



TOWN OF RAYNHAM

PLANNING BOARD

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Raynham Planning Board

Meeting Minutes

Thursday, December 2, 2021

Call to Order:

Mr. Gallagher opened the meeting of December 2, 2021, at 6:00 p.m. and informed the meeting is being recorded.

Planning Board Members Present (4):

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

Absent: Mr. Burke Fountain, Vice Chairman

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

6:01 p.m. – Approval of minutes from September 16, 2021:

MOTION: Moved by Mr. Driscoll and seconded by Mr. Andrade to waive the reading of the minutes and approve as printed. Discussion: None. Vote: 4-0-0.

Public Hearing – 1000 New State highway site plan:

The Board received a request from the Law Offices of Edmund J. Brennen requesting a continuance of the Public Hearing until the December 16, 2021, Planning Board meeting and to extend the Planning Board's Time-to-Act until January 20, 2022.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Andrade to approve the continuance of a Public Hearing for 1000 New state Highway until December 16, 2021, and to extend the Time-to-Act until January 20, 2022. Discussion: None. Vote: 4-0-0.

General Business: Mr. Gallagher informed that the Board holds a reserve account in the amount of \$612 for Raynham Preserve subdivision. An invoice was received from Nitsch Engineering which exceeds the amount in the account; therefore, additional funds are needed. Mr. Gallagher recommend a request in the amount of \$2,500.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Andrade to request from the applicant additional funds in the amount of \$2,500. Discussion: None. Vote: 4-0-0.

Planning Coordinator Update - *Mr. Iafrate*:

Bayberry Drive Extension:

All twenty-six building permits have been issued and all but seven homes are complete. The applicant is working through issues with the highway department for siltation issues. The project should be complete within the next couple of months with final asphalt, and approval for Phase 1 & 2 coming before the Board next year.

Master Plan:

A draft of the Master Plan was received from SRPEDD. A Master Plan meeting will be scheduled to review it, and the plan is to have the Master Plan before the Board by February or March.

Mr. Iafrate attended a preliminary meeting for department heads some months back on the redevelopment of the dog track. There will be two submissions for the site, one for the warehouse section and one for the redevelopment of the gaming section. The applications should be in front of the Board by March.

SRPEDD update - *Mr. Matthew Andrade*:

Mr. Andrade attended a meeting recently where the discussion was on the Coronavirus and what is happening.

6:10 p.m. Public Hearing for 77 Broadway/B & B Seafood site plan:

Mr. Gallagher informed that the proposed plan is for reconstruction on the existing site at 77 Broadway (Assessors' Map 7, Lot 199).

Present was Mr. Eric Diaz, P.E., of Strong Point Engineering.

There is a building on site; the site has a plethora of resources on it, which will be mostly in the purview of the Conservation Commission, although all are located outside of the areas of disturbance. The area to be disturbed is paved throughout and the pavement goes up to the wetland boundaries. Applicant is proposing to pull the pavement away from the wetland boundaries and to reduce the amount of pavement on the site. The reduction in pavement will increase the site's natural ability to handle stormwater and better buffers to the wetlands.

The proposed plan is for a complete demolition of the building and removal of pavement. Proposed is a walk-up restaurant, no indoor seating. One side of the building will be a seafood restaurant and the other an ice cream shop. Applicant is not proposing any changes to existing curb cuts.

There has been an addition to the plans - a small bump out (10 ft. x 20 ft.) in the rear of the building between the two picnic areas, which will be for access to the restrooms. The bump out will be shown on the final plans. Grading will mimic the existing grade and will include

stormwater infiltration trenches along the back side of the parking areas. One comment on Nitsch Engineering review letter was to extend the trenches along both sides of the building, the applicant has no issue with extending.

The building will have town water and sewer with an installed grease trap to handle the facility. Lighting plan provided with downward LED high efficiency lighting. Also provided was a landscaping plan for the site which includes a marquee sign in the main landscaping area out front.

The establishment will be operating seasonally and will not be open during the winter months.

Mr. Gallagher discussed the length of a few parking spaces and suggested the length be extended. He is comfortable with the presented design and review.

Mr. Driscoll requested bollards be installed along the sidewalk area rather than curb stops.

The Board reviewed a rendering of the building.

The waivers were discussed:

Section 4.2.2 - Traffic impact study

Section 5.1.2 - Three-foot landscaping strip along foundation

Section 5.1.3 – 25-foot undisturbed natural buffer to wetland resource

Section 5.4 – Requirement to locate parking in the rear or side of the building

Section 5.4 - Requirement for a site to have only one curb cut per street frontage

5.6.2 - Requirement for a site to use curbing at all edges of paved surfaces

5.6.3 - All utility connections to be underground (currently site has overhead electrical).

6.0 - Development impact statement

6.1 - Environmental impact assessment

6.3 – Fiscal impact statement

6.5 – Community impact statement

6.7 - Traffic impact statement

Mr. Iafrate recommended adding conditions for bollards, sign design and color of building.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Andrade to approve the site plan called 'Site Plan Redevelopment Plan for 77 Broadway designed by Strong Point Engineering, dated October 28, 2021, with the following conditions: swale to be extended in accordance with Nitsch Engineering Review letter; rear bump out is to be shown on the final plan; bollards to be installed on both sides of the building where the parking spaces abuts the overhang and at the front of the building; sign design is to be submitted prior to endorsement by the Board; and building color and siding type are to be presented to the Board prior to endorsement. Discussion: None. Vote: 4-0-0.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Andrade to approve waivers as read and as listed in the letter from Strong Point Engineering, dated October 28, 2021, and as shown on the front sheet of the plans. Discussion: None. Vote: 4-0-0.

6:15 p.m. Joseph Sullivan – Oakland Ave Estate Lots/Special Permit:

It was noted that previously the Planning Board approved but did not realize there was a zoning issue that needed to be taken care of for the approved estate lots. The issue has since been cleared by the Raynham Zoning Board of Appeals granting variances for the two estate lots.

It was noted that a vote for a Special Permit requires four votes by members of the Raynham Planning Board. Mr. Gallagher disclosed that his brother was the engineering on the project so he would normally recuse himself. In this case, he suggested the Board vote on allowing the Rule of Necessity, giving Mr. Gallagher the opportunity to vote.

MOTION: Moved by Mr. Oldfield and seconded by Mr. Driscoll to instate the Rule of Necessity to allow Mr. Gallagher the opportunity to vote on reaffirming the original vote of the Raynham Planning Board. Discussion: None. Vote 3-0-0.

Discussion to reaffirm the previous approval by the Raynham Planning Board since the applicant has received variances from the Zoning Board of Appeals allowing the lots on the private way.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Oldfield to reaffirm the original approval by the Raynham Planning Board for Oakland Ave estate lots Special Permit, two special permits for two retreat lots on Sandy Hill Road given the fact that relief has been granted by Raynham Zoning Board of Appeals in a letter dated October 25, 2021, allowing the retreat lots on a private way. Discussion: None. Vote: 4-0-0. It was agreed that both Certificate of Actions for these lots will need to reference tonight's action taken by the Raynham Planning Board and the approval of the Raynham Board of Appeals.

General Business & Correspondence:

- Invoices/Bills Payable - the Board reviewed all invoices/bills
- Correspondence- no correspondence since the last Planning Board meeting.

Plans to be signed: 1651 New State Highway/Grieco Ford

Adjournment: Mr. Gallagher asked for a motion to adjourn.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Andrade to adjourn from the Raynham Planning Board Meeting of December 2, 2021, at 6:37 p.m. with no business to be conducted afterwards. Vote: 4-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting: December 16, 2021, @ 6 p.m.