



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Planning Board Meeting Minutes Thursday, January 5, 2023

Call to Order

Mr. Gallagher opened the meeting of January 5, 2023, 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 (5):

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

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

Approval of Minutes from November 17, 2022, and December 1, 2022:

Motion: Moved by Mr. Fountain and seconded by Mr. Driscoll to waive the reading and accept the minutes of November 17, 2022, and December 1, 2022, as printed. Discussion: None.

Vote: 5-0-0

Mr. Gallagher asked to take out of order the agenda item for 890 Broadway, request for abbreviated site plan process. Board members had no objection.

Request for Abbreviated Site Plan at 890 Broadway

Present was Bob Crowell, P.E., Crowell Engineering, Plymouth, MA, and Mr. Bill Adams, property owner.

The proposed plan is for the construction of a metal building for storage of building materials for commercial development. The parcel is 8.3 acres and is located in a flood plain. A large pile of fill is located in the rear of the area where Mr. Adams is looking to construct the building within the wetlands. With work classified within the flood plain, the compensation would be to remove the fill pile. There is an area of grass over blacktop that they are proposing to remove and replace with stone. The ground water is relatively high, approximately 20 inches.

Motion: Moved by Mr. Fountain and seconded by Mr. Driscoll to accept 890 Broadway as an abbreviated site plan process. Discussion: None. Vote: 5-0-0

Public Hearing: Layla Estates - Preliminary Plan and Open Space Special Permit

Mr. Gallagher informed that communication dated January 4, 2023, was received from Attorney Edmund Brennan requesting a continuance of the hearing until February 2, 2023. Ms. McKenney informed that an extension was received for a date of March 2, 2023.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to continue the public hearing for Layla Estates Preliminary Plans and Open Space Special Permit until February 2, 2023, at 6:10 p.m. Discussion: None. Vote: 5-0-0

General Business

- Invoices/Bills Payable: Invoices were reviewed and approved by the Board.
- Correspondence: No correspondence since the last meeting.
- Old Business/New Business:

Mr. Iafrate informed the Board that Joseph Sullivan was present to discuss property at Sandy Hill/Oakland Ave. Due to a possible conflict of interest, Mr. Gallagher asked if his brother was the engineer on record. It was confirmed that Frank Gallagher, P.E., was the engineer for the project. Because no vote on this matter will be necessary and because Mr. Chris Gallagher would have good insight on the matter, it was suggested that he remain. Mr. Gallagher asked if anyone present had an issue if he remained for the discussion. No one objected and the discussion proceeded.

Mr. Sullivan, property owner at Sandy Hill/Oakland Street, addressed the Board. He explained that a site plan was approved in January 2018 for a one lot subdivision. A condition of that approval required him to meet minimum road standards as set in the Town's by-law along with guidance from Ed Buckley, Highway Superintendent. The guidance was attached to his approval and conditions.

Since then the parcel has changed from a one-lot subdivision to a three-lot subdivision. However, the roadway has only been partially improved. Mr. Iafrate informed that there is a top coat on the layout of the road. The question Mr. Sullivan now has is would be responsible for the top coat, final grading and shoulder work that is not complete. His concern is due to the way the subdivision was left, and it is not sure who would be responsible.

Mr. Gallagher stated that the initial developer would be responsible for the road. He asked if the Town was holding a bond. Mr. Iafrate informed that there was no bond.

Mr. Sullivan informed that as part of the agreement, he would take down trees and make the gravel improvements along Sandy Hill or from the intersection to his property, but there was no clear definition of what was to have been completed. Mr. Sullivan stated that he does not have a problem with putting down the pavement, but there was a clear indication in the Board's discussion as to what it should have been for that developer at the time.

Mr. Iafrate informed that the project was a Form A with conditions for the road. He suggested waiting for input from Mr. Buckley.

Mr. Sullivan informed that he had a discussion with Mr. Buckley who informed him that the Town is planning on repaving South Street East all the way down to Sandy Hill intersection.

- Planning Coordinator Update - *Mr. Bob Iafrate*:
 - Taco Bell is complete and is open for business.
 - Pine Street, Camp Titicut:

Mr. Iafrate explained that Mr. Carney came forward to access his property and the roadway was extended. The roadway was to be completed by Mr. Carney since it was creating frontage for his four lots. The roadway is completed but not yet approved. There was an easement on the last property sold, which allowed vehicles to park while hiking at Camp Titicut. Apparently, those parking spaces are being utilized for other purposes and the homeowner has blocked off the access to Camp Titicut, and the homeowner is also looking for the approval of installing signage. The Board discussed the legality of blocking the easement. No action taken.

- SRPEDD Update -*Mr. Andrade*: No update to report.
- Plans to be signed - No plans to be reviewed or signed.

Regarding future discussions on special permits, Mr. Gallagher brought up the approval/denial of special permits and stated that when granting affirmative findings, conditions are needed. When a denial is granted on a special permit, it does not require detailed findings. He also discussed the construction or operation authorized by a special permit and the time for construction as stated by the Raynham by-law.

Mr. Fountain asked if there has been any determination for 1000 State Highway. Mr. Iafrate informed that the property may be on the market.

Adjournment: Mr. Gallagher asked for a motion to adjourn.

Motion: Moved by Mr. Fountain and seconded by Mr. Driscoll to adjourn from the Raynham Planning Board meeting of January 5, 2023, at 6:41 p.m. with no business to be conducted afterwards. Vote: 5-0-0

Respectfully submitted,


Russell Driscoll, Clerk
Raynham Planning Board