



TOWN OF RAYNHAM

PLANNING BOARD

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Raynham Planning Board

Meeting Minutes

April 21, 2022

Call to Order

Mr. Gallagher opened the meeting of April 21, 2022, at 6:00 p.m. and informed the meeting is being broadcast live on the Raynham Channel, Comcast Channel 98 or Verizon Channel 34

Planning Board Members Present (3)

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

Absent: Mr. Burke Fountain and Mr. Russell Driscoll

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

General Business

Approval of Minutes of April 7, 2022, meeting: Tabled approval of minutes until the next meeting.

1000 New State Highway Certificate of Action

Daniel deAbreu, Esq., Brennen, Recupero, Cascione, Scungio & McAllister, Taunton, MA, addressed the Board. During the last discussion, the Board spoke of the possibility of the applicant being able to revisit the monitoring, if there are no issues. Because there is nothing in writing, Mr. deAbreu would like to make sure that this is the understanding. Mr. Gallagher informed that the applicant would need to come back for a minor or major modification. It was agreed that the condition in question would be kept and if something changes, the Board could revisit.

Motion: Moved by Mr. Oldfield and seconded by Mr. Andrade to approve the Certificate of Action, 1000 New State Highway, Planning Board Site Plan File S 2021-7. Discussion: None. Vote: 3-0-0

Continued Public Hearing – 883 Taco Bell site Plan and Special Permit

Letter dated April 19, 2022, was received from Nitsch Engineering containing site plan comments along with the recommendation to add a waiver for Section 5.16.2. The comments were addressed and a waiver from Section 5.16.2 was added per Petersen Engineering letter dated February 22, 2022, revision date of April 21, 2022. Mr. Gallagher stated that the applicant is willing to add funding to an account for offsite drainage mitigation.

Mr. Iafrate suggested that a presentation be put forth tonight with the two members absent reviewing the meeting tape so that the Board can act at the next meeting.

Mr. Daniel deAbreu was present representing Rt. 9 Realty along with Ms. Nicole Duquette and Jim Noyes, GPI and applicant Mr. David Lockwood.

As noted in the engineering response letter from Nitsch Engineering, an additional waiver was recommended with respect to the wheel stops. There were several comments during the last meeting regarding drainage. Mr. deAbreu informed that the drainage, as proposed, is a vast improvement to what is in existence. The design shows that there will be no runoff for a two-year or ten-year storm. Following discussions with the Raynham Highway Superintendent, it was agreed upon to set up an account for the Town for related mitigation.

Project is going through Raynham Conservation Commission for a Request for Determination due to potential wetlands north of the parcel.

Ms. Nicole Duquette asked for clarification on the Board's previous discussions of a fence along the back side of the property. During conversations with Mr. Buckley, Highway Superintendent, it was determined that the Cape Cod berm would be removed on the side of Richard Street and Sylvain Street and add a depressed area similar to a rain guard.

Mr. Gallagher stated that he would not recommend a fence in the rear of the property. Both Mr. Andrade and Mr. Oldfield would like to see a fence installed along the rear of the property.

Mr. Iafrate asked for a review of the site traffic flow and driveway queue. Ms. Duquette informed that there will be a full two-way access through Broadway, but a one-way traffic flow around the building.

Mr. Iafrate stated that the proposed lot and the two remaining lots in the rear have merged due to common ownership. He noted this could be a legal issue to review. Mr. Gallagher discussed there could be a Form A Plan done where the front lot could be one lot and the back lot is a non-buildable lot or property could be deeded by instrument through Section 81X/Y. Mr. deAbreu will research as he was not part of the purchase and sale of the lot.

Time to Act on the submittal is May 19, 2022.

Motion: Moved by Mr. Oldfield and seconded by Mr. Andrade to continue the Public Hearing for 883 Taco Bell Site Plan and Special Permit until May 5, 2022, at 6:20 p.m. Discussion: None. Vote: 3-0-0

1958 Broadway/ Simulcast Center Certificate of Action

Greg Driscoll, P.E., P.M. P Associates, was present representing Massachusetts Greyhound Association. Mr. Driscoll asked for a waiver on the AutoCAD requirement. It was agreed on Condition 19 to strike the words "and AutoCAD."

Not listed as a waiver, but Mr. Driscoll discussed Section 6.5A requirement to allow pavement for parking areas within seven and a half feet from the edge of the wall. Mr. Iafrate informed that this requirement may be part of the Zoning Board requirements. He suggested removing the waiver and he will handle separately.

Motion: Moved by Mr. Oldfield and seconded by Mr. Andrade to approve the Certificate of Action for 1900 Broadway, Simulcast Facility, File No. S-2022-2 with Condition #19 language striking the words "and AutoCAD." Discussion: None. Vote: 3-0-0

1958 Broadway/Warehouse Buildings Certificate of Action: The matter was tabled to the next Board meeting so the applicant could be present.

Modification - Deer Hallow Subdivision Plan: The matter was tabled to the next Board meeting of May 5, 2022.

Discussion – Displaying of sheds @ 120 Broadway

The Board received a request from Rt. 44 shed company to display sheds for sale at 120 Broadway. The proposed area is a gravel parking lot with an area approximately 60 ft. x 45 ft. on which to display sheds. There are no proposed improvements to the parking area. Mr. Iafrate recommended a hammerhead turnaround to allow anyone entering the site the ability of turning within the lot rather than backing out onto Rt. 138. The sheds displayed will be a variety of sizes with a maximum total of ten (10) on the property.

Motion: Moved by Mr. Andrade and seconded by Mr. Oldfield to approve the request with condition of a hammerhead turn around provided and with a limit of ten (10) sheds not larger than 200 sq. ft. each. Mr. Iafrate will conduct a site visit. Discussion: None. Vote: 3-0-0

General Business & Correspondence

- Invoices/Bills Payments: Bills reviewed and signed by the Board.
- Correspondence: None
- Old Business/New Business: None
- Planning Coordinator Update- *Mr. Iafrate:*
 - ❖ Mr. Iafrate informed that the meeting on May 5, 2022, may start with an Executive Session with Town Counsel. The Board of Selectmen received a complaint regarding

both the Planning Board and Zoning Board on actions taken during motions. Mr. Gallagher would like correspondence from the Board of Selectman on the complaint rather than scheduling an Executive Session. He prefers that the Board handle the situation.

- ❖ The Master Plan is on the warrant for the Annual Town Meeting. Mr. Iafrate asked if the Board would like him to request Ms. Lizeth Gonzalez, SRPEDD Representative, to present the Master Plan at the Town meeting. Board members agreed to invite Ms. Gonzalez to the Town Meeting for a presentation and to look into the capabilities of presenting a PowerPoint during the meeting.

- SRPEDD Update - *Mr. Matthew Andrade:*

- ❖ The next SRPEDD meeting is scheduled for May

Plans to be signed: None

Adjournment

Mr. Gallagher asked for a motion to adjourn.

MOTION: Moved by Mr. Oldfield and seconded by Mr. Andrade to adjourn from the Raynham Planning Board Meeting of April 21, 2022, at 6:41 p.m. with no business to be conducted afterwards. Vote: 3-0-0

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:

May 5, 2022, @ 6:00 p.m.
