



# TOWN OF RAYNHAM

## PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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### Planning Board Meeting

Minutes - May 19, 2022

#### Call to Order

Mr. Fountain opened the meeting of May 19, 2022, at 6:00 p.m. and informed the meeting is being broadcast live on the Raynham Comcast channel 98 and Verizon channel 34 and videotaped by RayCam.

#### Planning Board Members Present (4)

Mr. Burke Fountain; Mr. Matthew Andrade; Mr. Russell Driscoll and Mr. Brian Oldfield

**Absent:** Mr. Christopher Gallagher-Chairman

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

#### General Business

Approval of Minutes of December 2, 2021, April 7, 2022, April 21, 2022, May 5, 2022

**Motion:** Moved by Mr. Driscoll and seconded by Mr. Oldfield to waive the reading of the minutes December 2, 2021, April 7, 2022, April 21, 2022, and May 5, 2022, and approve as printed. Discussion: None. Vote: 4-0-0

**Certificate of Action** for 1094 New State Highway/Hyundai Dealership. Mr. Fountain asked for a motion to approve.

**Motion:** Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve the Certificate of Action, 1094 New State Highway/Hyundai Dealership. Discussion: None. Vote: 4-0-0

**Certificate of Action** for 883 Broadway/Taco Bell. Mr. Fountain asked for a motion to approve.

**Motion:** Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve the Certificate of Action, 883 Broadway/Taco Bell. Discussion: None. Vote: 4-0-0

#### Continued Public Hearing for 999-1023 Broadway (Site Plan & Special Permit)

Present was Huseyin Sevincgil, P.E., Greenman Pederson Inc; Mr. Michael Durant of Nouria Energy Corp.; Ms. Heather Montecup, Traffic Engineer from Greenman Pederson, Inc., and Mr. Jim Campbell, Principal of Phase Zero Design.

The location of the proposed project is only a few hundred feet from the Rte. 495 on/off ramps on Broadway/Rt. 138. The project involves three parcels to be consolidated. There are wetlands around

the property and the applicant has been in front of the Conservation Commission. The Conservation Commission has continued their discussion on this plan to June 18<sup>th</sup>. The plan is to demolish the existing gas station and the house on adjacent property and redevelop the property with a larger convenience store of approximately 6,000 sq. ft., new canopy in the front of the property with eight fuel dispensers for sixteen fueling positions. The drive-thru window around the building is to remain. Parking will be in front of the building; there will be a total of forty-five parking spaces on site. Waivers were submitted to accompany the site plan and the special permit for the drive-thru window. Mr. Sevincgil informed that he received the review comments from Nitsch Engineering, and he is working to respond to the Nitsch comments. The existing site has two driveways and the house lot has one. The proposed plan is to have two new driveways. The applicant has discussed the project with MassDOT. The existing gas storage tanks were installed in 1983; therefore, they will be removed and replaced with double wall tanks.

The plans submitted show grading, drainage, erosion control, utilities and landscaping.

The Board's peer review consultant, Steve Ventresca, P.E., of Nitsch Engineering was present and went over main points. He commented on drainage and test pit information, as it appeared that some of the systems were potentially in ground water. Also, layout and circulation - no issue as provided and shown on the plan. Special permit for gas station - Mr. Ventresca is not sure if it is grandfathered in under Section 7.4 of zoning by-laws.

Mr. Iafrate informed that the canopy had been given a setback variance a number of years ago, and existing use as gas station is not changing; therefore, the Building Department will be handling the plan not the Board of Appeals.

Mr. Fountain noted drainage is tight. Mr. Ventresca commented that the tanks are located close to the 25-foot buffer and recommended moving those out of even the 100-foot buffer. Based on the layout, it is not sure if this possible as it is a tight layout and it consists of several proposed drainage structures for the site.

Mr. Fountain stated there is engineering work to be done. Mr. Ventresca has not spoken to the ConCom but a letter of information is to be forwarded as Mr. Fountain would like their input.

Mr. Iafrate explained that curb cuts are 28 feet wide for fire apparatus. Mr. Sevincgil informed that the opening is 30 feet from the right-of-way and a truck turning plan. The driveways will be permitted through MassDOT and will conform to their requirements. Mr. Iafrate suggested the applicant speak to the fire department. There will be bollards in front of all parking spaces. Building design colors were discussed. The architect will review for Mr. Sevincgil.

It was explained that during the department head meeting for this plan, the number of pumps and the location of the drive-thru was of concern. A previous plan had shown the tanks on the right side, not the left side, and the department heads were concerned with deliveries and parking within the area. Mr. Sevincgil informed that the initial plans did have the tanks on the opposite side from what is now proposed. The design will not hinder access to the secondary driveway if trucks are on the property unloading. A truck-turn plan is provided in package. The plans did not include access for a truck to maneuver around the building unless the drive-thru lanes were empty.

Mr. Fountain asked about snow removal and a trash area. Mr. Sevincgil explained there will be a dumpster corral for trash, and snow storage will be in the landscape areas around the perimeter of the site, piled up off the pavement. For very large snow storms, snow will be piled in unused parking spaces.

Mr. Oldfield asked if the site will be tied into sewer. Mr. Sevincgil explained there will be new connection and communication from their engineer with the Sewer Department to find out exactly where.

Mr. Fountain noted 5.3.2.8 requires 150% storage volume for retention basins for the 100-year storm event. Highway Superintendent Ed Buckley commented to the Planning Board in an e-mail dated April 25, 2022, that he feels this requirement is important and it should not be waived.

Mr. Ventresca commented that if site soils can accommodate the extra 50% above the 100, he feels that the applicant should provide information. If soil conditions are not free-draining as maybe we would like them to be, then we should review the drainage design to see if they can't get to the 150%. He asked if there is a percentage above the 100 that applicant can give to mitigate the larger storms.

Mr. Fountain asked about waivers. It was noted they were looked at by Nitsch and nothing else stuck out but the 150%, as Mr. Buckley also pointed out.

Mr. Sevincgil will address with Nitsch the 150% concern. All drainage will be on site, not discharging anything to MassDOT or to the Town's system.

Mr. Jim Kimball of Phase Zero Design discussed that the building material will be a fiber cement board called nichiha, premium envelope system on all four sides in earth tone. Interior has high end ceiling with a lot of glazing. Bollards will be installed along the store front. Outdoor seating/patio provided on the side of the building.

It was noted there is a similar building to this planned building in Wareham if anyone would like to look it.

Heather Montecup, Greenman Pederson, traffic management addressed the Board and explained the project needs to be submitted to MassDOT, and when done, a copy will be forwarded to Nitsch Engineering and the Town.

Mr. Mike Durant of Nouria Energy addressed the Board. He explained they want to redevelop the site and bring to the Town of Raynham a state-of-the-art development with state-of-the-art equipment.

After discussion, it was agreed to continue the hearing to June 2<sup>nd</sup>. The time-to-act is June 17. Applicant meets with ConCom on June 18<sup>th</sup>.

Mr. Fountain suggested an extension on the Board's time-to-act on the plan

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to continue the public hearing to June 2, 2022, at 6:10 p.m. Discussion: None. Vote: 4-0-0

#### Form A Plan – 999-1023 Broadway

Mr. Sevincgil explained applicant is looking to consolidate three lots for the site plan. During last meeting there was discussion about showing wetlands on the Form A plan. Mr. Sevincgil stated that they will accommodate and the resubmitted plans will include wetlands.

#### General Business & Correspondence

- Invoices/bills payable - Invoices reviewed and signed by the Board.
- Old Business/New Business - None

- Planning Coordinator update - *Mr. Bob Iafrate*:

The recent Town Meeting approved the position of Planning Board Associate Member. Mr. Iafrate explained that the Board will need to appoint a member, and they will also need approval from the Board of Selectmen.

Mr. Steve Ventresca, Nitsch Engineering, was present, and Mr. Iafrate asked him about the drainage concerns expressed by the Board at the last meeting regarding the additional lots for Doe Run subdivision. Mr. Ventresca informed that he spoke to the engineer for the project and reviewed the plans. Mr. Ventresca has no concerns with the proposed additional lots.

- SRPEDD update - *Mr. Matthew Andrade*:

SRPEDD 66<sup>th</sup> Annual Meeting will be held on May 25, 2022, at 6:00 p.m. at White's of Westport. Mr. Andrade will be attending.

- Plans to be signed – 1900 Broadway/Simulcast Center

### **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 May 19, 2022, at 6:56 p.m. with no business to be conducted afterwards. Vote: 4-0-0

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:

June 2, 2022, @ 6:00 p.m.

DC