



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board

Minutes

February 3, 2022

Call to Order:

Mr. Fountain opened the meeting of February 3, 2022, at 6:00 p.m. and informed the meeting is being recorded.

Planning Board members present (4): Mr. Burke Fountain; Mr. Russell Driscoll; Mr. Matthew Andrade and Mr. Brian Oldfield

Absent: Mr. Christopher Gallagher-Chairman

Present: Mr. Robert Iafrate, Building Commissioner/Planning and Maureen McKenney, Administrative Assistant

General Business:

Approval of Minutes of January 6, 2022:

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to waive the reading and approve the Raynham Planning Board Meeting minutes for January 6, 2022. Discussion: None. Vote: 4-0-0

6:00 p.m. - Public Hearing – Subdivision Rules & Regs and Associate Planning Board member: Mr. Driscoll read the Public Hearing notice

Subdivision Rules and Regulations

Mr. Fountain informed that the Board has discussed thoroughly the proposed changes to the rules and regs. A final draft with suggested corrections is needed. Mr. Fountain recommended continuing discussion until the next meeting.

MOTION: Moved by Mr. Fountain and seconded by Mr. Andrade to continue the public hearing until the next Raynham Planning Board meeting on February 17, 2022. Discussion: None. Vote: 4-0-0

Associate Planning Board Member

Mr. Iafrate informed that the topic was an article at the last Town Meeting, but because there was a question as to whether a public hearing was held, the article was pulled until such time when the Board could schedule a public hearing for discussion. There has been no change in language to the article.

Mr. Fountain informed that the Board had this listed as Article 20, Section 20.1 within the by-laws. Following discussion with Town Counsel, Mr. Iafrate informed that it may be placed within the by-laws under Article 6, Section 6.14.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Andrade to close the public hearing and approve the article as presented. Discussion: None. Vote: 4-0-0

6:04 p.m. - Request for Abbreviated Site Plan - 40 Hill Street: Applicant was not present, no action taken.

6:05 p.m. - Form A - 1950/1958 Broadway: Representative present on behalf of the applicant.

The property is owned by Mr. Carney and consists of five (5) lots. The proposed plan is to combine the properties into two (2) lots. One lot to be sold to Portman Industrial (Lot #1) with Mr. Carney keeping the remaining lot (Lot #2). The Board reviewed a plan for the area and the current buildings located on the property. They discussed the frontage for Lot #1 and the location of the wetlands.

Mr. Iafrate informed of the upcoming projects proposed for this property and suggested the Board schedule a site visit to view the area prior to the next meeting. Site visit tentatively scheduled for February 16, 2022.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve Form A plan entitled "Plan of Land 1900 & 1958 Broadway In Raynham, Bristol County, Massachusetts, dated January 18, 2022, prepared for Portman Industrial, 303 Peachtree Center Ave. NE #575, Atlanta, GA 30303," prepared by Jacobs Driscoll Engineering, 50 Oliver Street, North Easton, MA 02356, as a plan not requiring subdivision approval. Discussion: None. Vote: 4-0-0

6:10 p.m. - Form A - Broadway - Certificate of Action for Estate lot (Cairns):

During the last meeting, the Board suggested the applicant submit a Form A Plan for the estate lot he created. Mr. Fountain informed that a Form A was submitted, and he has reviewed the plan and deed.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the Form A, Plan of Land in Raynham, MA Plot 3-7-1 Broadway, prepared by SKC Properties, prepared by Gallagher Engineering, dated January 14, 2022 as a plan not requiring subdivision approval. The plan was signed.

Discussion: None. Vote: 4-0-0

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the Certificate of Action for the estate lot at Raynham Assessors' Map 3, 72 Broadway. Discussion: None. Vote: 4-0-0. The Certificate of Action was signed.

6:15 p.m.- Public Hearing - 1000 New State Highway Site Plan: The Board received from Beals & Thomas a request for a continuance of the public hearing along with a request for extension on the time-to-act.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to continue the public hearing for 1000 New State Highway site plan until March 3, 2022, at 6:05 p.m. and an extension on the time to act through April 7, 2022. Discussion: None. Vote: 4-0-0

General Business & Correspondence

- Invoices/Bills Payments: Bills reviewed by the Board and signed.
- Old Business/New Business: None

- Planning Coordinator Update - *Mr. Iafrate*:

Two ZOOM Meetings are scheduled with SPREDD, February 14th and February 16th, to finalize the Master Plan. A public hearing will need to be scheduled for a future Planning Board meeting with SRPEDD present to discuss the Master Plan with the Board.

The Building Department issued a temporary occupancy permit to 1776 Broadway.

- SRPEDD Update - *Mr. Matthew Andrade*:

Mr. Andrade informed that there are two meetings scheduled this month for the completion of the Master Plan. During the last SRPEDD meeting, there was discussion regarding the Rt. 138 reconstruction and South Coast Rail expansion.

- Plans to be signed: (None)

Adjournment

Mr. Fountain asked for a motion to adjourn.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Oldfield to adjourn from the Raynham Planning Board Meeting of February 3, 2022, at 6:36 p.m. with no business to be conducted afterwards. Vote: 4-0-0

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:

February 17, 2022 @ 6:00 p.m.