



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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

Raynham Planning Board

Meeting Minutes

Thursday, September 29, 2022

Call to Order

Mr. Gallagher opened the meeting of September 29, 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 (5)

Mr. Christopher Gallagher, Chairman; Mr. Russell Driscoll, Clerk; Mr. Burke Fountain, Vice-Chairman; Mr. Matthew Andrade and Mr. Brian Oldfield

Present: Mr. Bob Iafrate, Building Commissioner, and Ms. Maureen McKenney, Planning Board Administrative Assistant

General Business

Raynham Planning Board – Approval of Minutes, September 15, 2022

Motion: Moved by Mr. Fountain and seconded by Mr. Driscoll to waive the reading of the minutes for September 15, 2022 and approve as printed. Discussion: None. Vote: 5-0-0

Continued Public Hearing – Site Plan, Carney/0 Broadway

Public Hearing – Special Permit, Carney/0 Broadway

Present was Mr. Greg Driscoll from Jacobs Driscoll Engineering Company and PMP Associates. The project site is Map 3, Lot 39-A. The time to act is October 5, 2022.

Mr. Gallagher stated that Nitsch Engineering and PMP Associates have been corresponding regarding this project. Raynham Conservation Commission reviewed the application and issued an Order of Conditions during their last meeting.

Mr. Iafrate informed that the applicant filed an application with fees but had withdrawn. Following a department head meeting, the applicant refiled and is requesting the original fees paid to be applied to the new filing.

September 29, 2022

Motion: Moved by Mr. Fountain; second by Mr. Driscoll to approve the fees paid on the original application be applied to the resubmitted application with no additional fees. Discussion: None. Vote: 5-0-0

Mr. Fountain questioned the location of the lot. Mr. Iafrate reminded the Board that a few weeks back, a Form A was approved for the cell tower site which separated that site from this project.

The land is undeveloped, and Mr. Greg Driscoll informed that the proposed project is to erect a prefabricated metal building on the property for storage of supplies. Drainage was reviewed and revised per Conservation Commission. There is one waiver being requested for parking, a reduction from 29 to 16 spaces. The parking will only be for employees gathering what supplies they need and then leaving the site. Driveway will be widened to 20 feet with feedback from the Fire Department. Mr. Driscoll explained the proposed drainage for the site. Stockade fencing and plantings to be added.

Mr. Fountain said drainage was a major issue but has been addressed by Nitsch Engineering.

Mr. Gallagher asked for a motion to approve the Special Permit for parking reduction.

Motion: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the Special Permit for parking reduction from 29 required spaces to no less than 16 spaces. Discussion: None. Vote: 5-0-0

Waivers

The Board reviewed waivers listed on the Plan and no issues were found.

Motion: Moved by Mr. Fountain and seconded by Mr. Andrade to grant the Waivers as listed on Sheet 1 of 9 on the Plan. Discussion: None Vote: 5-0-0

Because the frontage has 130 feet, Mr. Iafrate requested a confirmatory sheet showing when the parcel was created. Mr. Fountain informed that there is correspondence within the filing that states January 17, 1971.

Mr. Gallagher asked for a motion to approve the site plan

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to approve the site plan entitled Site Development Plans Proposed Commercial Building, Broadway, Broadway Realty Trust, George Carney, Trustee, dated September 14, 2022, by PMP Associates pending receipt of confirmatory deed. Discussion: None. Vote: 5-0-0

General Business

- Invoices/Bills Payable: No invoices or bills presented to the Board
- Surety Funds for Raynham Preserve East

September 29, 2022

Mr. Gallagher informed that the development has a negative balance in their surety funds account, therefore additional funds will be needed. Mr. Iafrate suggested an addition of \$5,000 for the account.

Motion: Moved by Mr. Fountain and seconded by Mr. Driscoll to request an additional \$5,000 to be added to the account for Raynham Preserve East. Discussion: None. Vote: 5-0-0

- Release funds for 501 Paramount Drive Site Plan

Mr. Gallagher informed that the project is completed finished.

Motion: Moved by Mr. Fountain and seconded by Mr. Driscoll to release funds for 501 Paramount Drive, Raynham, MA including the Surety Fund. Discussion: None. Vote: 5-0-0

- Reduction of Surety Funds for Raynham Preserve East

During the last meeting, Mr. Castignetti was given figures from Nitsch Engineering on the remaining work. Because work was completed after the Nitsch Engineering site visit, Mr. Iafrate conducted a site visit and agreed with Mr. Castignetti on the completed items. Mr. Iafrate informed that the security funds should be in the amount of \$64,215.

Motion: Moved by Mr. Fountain and seconded by Mr. Andrade to release all funds in excess of \$64,215 for Raynham Preserve East. Discussion: None. Vote: 5-0-0

- Correspondence - No correspondence
- Old Business/New Business - No old or new business
- Planning Coordinator Update
Mr. Bob Iafrate: No report this evening.
- SRPEDD Update
Mr. Matthew Andrade: No update currently.
- Plans to be signed - No plans to be signed.

Adjournment

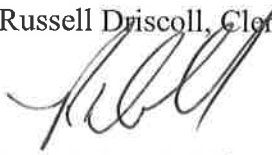
Mr. Gallagher asked for a motion to adjourn.

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to adjourn from the Raynham Planning Board Meeting of September 29, 2022, at 6:30 p.m. with no business to be conducted afterwards. Vote: 5-0-0

September 29, 2022

Respectfully submitted,

Russell Driscoll, Clerk

A handwritten signature in cursive script, appearing to read 'R. Driscoll', written over the printed name.

Next Scheduled Planning Board Meeting:

Thursday, October 5, 2022 @ 6:00 p.m.