



# **TOWN OF RAYNHAM**

## **PLANNING BOARD**

**RAYNHAM, MASSACHUSETTS 02767**

**Tel. 508-824-2745 Fax 508-828-4290**

## **Raynham Planning Board**

### **Meeting Minutes**

**Thursday, June 2, 2022**

### **Call to Order**

Mr. Fountain opened the meeting of June 2, 2022, at 6:00 p.m. and informed the meeting is being broadcasted 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

**Also Present:** Ms. Maureen McKenney, Administrative Assistant

### **General Business**

#### **Approval of Minutes of May 5, 2022-amended and May 19, 2022**

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to waive the reading of the minutes for May 5, 2022-amended, and May 19, 2022, and approve as printed. Discussion: None.

Vote: 4-0-0

#### **Hutch Motor Sports/Rt. 44 – Request for Abbreviated Site Plan submittal**

Present was Mr. Dave Hutchins from Hutch Motor Sports. The proposal is for a 4,000 sq. ft addition to an existing building to be used for warehouse space.

Plans were submitted to Mr. Iafrate. Mr. Hutchins has spoken to his neighbor, Ray Blichard, who informed Mrs. Hutchins that he did not have any problems with the proposed plan. Mr. Hutchins invited Mr. Blichard to the meeting tonight, but he was unable to attend.

Increase of pervious surface with drainage calculations are shown on the plans and the site plan for the extended drainage. Thirteen additional parking spaces are proposed (twelve spaces plus one handicap space). Drainage will consist of extra leaching chambers with a drainage ditch installed all the way around the proposed building for downspouts.

Mr. Fountain said he does not see any issue with the plan being an abbreviated site plan. Question is, does drainage need to be reviewed. Mr. Hutchins informed that the project has been engineered by Grady Consultants including drainage calculations.

Members discussed having Mr. Gallagher review the drainage calculations.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to accept Hutch Motorsports request for an Abbreviated Site Plan subject to possible requirement for review of drainage by consulting engineer and proof submitted that abutters have all received written notice of the Public Hearing. Discussion: None. Vote: 4-0-0

**Public Hearing - 999-1023 Broadway – Site Plan & Special Permit and Form A Plan for 999-1023 Broadway**

The Board received a letter requesting a continuance until the next meeting.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve the continuance of a Public Hearing for 999-1023 Broadway, Gulf Station, until July 7, 2022, at 6:10 p.m. Discussion: None. Vote: 4-0-0

**Doe Run – Subdivision Plan modification**

Mr. Fountain informed that Frank Gallagher, Gallagher Engineering, previously discussed with the Board an additional six lots being added to the subdivision. Members did not have any issues and considered it to be a minor modification.

The Board received from Steve Ventresca, P.E., Nitsch Engineering, a review letter stating that he reviewed the plans and drainage report for the modification to the Doe Run subdivision. The applicant is providing an additional six lots and extending the roadway to accommodate the additional lots. After review, it was found that the stormwater basin and parcel at the end of Amanda Way that was previously designed and approved by the Board will handle the 100- year storm event. Revised stormwater design is acceptable. Mr. Ventresca recommended the Board add a condition that the drainage maintenance roadway around the basin consist of dense grade material instead of gravel as proposed.

During the last meeting, the Board tasked Mr. Gallagher with informing residents around the proposed additional lots of their intentions.

Mr. Fountain asked if the Board would like to hold on the plans to see the change suggested by Nitsch Engineering for dense grade rather than gravel and proof that residents were notified.

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to approve the Modification Plan subject to the modified plan showing that the drainage roadway around the basin consists of dense grade material rather than gravel and applicant submit proof that residents were notified of the modification. Discussion: None. Vote: 4-0-0

### **Form A Plan – Thrasher Street-Andrade**

Due to conflict, Mr. Andrade recused himself and left the meeting room

Mr. Driscoll disclosed that he works for the party that holds these lots.

Because Mr. Driscoll is familiar with the area, he informed about the property line in between the two houses. The lot is being reconfigured because when one of the foundations was installed, it was realized that one was a little too close in one direction and the other was a little too close in the other direction. Lot sizes may change slightly but are well over the requirement. Lines are being moved to conform to zoning and wetlands are shown on the plan.

Motion: Moved by Mr. Oldfield and seconded by Mr. Driscoll to approve a plan entitled Approval Not Required Plan of Land prepared for Advanced Development Inc., Thrasher Street, Raynham, MA prepared by Lighthouse Land Surveying LLC, plan dated May 24, 2022 as a plan not requiring subdivision approval. Discussion: None. Vote: 3-0-0

### **Form A Plan – South Main Street-Noblin**

Due to conflict, Mr. Driscoll recused himself and left the meeting room.

Mr. Andrade returned to the meeting room and disclosed that the applicant has a business relationship with his uncle, Daniel Andrade.

Present was Ms. Carey Ann Campbell, on behalf of King Philip Realty Trust.

Mr. Fountain informed that the proposed lot is near the Taunton line, 70+ acres in Raynham and 16 acres in Taunton. Wetlands are shown on the plan and lots conform to zoning with frontage just over 150 feet.

Motion: Moved by Mr. Oldfield and seconded by Mr. Andrade to approve a plan entitled Approval Not Required Plan of Land prepared for King Philip Realty Trust, South Main Street, Raynham, MA prepared by Lighthouse Land Surveying LLC, plan dated May 9, 2022, as a plan not requiring subdivision approval. Discussion: None. Vote: 3-0-0

### **Form A Plan – 302 Church Street-Noblin**

Due to conflict, Mr. Driscoll recused himself and was not in the meeting room.

Present was Ms. Carey Ann Campbell on behalf of King Philip Realty Trust.

The proposed land is behind existing house that abuts the Taunton River.

Mr. Fountain informed that there is usable frontage on Church Street where a driveway could be installed. The easiest way would be through the apartments, but the access would need to be with

usable frontage. Ms. Campbell was not sure if the proposed plan is for a building similar to the apartments currently on site.

Both lots conform to zoning requirement for Residential B with a minimum of 150 feet of frontage on Church Street and a minimum of 30,000 sq. ft. of land area.

Motion: Moved by Mr. Oldfield and seconded by Mr. Andrade to approve a plan entitled Approval Not Required Plan of Land prepared for King Philip Realty Trust, 302 Church Street, Raynham, MA prepared by Gallagher Engineering, plan dated May 25, 2022, as a plan not requiring subdivision approval. Discussion: None. Vote: 3-0-0

Mr. Driscoll returned to the meeting room.

#### **Form A Plan – Pine Street-Carney**

The Board received a letter from Mr. Frank Gallagher informing of the proposed Form A Plan. Total of 71 acres of land is being divided into two parcels, Parcel A is 7.87-acre lot non-buildable with no frontage on any roadway, and Parcel B will be the remaining land, which contains about 64 acres. The purpose is to divide Parcel A from the larger parcel to be transferred to Deer Hill Development as part of the subdivision modification for Doe Run subdivision, which was approved tonight.

The parcel contains wetlands that are shown on the plan.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve a plan entitled Plan of Land in Raynham, MA situated off Pine Street prepared for Deer Hill Development, LLC, prepared by Gallagher Engineering, plan dated May 24, 2022, as a plan not requiring subdivision approval. Discussion: None. Vote: 4-0-0

#### **Form A Plan – 356 Leonard Street-Medeiros**

Present was Mr. Ed Medeiros, cousin to owner Mr. Michael Medeiros. The proposed Form A plan is in a Residential A District, which requires 40,000 sq. ft of lot area and 150 feet of lot frontage. The plan conforms to all the Form A requirements. There are wetlands on the north end of the property, and the wetlands will be approximately 400 feet from any dwelling that will be built. The purpose of the plan is to show a lot line for the construction of a building on the lot.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve a plan entitled Plan of Land in Raynham, MA situated off Leonard Street prepared for Michael and Ruth Medeiros prepared by Gallagher Engineering, plan dated May 17, 2022, as a plan not requiring subdivision approval. Discussion: None. Vote: 4-0-0

#### **General Business & Correspondence**

- Invoices/bills payable - Invoices were reviewed and signed by the Board.

- Old Business/New Business

Mr. Fountain informed that the Board received a packet regarding Partridge Lane sidewalk safety issue and work that needs to be done. Recommendation from Ed Buckley, Highway Superintendent, was to mill and resurface the top two inches throughout the roadway. Correspondence from Steve Ventresca, P.E., Nitsch Engineering, confirmed Mr. Buckley's recommendation.

Mr. Fountain asked if Ms. McKenney would find out how many lots remain to be built, and the Board will discuss at the next meeting when the Building Commissioner/Planning Coordinator is present.

- Coordinator update - No report as Mr. Iafrate was not present.
- SRPEDD update - *Mr. Matthew Andrade*

Mr. Andrade informed that he attended the SRPEDD Annual meeting recently and MassDOT representative discussed the train. The Fall River station is 49% complete and the remaining stations along the way have significant development. The line is on track for first riders by end of 2023.

- Plans to be signed: 1958 Broadway/Warehouses. Board members signed plans presented.

### 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 June 2, 2022, at 6:57 p.m. with no business to be conducted afterwards. Vote: 4-0-0

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:

July 7, 2022 @ 6:00 p.m.