



# TOWN OF RAYNHAM

## PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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## Raynham Planning Board

### Meeting Minutes

Thursday, December 1, 2022

### Call to Order

Mr. Fountain opened the meeting of December 1, 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. Burke Fountain, Chairman; Mr. Russell Driscoll, Clerk; Mr. Matthew Andrade; and, Mr. Brian Oldfield

**Absent:** Mr. Christopher Gallagher, Chairman

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

**6:05 p.m. - Public Hearing:** Layla Estates.(located on Pine Street) Preliminary Subdivision Plan and Open Space, Special Permit

Mr. Fountain opened the public hearing

Mr. Driscoll read the public Hearing notice.

Present was Attorney Ed Brennan of 174 Dean Street, Taunton, MA, representing the petitioner. A letter was received from Attorney Brennan requesting a continuance of the hearing until the January 5, 2023, Planning Board meeting. Comments were received yesterday from the Raynham Highway Superintendent and the petitioner would like additional time to address the Superintendent's concerns. Ms. McKenney informed that correspondence was also received from the Sewer Commissioners.

No testimony was taken on the Layla Estates plan.

**Motion:** Moved by Mr. Driscoll and seconded by Mr. Oldfield to continue the public hearing for Layla Estates Preliminary plan and Open Space special permit until January 5, 2023, at 6:05 p.m.  
**Discussion:** None. **Vote:** 4-0-0

### General Business

- Invoices/Bills Payable - Invoices were reviewed and approved by the Board.
- Correspondence

The Board received a request from John Noblin, Trustee of Pleasant View Realty Trust, for the release of the road bond for Campbell Court as the final layer of asphalt has been completed on the roadway and sidewalk to the satisfaction of the Raynham Highway Department.

The Board noted that they have not received an as-built plan and no final inspection was completed by Nitsch Engineering. Mr. Iafrate informed that he spoke to Mr. Noblin and informed him that the Town will not be able to act on this until the spring Town Meeting.

- Old Business/New Business: No old or new business
- Planning Coordinator Update - *Mr. Robert Iafrate*: No updates to report.
- SRPEDD Update - *Mr. Andrade*: No updates to report.
- Plans to be signed: The Board signed the plans presented.

With no future agenda items for this month, Mr. Fountain suggested a motion to cancel the Planning Board meeting of December 15, 2022, subject to any emergency business.

**Motion:** Moved by Mr. Andrade and seconded by Mr. Oldfield to cancel the Raynham Planning Board meeting of December 15, 2022, subject to any emergency business. Discussion: None. Vote: 4-0-0

### **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 December 1, 2022, at 6:08 p.m. with no business to be conducted afterwards. Vote: 4-0-0

Respectfully submitted,

Raynham Planning Board



Russell Driscoll, Clerk