



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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

Raynham Planning Board Meeting Minutes Thursday, September 15, 2022

Call to Order:

Mr. Gallagher opened the meeting of September 15, 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 (3): Mr. Christopher Gallagher-Chairman, Mr. Matthew Andrade and Mr. Russell Driscoll

Planning Board Members Absent: Mr. Burke Fountain and Mr. Brian Oldfield

Present: Robert Iafrate, Planning Coordinator

Public Hearing— Carney/0 Broadway (Special Permit and Site Plan):

Mr. Gallagher informed that the Board does not have the required number of members present to vote on the special permit nor can evidence be taken.

Mr. Driscoll read the Public Hearing notice for the special permit.

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to continue the Public Hearing for 0 Broadway until September 29, 2022, at 6:00 p.m. Discussion: None. Vote: 3-0-0

Surety Reduction – Raynham Preserve East:

Letter dated August 23, 2022, was received from Lee Castignetti, Jr., of Long Built Homes, requesting reduction in the amount of surety being held for Raynham Preserve East subdivision.

The Board received from Nitsch Engineering a Cost Estimate, dated September 14, 2022, for completion of remaining work at Raynham Preserve East. The cost estimate is \$99,399.

Mr. Castignetti informed that the road and sidewalks are fully paved and the grass strip is done.

It was noted that normally the Board would take the recommendation from Nitsch Engineering; therefore, Mr. Gallagher suggested acting on the recommendation from Nitsch, and if there are

any issues or if further discussion is needed, Mr. Castignetti could come to the next Planning Board meeting on September 29th.

Mr. Iafrate stated that if work was completed after the inspection by Nitsch Engineering, Mr. Castignetti could simply yellow-line the items and, if the Board would authorize him to verify the items on Monday, the bond amount could be reduced accordingly at that time.

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to set the bond reduction amount to \$99,399 with the Building Commissioner conducting an inspection of the site to verify items completed as mentioned by Mr. Castignetti and, in which case, the bond can be reduced by the outlined amount on the Nitsch Engineering Cost Estimate. Discussion: None. Vote: 3-0-0

Minor Modification – Rt. 44 Hyundai Site Plan:

Representing the applicant was Attorney Daniel Vieira. He explained that the rear of the site has a portion of a fence that is shown on the plan, and it is completely impervious. The fence is not providing any specific security. The site plan approval was to replace the fence with slats, but that will not serve any purpose.

Mr. Gallagher recently visited the site and he noted that through the approval process, this was looked at and it was decided to have the fence as shown on the approved plan. He noted it may be impervious now that the leaves are on the trees but will look different come the winter. There were issues raised by abutters during the approval process and everyone agreed with a fence. Mr. Gallagher recommended moving forward with the site plan as approved.

Mr. Andrade stated that during the approval process, there were concerns regarding trash over the fence and headlights shining on the homes of neighbors. The property owner of Rt. 44 Hyundai was present and informed that all trash/debris has been removed. Mr. Driscoll said he would like to see what it looks like through the winter months.

Construction began recently, and there will be no addition to the back of the building.

Mr. Iafrate suggested placing the discussion on hold to allow the Board to conduct a site visit during the winter to see exactly what is out there. He also suggested reaching out to the abutter who initially expressed concerns during the approval process. Mr. Iafrate advised that an updated site plan be submitted to the Planning Board.

Minor Modification – Taco Bell/Broadway Site Plan:

The approved plan depicts twelve trees, four-inch caliper. The option to have four-inch caliper trees is not available due to the factor of a dig hazard. Applicant is looking for a minor

modification to the site plan to allow the original species as listed but with a caliper of three inches. Three-inch caliper trees are on hold in all the species specified on the plan.

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to approve the minor modification for Taco Bell, Broadway for all trees to be three-inch caliper rather than the originally approved caliper of four inches. Discussion: None. Vote: 3-0-0

501 Paramount Drive – Final Occupancy Permit:

Mr. Gallagher informed that he spoke to Mr. Iafrate about the site, and Mr. Iafrate advised all was done. Mr. Gallagher discussed that he would like to consider eliminating this step in the process of coming to the Board for a final occupancy permit. Mr. Iafrate said he will make sure he has positive reports from Nitsch on a site and then update the Board. Mr. Gallagher said he trusts Mr. Iafrate's judgement and will leave it to him to declare a final occupancy permit. Mr. Iafrate will take care of the 501 Paramount Drive occupancy permit next week.

50 Ryan Drive – Final Occupancy Permit:

Correspondence dated September 14, 2022, was received from Nitsch Engineering with an estimate of work to be completed. Mr. Gallagher informed that within Nitsch's report there are a few items remaining to be completed, such as plantings. Nitsch Engineering has recommended a \$5,000 bond be established for the remaining work items.

Mr. Iafrate informed that the large row of arborvitae did not survive and will be replanted. The building otherwise is complete. The occupants are currently under a temporary occupancy permit, which expires this fall. It was informed that the row of arborvitae, 75 trees, will be replaced by October 1st.

Mr. Gallagher recommended issuing a final occupancy permit

Mr. Driscoll suggested waiting until final plantings are in, as long as the temporary occupancy permit does not expire before the plantings are done.

Mr. Gallagher recommended authorizing the Building Commissioner to inspect the site once the plantings are complete and issue a final occupancy permit upon his verification. Board members agreed.

General Business:

- Planning Coordinator Update
Mr. Bob Iafrate: No report this evening.

- SRPEDD Update
Mr. Andrade: No update currently.
- Plans are to be signed by the Board for 40 Hill Street.
- Approval of Minutes, August 4, 2022: Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to waive the reading of the minutes for August 4, 2022 as printed.
Discussion: None. Vote: 3-0-

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 15, 2022, at 6:24 p.m. Vote: 3-0-0

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Planning Board Meeting:

Thursday, September 29, 2022, @ 6:00 p.m.