



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767
Tel. 508-824-2745 Fax 508-828-4290

Raynham Planning Board Meeting Minutes August 4, 2022

Call to Order

Mr. Fountain opened the meeting of August 4, 2022, at 6:00 p.m. and informed that 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: Ms. Maureen McKenney, Planning Board Administrative Assistant

General Business

Approval of Minutes of July 21, 2022

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to waive the reading of the minutes for July 21, 2022, and approve as printed. Discussion: None. Vote: 4-0-0.

999-1023 Broadway – Vote on Special Permit for Drive-Through and Vote on Certificate of Action

Special Permit: Mr. Fountain asked for a motion to approve the Special Permit for a drive-through at 999-1023 Broadway.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve the Special Permit for a drive-through at 999-1023 Broadway. Discussion: None. Vote: 4-0-0.

Certificate of Action

Members had received and reviewed the Certificate of Action for 999-1023 Broadway. Mr. Fountain asked for a motion to approve.

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to approve the Certificate of Action for 999-1023 Broadway. Discussion: None. Vote: 4-0-0.

Hutch Motorsports - 1298 New State Highway – Vote on Certificate of Action

Members had received and reviewed the Certificate of Action for 1298 New State Highway.

Mr. Fountain asked for a motion to approve.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve the Certificate of Action for Hutch Motorsports - 1298 New State Hwy. Discussion: None. Vote: 4-0-0.

Carney Environmental/0 Broadway site plan: The public hearing was opened.

Mr. Driscoll read the Public Hearing notice

The application is for the relocation of a building from another property to this property at 0 Broadway. The parcel is approximately 17.3 acres with the front portion only to be developed. The Planning Board received copy of an e-mail from Greg Driscoll, P.E., of Jacobs Driscoll Engineering informing the Board of the formal withdrawal of the application from the Board of Appeals and they are also formally withdrawing the application from the Planning Board. The engineer requested the Board open and close the public hearing with no action to be taken. Mr. Fountain asked for a motion to accept the applicant's request for a withdrawal of the application.

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to close the public hearing for 0 Broadway with no action taken. Discussion: None. Vote: 4-0-0.

244 North Main Street – Request for Abbreviated Site Plan Review

Present was Mr. Matthew Iafrate representing Southbridge Properties. Currently, there is a commercial building on the locus property, and they are proposing to erect a 5,000 sq. ft. steel building that has four contractor bays. Plans will involve minimal grading and drainage because the proposed building is to be built on an existing parking lot. Mr. Iafrate informed that they have received an approval from the Zoning Board of Appeals. The property drains toward the rear of the property, therefore, no change to the impervious surface or existing drainage. Mr. Fountain asked members if they felt this required a full review. Mr. Driscoll said he visited the site and feels that it would not require a full review.

Mr. Fountain asked for a motion to accept the request for abbreviated site plan submittal.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to accept the request for abbreviated site plan submittal for 244 North Main Street. Discussion: None. Vote: 4-0-0

501Paramount Drive/ATG – Certificate of Occupancy: No action taken

General Business & Correspondence

- Invoices/Bills Payable:

Board Members signed invoices presented.

- Old Business / New Business:

The next Planning Board meeting is scheduled for Thursday, August 18, 2022. Mr. Fountain asked if the Board needed to meet. Ms. McKenney informed that there is nothing scheduled for the agenda at this time.

Mr. Fountain asked for a motion to cancel the next Planning Board meeting scheduled for August 18, 2022.

Motion: Moved by Mr. Driscoll, seconded by Mr. Andrade, to cancel the next Planning Board meeting scheduled for August 18, 2022. Discussion: None. Vote: 4-0-0.

- Planning Coordinator Update - *Mr. Bob Iafrate*

No report as Mr. Iafrate was not present.

- SRPEDD Update - *Mr. Matthew Andrade*

No update currently.

Plans to be signed: No plans to be signed.

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 August 4, 2022, at 6:14 p.m. with no business to be conducted afterwards. Vote: 4-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Planning Board Meeting:

Thursday, September 1, 2022, 6:00 p.m.
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