MassDOT guidelines. Counts were conducted in November 2021 during an event which was at a

heightened level. The site currently consists of three very wide curb cuts, which will be reduced to two for the second project and one cut for this project.

Rt. 138 north bound lane will have a left turn lane and a through lane. The proposed driveway will consist of one lane in and one lane out. The south bound lane will have one lane with the intention that the facility will be signalized. MassDOT is expected to complete a project on Rt. 138 that will include a bike lane. The project will extend the bike lane to the end of the property. Present was Mr. Tony Gelfhi who questioned the right turn into the site on the south bound lane and the amount of room needed to make the right turn. Ms. Peart informed that all curb cuts are designed for large vehicles.

It was agreed to continue the hearing to March 3, 2022.

MOTION: Moved by Mr. Fountain and seconded by Mr. Oldfield to continue the Public Hearing for 1958 Broadway – Simulcast Centers until March 3, 2022, at 6:10 p.m. Discussion: None. Vote: 5-0-0

Public Hearing – 1958 Broadway – Warehouse Buildings

Mr. Driscoll read the Public Hearing notice.

The Board received copy of correspondence dated February 16, 2022, from Bryan LaCivita, Chief, Raynham Fire Department, to Robert Iafrate, regarding impacts of the proposed project on the fire department. He informed that the department was in the process of purchasing a new engine at cost of \$709,00 and new ambulance costing \$387,000. He noted that any help the department receives would help them move in a positive direction.

Mr. Iafrate noted he has correspondence from the police department and he will forward to the Board tomorrow.

Present was Todd Morey, P.E., Beals Associates, Inc., Boston MA; Mike Wurtsbaugh, Portland Industrial, Atlanta, GA, and Ms. Elizabeth Peart, Traffic Management.

Presentation was given by Mr. Wurtsbaugh on the background of his company along with a review of past and present projects.

The proposed project will consist of two buildings, one building approximately 605,000 sq. ft. and the second building approximately 448,000 sq. ft. A total of 5,000-8,000 sq. ft. in each building will be used for office space. Both buildings will be very long and wide for a total footage of 1M sq. ft. The proposed number of parking spaces is 1181 with 349 spaces for trailer parking. A waiver is proposed for a reduction in the amount of parking spaces. There will be a total of 204 loading docks for both buildings. Proposed use of town water and sewer with underground electric, telecom and gas. A force sewer main will need to be extended; the project will be going before the Sewer Commission to discuss. The project will also be going before the Raynham Conservation Commission for a Notice of Resource Area Delineation.

Building B will have loading docks on both sides of the buildings. Building A will have loading docks only on one side with parking located in front of the building running along Rt. 138.

The proposed site is designed with two access points for both north and south with the southerly access point being signalized. Turning template designed with access for all types of vehicles including WB67 and fire apparatus. The existing stormwater system to be removed with the installation of a new stormwater design to meet or exceed MassDEP requirements. The site will have a total of eight EV charging stations per building. The Massachusetts Building Code requires 50 % of roof tops to be solar ready on buildings this size. Mr. Morey discussed the elevation for the site and the proposed retaining wall. The height of the buildings will be approximately 43 feet in height with a maximum of 54-55 feet in the middle of each building. The applicant is requesting a variance on the height from the Zoning Board of Appeals. The project is expected to take between 8-12 month to complete. The proposed hours of operations will be 24/7.

Mr. Gallagher questioned the curb appeal for the front building due to its closeness to the road.

Mr. Morey informed of a planting plan that will be included on the full set of plans.

Mr. Andrade questioned the installation of bollards in front of parking spaces, noting bollards are a general rule for the Board to request for safety. Mr. Morey informed that typically they will use 6" curbs in front of each space with bollards in front of the handicap spaces. After review of the design of the building, the Board may request bollards where glass will be installed. Mr. Gallagher informed that if the applicant wished, a letter from a structural engineer could be submitted for consideration for a waiver of bollards.

Mr. Iafrate spoke of several issues, including bollards, signalization, parking requirements, tractor-trailer deliveries, landscaping plan, waivers, snow removal area, and, the secondary access located in the rear of the property for medical and fire apparatus. He suggested the installation of a security gate.

Mr. Driscoll expressed concerns with individuals walking and trucks driving around the area.

Ms. Elizabeth Peart discussed traffic, noting that depending on tenant use, MassDOT has many categories for warehouse use. The figures presented are for the highest impact. The site will consist of two driveways; the south entrance will be signalized and the north entrance will be unsignalized. The northern driveway will consist of a left turn lane into the site with an adjacent through lane. The south bound lane on Rt. 138 will have one drive through lane. The driveway out will consist of a left turn and right turn lane. The proposed MassDOT road construction on Rt. 138 consists of a bicycle lane that would end just south of the project.

Mr. Morey informed that the permitting process should take approximately one year with construction starting in late 2022 or early in 2023.

Mr. Gallagher informed that Nitsch Engineering will be reviewing the project and has requested additional funds for the review.

Present was Ms. Marsha Silvia who asked if trucks would be using surrounding neighborhood roads. Mr. Gallagher informed that within the Certificate of Action, it would state that trucks would not be allowed to use neighborhood roads. Another concern of Ms. Silvia was noise. Mr. Morey informed that they have not conducted a noise report. Ms. Peart informed that there will be no trucks driving through neighborhoods. Trucks will be using major routes only.

Present was Ms. Carla McRae, 307 Prospect Hill Street, who discussed the third lane on Rt. 138 south bound at the entrance to Rt. 495. Because the lane is small, she expressed concerns with traffic backing up. Ms. Peart informed that the traffic study does not extend to Rt. 495 although the traffic signals may hold merit.

Present was Mr. Tony Gelfhi who discussed the possible impact of traffic on the south side of Rt. 138. He asked about possible backups while trucks are slowing down to turn into the site.

Members discussed the security of the site. They were informed there would be a truck coordinator on site.

Mr. Andrade asked for the number of vehicles entering or exiting the site daily. Ms. Peart informed the following: morning peak hours would be a total of 370 vehicles entering and exiting; afternoon peak hours would be slightly higher than the morning peak hours; total of approximately 2,400 vehicle trips within a 24-hour period.

After discussion, it was agreed to continue the hearing to March 3, 2022.

MOTION: Moved by Mr. Gallagher and seconded by Mr. Fountain to continue the Public Hearing for 1958 Broadway (Warehouse) until March 3, 2022 at 6:15pm. Discussion: None. Vote: 5-0-0

General Business & Correspondence

- Invoices/Bills Payments - Bills signed by the Board.
- Old Business/New Business: On February 15, 2022, Governor Baker signed into law a new session law which extends certain COVID-19 related measures. The new law, Chapter 22 of the Acts of 2022, includes an extension until July 15, 2022, of the remote meeting provision. Therefore, Mr. Gallagher informed that the Board could continue with broadcasting on GoToMeeting until such time. It was agreed to do so.
- Planning Coordinator Update - *Mr. Iafrate:* Mr. Iafrate suggested a meeting be scheduled for discussion and review of the Master Plan. The Board will need to submit comments to move the plan forward. Mr. Gallagher suggested scheduling a separate date outside the regular Planning Board meeting.
- SRPEDD Update - *Mr. Matthew Andrade:* Mr. Andrade and Mr. Iafrate met with the Master Plan Committee and discussed the plan presentation to different department heads so they would be more informed of the plan.

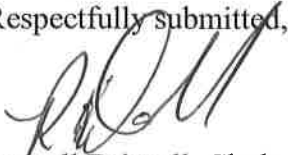
- Plans to be signed: Board members signed plans for 77 Broadway/B&B Seafood.

Adjournment

Mr. Gallagher asked for a motion to adjourn.

MOTION: Moved by Mr. Fountain and seconded by Mr. Oldfield to adjourn from the Raynham Planning Board Meeting of February 17, 2022, at 8:15 p.m. with no business to be conducted afterwards. Vote: 5-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:

March 3, 2022, @ 6:00 p.m.