



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board

Meeting Minutes

Thursday, October 6, 2022

Call to Order

Mr. Gallagher opened the meeting of October 6, 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. Christopher Gallagher-Chairman; Mr. Burke Fountain; Mr. Matthew Andrade and Mr. Brian Oldfield

Absent: Mr. Russell Driscoll

Present: Ms. Maureen McKenney, Planning Board Administrative Assistant

General Business

Approval of Minutes, September 29, 2022: Approval of minutes tabled until the next Planning Board Meeting.

Certificate of Action - Carney/0 Broadway

Mr. Gallagher asked for a motion to approve the Certificate of Action.

Motion: Moved by Mr. Fountain and Mr. Oldfield to approve the Certificate of Action for 0 Broadway Site Plan and Special Permit. Discussion: None. Vote: 4-0-0

Public Hearing – 244 North Main Street – Abbreviated Site Plan

Mr. Andrade read the Public Hearing notice.

Mr. Gallagher informed that the lot has an existing building with multiple uses. The proposal is for a 5,000 sq. ft. building, 4 units located on existing pavement. The Board received correspondence from Ed Buckley, Raynham Highway Superintendent, informing of work to begin on both North Main Street and South Main Street and there will be a moratorium once the work is complete. Therefore, any utilities or curb cuts should be done prior to work beginning. Correspondence was also received from Raynham Center Water regarding plans not showing

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water service line. If proposed building is in need of a service line, it should be added to the plan. Mr. Gallagher informed that the applicant will need to meet with the Water Department to address any concerns.

Mr. Gallagher reviewed the plans and has no issues with the project. There is ample parking for both the existing building and proposed building.

Present was Matthew Iafrate representing Southbridge Properties. He explained that the proposed project is for a 5,000 sq. ft. commercial building constructed in the rear of the existing building. The current building on the lot is home to adult daycare and children's daycare facilities, auto detailing business, auto part store and a part storage facility for Mastria. The building is non-conforming, and they were granted a special permit by the Zoning Board for the expansion of the site. The project also received a Negative Determination from the Conservation Commission. They are proposing to clear brush near the edge of the paved area with stones added to improve the current conditions. Mr. Iafrate pointed out the proposed water service, which will be coming out of the back side of the building to the existing utility easement and down to the street. The same is proposed for sewer with tie-in to an existing manhole. There is a proposed fence in the rear with gravel for parking and storage.

Mr. Iafrate requested a waiver for engineering fees as the project is an abbreviated filing. Mr. Gallagher informed that the application will not be going to Nitsch, therefore a verbal request to waive fees will be accepted. Ms. McKenney informed that the total fees for the Abbreviated Site Plan Filing were \$1,000.

Mr. Gallagher asked for a motion to give back engineer fees subject to submitting a written request.

Motion: Moved by Mr. Fountain and seconded by Mr. Andrade to give back engineering fees subject to the applicant submitting a written request. Discussion: None. Vote: 4-0-0

Mr. Gallagher and Board members did not have any issues with the proposed project. Mr. Gallagher asked for a motion to approve.

Motion: Moved by Mr. Fountain and seconded by Mr. Andrade to accept the plan entitled "Site Plan, Site: Assessors' Map 8, Lot 130, 244 North Main Street, Raynham, Massachusetts." prepared for Southbridge Properties, LLC, by Silva Engineering Associates PC, Bridgewater, MA. Discussion: None. Vote 4-0-0

General Business

- Invoices/Bills Payable: No invoices or bills presented to the Board
- Correspondence: No correspondence
- Old Business/New Business: No old or new business
- Planning Coordinator Update: No update as Mr. Iafrate was not present.

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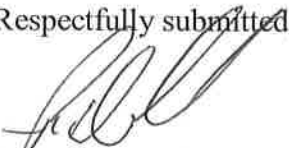
- SRPEDD Update - *Mr. Andrade*: No update currently.
- Plans to be signed: 50 Ryan Drive and 15 Commercial Street
- Meeting Schedule: Due to Early Voting, the meeting room will not be available for the
- October 20th and November 3rd meetings. Therefore, the Board will schedule special meetings if needed with the possible use of either the Planning Board office or the smaller meeting room at Town Hall.

Adjournment

Mr. Gallagher asked for a motion to adjourn.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to adjourn from the Raynham Planning Board Meeting of October 6, 2022, at 6:12 p.m. with no business to be conducted afterwards. Vote: 4-0-0

Respectfully submitted,



Russell Driscoll, Clerk