



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board Meeting Raynham Veterans' Memorial Town Hall December 7, 2017

Meeting opened: 6:00 p.m., by Chairman Daniel Andrade

Board members present: Daniel Andrade, Burke Fountain, Christopher Gallagher, Russell Driscoll and John Teixeira

Board members not present: (All present)

Staff present: Robert Iafrate, Building Commissioner/Planning Coordinator
Maureen McKenney, Administrative Assistant

6:00 p.m. – Meineke/1314 Route 44 site plan: Rebecca Baptiste, P.E., Silva Engineering, Bridgewater, MA, appeared before the Board to request a temporary occupancy permit for the site. Correspondence was received from Nitsch Engineering, dated December 7, 2017, and RMC Construction, Inc., dated November 15, 2017.

Mr. Andrade informed that the project contractor, RMC, Inc., is his nephew. He stated he had no financial interest in the project himself and asked if anybody present had issue with him involved now. No one responded. Mr. Andrade stated he will stay for the matter.

Ms. Baptiste explained that a top plate for the drainage weir needs to be installed, and pavement topcoat will be done next week weather permitting. The dumpster has fencing, gates are installed. She noted there is more site work to be done but this is the Board's only meeting in December and the owner needs to be in the building by the end of the year.

Mr. Andrade suggested the Board vote to give Mr. Iafrate authority to issue the temporary occupancy permit when all is inspected. He noted that no lighting or pavement striping needs to be done. Mr. Teixeira asked if Mr. Iafrate was okay with that. Mr. Iafrate said he would have recommended that himself. He noted the bond amount can be reduced when work is done, and he will use the Nitsch estimates for any reductions.

Mr. Andrade moved to allow Mr. Iafrate to issue the temporary occupancy permit as he sees fit and to modify the bond as necessary; second Mr. Driscoll. Motion passed 5-0-0.

6:10 p.m. – Raynham Water District, 708 Orchard Street, Abbreviated Site Plan: The hearing was opened. Mr. Driscoll read the hearing notice. Present were Tom Mahanna, P.E., and Tim Grace, P.E., of Tighe and Bond, along with Bill Ward, Superintendent, and Jon Chase, Assistant Superintendent, of Raynham Center Water District (RCWD).

Mr. Mahanna explained RCWD plans to replace an existing, undersized structure located behind the water tank on site. That structure will be demolished and replaced with a pre-engineered metal building, which will meet future needs for vehicles and operations.

Mr. Grace explained the site plan: 708 Orchard Street is zoned business; the property is 6.09 acres; there is on-site septic now but there will be connection to sewer line; the pre-engineered metal building will be 50 ft. by 85 ft. with three garage bays; there will be men's and women's locker rooms and showers. There is no stormwater management system now, and the new plan proposes treating everything on site using Mass DEP standards with an infiltration basin; the new plan allows less discharging off site than happens now; there will be piping for 25 year storm; the building footprint will be in the same location. There will be 10 parking spaces defined and striped; there will be a 25 ft. buffer at the basins. Mr. Grace showed where the sewer connections will be located, noting there will be no cutting into the road.

Mr. Andrade asked if there was a parking plan. Mr. Grace showed the building elevations, and explained where parking will be located – five spaces at the tower, three at the Sprint building and two at the new garage building. He noted the only waiver request is for parking because they believe the 17 spaces required by zoning is excessive for the eight employees. Mr. Ward stated no increase in employees is expected. Mr. Chase stated the district vehicles will be on the road with only half at the site daily.

The adjacent residential house was discussed. Mr. Ward stated appraisals are being done for the house, and RCWD hopes to own the house and land by the end of April. Mr. Andrade stated screening on site is not an issue except for that house. Mr. Ward said the house will be knocked down, and RCWD wants to own the house before they start. After discussion, it was agreed this could be a condition of approval.

Mr. Lafrate asked about screening. Mr. Andrade explained that when a business project abuts a residence, there is need to protect the residential property with screening. Mr. Grace pointed out that the plan proposes screening at the rear of the site. Mr. Andrade didn't like the screening as shown. Mr. Grace noted it is a woods line. Mr. Andrade explained Rte. 44 can be seen and his concern is that as a residence, it needs proper screening, more than what is shown on the plan. However, if the screening is not needed, he doesn't want to incur costs.

The common driveway was discussed. Mr. Ward said it should become a moot point, and most of it is on RCWD property. He agreed to the condition to provide the Board with a copy of the Memo of Understanding between the Town and RCWD that was done at the time of road widening. Mr. Gallagher noted this sounds like an easement by instrument.

After discussion, it was agreed that a 25 ft. vegetated buffer is needed. It was noted the other residential property adjacent to the site is zoned business but if it is used as residential, it needs a 25 ft. vegetated buffer. It was also noted there is a communications building on the site that belongs to the fire and police departments. It was noted the shed near Orchard Street does not belong to the RCWD.

The generator was discussed. Specific generator has not been selected, but it will be enclosed. Mr. Andrade stated a sound barrier may be needed. Mr. Grace was agreeable.

Mr. Gallagher stated the plan is hard to read. Mr. Grace agreed to make the plan more legible. Mr. Fountain requested a better locus map. Mr. Gallagher said it should not be taken from USGS.

The building elevations were discussed. Mr. Andrade asked if the building could be more attractive; Mr. Ward said they were limited by funds. Mr. Fountain noted the building looks like a plain

warehouse. Mr. Andrade agreed and asked that it be made more attractive. Mr. Teixeira asked if the entrance can be moved. Mr. Grace explained it could be a problem but he will look at that.

Bollards were discussed. It was agreed that bollards at parking spaces at the building will be provided. Mr. Fountain asked if parking is needed for the public. Mr. Ward noted the public will go to the office on Pleasant Street but there may be an occasional salesman at the site, but there is no need for public parking spaces.

Mr. Iafrate asked that one handicap parking space be shown on the revised plan. He asked if this plan will affect the development of the Bradford site to the west. Mr. Grace stated no. He noted they are using the Bradford site's sewer tie-in design. Mr. Iafrate asked if there is a tight tank for floor drains and a maintenance plan. Mr. Grace said there will be an oil/water separator, and there is an operation and maintenance plan for the site.

It was noted there will be directional signs for onsite traffic but not for the public. Mr. Iafrate suggested identifying the building so the public will not go on site. Mr. Iafrate said he will further discuss with the applicant.

Mr. Andrade thanked Mr. Ward for his many years of service to RCWD.

Mr. Andrade stated that the waiver for the parking reduction be shown on the front page of the plan. Mr. Gallagher moved to grant the requested waiver; second by Mr. Driscoll. Motion passed unanimously 5-0-0.

Mr. Andrade noted the plan shall be modified as follows: solid property lines shall be shown; names of abutters shall be shown; a 25 ft. buffer is needed between the business and residential uses; bollards shall be placed adjacent to parking spots at the building; one handicap parking spot shall be provided; a silencer is needed for the generator; the plan shall provide a better front façade for the new building.

Mr. Andrade asked if there is a sewer easement. Mr. Ward said it is part of the driveway and is shown on the plan.

Mr. Andrade added the following: if the house is not purchased by RCWD, a 25 ft. buffer and screening plan will be needed; the Board wants to see a cross use document; the site plan approval is based on RCWD purchasing the house or the plan must be modified; the grey scale on the plan shall be changed so the plan is legible; all structures on the plan shall be identified; the locus map on the plan shall be changed.

Mr. Gallagher moved to approve the site plan Raynham Center Water District, District Garage Building, Raynham, MA, prepared by Tighe and Bond," dated November 15, 2017, as amended by the Board; second by Mr. Driscoll. Motion passed unanimously 5-0-0.

Chris Gallagher left the meeting at 6:53 p.m.

6:54 p.m. - Doe Run: Frank Gallagher, P.E., Foxboro, MA, appeared before the Board representing Doe Hill Development, contractors for the subdivision located off Pine Street. Mr. Gallagher explained that the applicant seeks minor changes in phasing. Plan entitled "Definitive Plan of the Subdivision of Land in the Town of Raynham, MA. Situated Off of Pine Street," Index Sheet, prepared

by Gallagher Engineering, revised date November 30, 2017, was submitted to the Board for their review.

Mr. Gallagher explained that as the plan shows, the applicant wants to take two lots from Phase 3 and add to Phase 1. Phase I consists of 12 lots - Nos. 1, 2, 3, 18, 19, 20, 21, 22, 23, 25, 26 and 27.

During discussion, Mr. Fountain asked if applicant was waiting until Phase 3 to build the road; Mr. Gallagher said yes. During discussion, it was noted that in Phase 2 some of the lots are more than 1350 ft. from Pine Street. It was noted the plan was originally designed that way. Mr. Teixeira questioned why the road was not taken all the way to Pine Street; Mr. Gallagher stated because of the cost.

Mr. Andrade said he had a problem with the change because a little section of road might not be done and access would be lost. Mr. Andrade questioned if applicant was building a dead-end road for access and building the road in a later phase; Mr. Gallagher said no. Mr. Andrade noted the plan was approved with two ways in and out, but in the new phasing plan, one road is not being provided. Mr. Iafrate asked if construction of Ariana Road was in Phase 2. Mr. Teixeira questioned why it wasn't in Phase 1; Mr. Andrade noted it should be. Mr. Gallagher said it was a cost issue.

During discussion, it was noted there was much neighbor concern with this subdivision plan. Mr. Andrade noted the basins should be done first to make sure they are okay.

After discussion, Mr. Andrade stated the Board cannot approve a plan that could be a potential problem if the economy went bad, so each phase should be done independently for itself. Mr. Iafrate said he agreed 100%. Mr. Andrade said they could start construction; Mr. Iafrate suggested they could handle phasing after construction starts. Mr. Gallagher said he will return to his client, noting he thinks they will want Lot 23 on Phase 2. Mr. Andrade said Lot 23 should be on Phase 2 or 3, not Phase 1. Mr. Teixeira said he prefers it on Phase 1. No action was taken by the Board.

General Business:

Mr. Fountain moved to waive the reading and approve the minutes of November 16, 2017; second by Mr. Teixeira. Unanimous vote to approve (4-0-0).

A Form J Covenant Release was received for Lot No. 2, Tomlin Estates (off White Street). The Board is holding a \$10,000 surety bond for the development. Mr. Andrade moved to approve the Form J for Lot No. 2; second by Mr. Driscoll. Motion passed unanimously 4-0-0. The Form J was signed.

6:08 p.m. – Planner Update:

- Mr. Iafrate received a letter from the Raynham Cemetery Commission regarding a parking lot that was proposed behind 100 Route 44. The Commission advised that they were opposed to the expansion.
- There will be a pre-construction meeting next week for work being done on Doe Run subdivision (located off Pine Street).
- Meeting was held with Attorney Edmund Brennan, Taunton, MA, and applicants regarding a site plan for a new CVS at Market Basket plaza. Special permits for the new construction will be needed from the Board of Appeals and the Planning Board.

- The former Honey Baked Ham building on Route 44 is being purchased and will be either gutted or knocked down to accommodate two to three new units, including a restaurant.
- Six building permits have been issued for Innovation Park (1000 New State Highway).
- A request was received to modify the turnaround at the pump station on Paddock Road, which was approved as part of Bassett Knoll Estates. Applicant asked to reduce the 80 ft. turnaround to 60 ft. because of trees in the way. Mr. Iafrate noted highway and fire departments said they were not aware the 80 ft. diameter was being graveled. Mr. Iafrate noted Mr. Buckley prefers the 80 ft. turnaround be paved but he will be okay with the 60 ft. diameter if it is paved; however, the Fire Chief has issues with the 60 ft. Mr. Andrade felt the 60 ft. width is okay if paved, and he doesn't like to go against the Fire Chief but if the turnaround is paved, it should be okay since it was approved as being graveled.

Mr. Iafrate noted Mr. Buckley suggested a hammerhead design. Mr. Andrade said the hammerhead design won't work for fire trucks. It was noted the area in question is for the pump station only with no potential for houses. After discussion, it was agreed to recommend either leaving the 80 ft. diameter as approved or doing a 60 ft. diameter if paved. It was noted the Town will take over the pump station when completed if Highway Department approves it.

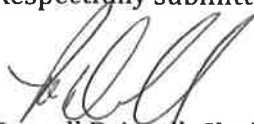
General Business: The Board agreed to cancel their December 21st meeting. The next meeting will be January 4th.

SRPEDD Update:

- Mr. Teixeira distributed copies of "The Great Neighborhoods Bill" that is being considered by the State legislature. The bill deals with reforms to zoning, subdivision control, permitting and master planning.
- Mr. Teixeira discussed that the South School parking lot is leased to a bus company and Comcast does not have full use of the parking lot for their events. Mr. Andrade noted it is not a day-to-day issue. Mr. Iafrate said he was there about a month ago looking over the site but he has no information about the lease to the bus company. Mr. Teixeira said that Comcast is hoping the parking lot is not leased to the bus company again. Mr. Iafrate said that is a Selectmen issue. Mr. Teixeira asked if there is a violation of by-laws occurring; Mr. Iafrate said he will look into it.

There was no further business and the meeting adjourned at 7:43 p.m.

Respectfully submitted,



Russell Driscoll, Clerk