



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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

Raynham Planning Board Meeting Minutes Thursday, February 16, 2023

Call to Order

By remote connection (cell phone), Mr. Gallagher opened the meeting of February 16, 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 (4): Mr. Christopher Gallagher-Chairman (remote connection); Mr. Russell Driscoll; Mr. Matthew Andrade and Mr. Brian Oldfield

Absent: Mr. Burke Fountain

Present: Ms. Maureen McKenney, Planning Board Administrative Assistant

Approval of Minutes from February 2, 2023

The Board tabled the minutes from February 2, 2023, to the next meeting.

Form A Plan: 999-1023 Broadway (Nouria Energy/Gulf Station)

Mr. Gallagher informed that the applicant was before the Board previously for site plan. In front of the Board tonight is an approval of a Lot Consolidation Plan and Consolidation Traffic Plan produced by Greenman-Pederson (GPI), Inc., Salem, New Hampshire. The plan proposes to remove lot lines between Lots 159, 158, 160 in order to consolidate all three into one lot.

Present was Chris Tymula, Senior Project Manager, Greenman-Pedersen, who confirmed that the project was first presented in May 2022 as part of site development plan.

Motion: After review of the plan it was moved by Mr. Driscoll and seconded by Mr. Oldfield to approve the Form A plan consisting of two sheets entitled "Lot Consolidation Assessors Map 4, Lots 157, 158 & 160 1023 Broadway-Route 138, Raynham, Massachusetts, prepared for Nouria Energy Corporation," Worcester, MA, by Greenman-Pedersen, Inc. Salem, NH, dated June 3, 2022. Discussion: None. Vote: 4-0-0

Public Hearing: 890 Broadway Abbreviated Site Plan

6:05 p.m. - Mr. Gallagher opened the Public Hearing. He noted the Board had previously discussed this plan when first presented as possible abbreviated site plan.

Planning Board Minutes – February 16, 2023

Page 2

Bob Crowell, P.E., Crowell Engineering, Plymouth, MA, appeared before the Board to present the plan. He explained that while going through the DEP process, DEP requested cuts from the existing building to edge of the pavement. Mr. Crowell informed that initially they requested to be allowed to move a mound of dirt, approximately 5,040 cu. ft., but DEP will not allow. They are proposing that the area behind the office be regraded with a replication area of 3,400 cu. ft. along the fence line for compensation.

It was noted that the project is to be discussed at the March 1st Conservation Commission meeting.

There was no public input.

Motion: Moved by Mr. Driscoll and seconded Mr. Oldfield to approve the Abbreviated Site Plan entitled Site Development at 890 Broadway, Raynham, MA, prepared for 890 Broadway Street LLC, William J. Adams, prepared by Crowell Engineering, Plymouth, MA, last revision date of January 13, 2023. Discussion: None. Vote: 4-0-0

As the Board inadvertently omitted reading the Public Hearing Notice prior to opening the hearing, Mr. Driscoll read the notice into the record.

Public Hearing: Church Street Estates Preliminary Plan

Mr. Gallagher discussed that the submission of the application was incomplete. He noted the Time-to-act is June 8, 2023.

There was no public input.

Mr. Gallagher requested a motion to continue the public hearing.

Motion: Moved by Mr. Driscoll and seconded by Mr. Oldfield to continue the public hearing until March 16, 2023 at 6:10 p.m. Discussion: None. Vote: 4-0-0

Public Hearing (Continuation): Layla Estates

Mr. Gallagher informed that the Board received correspondence, dated February 14, 2023, from Attorney Ed Brennan, requesting a continuance of the hearing until March 2, 2023, with a time-to-act of April 6, 2023.

Motion: Moved by Mr. Driscoll and seconded by Mr. Andrade to continue the public hearing for Layla Estates Preliminary Plan and Special Permit to March 2, 2023, at 6:15 p.m.
Discussion: None. Vote: 4-0-0

General Business

Planning Board Minutes – February 16, 2023

Page 3

- Invoices/Bills Payable
 - No invoices to be reviewed by the Board.
- Correspondence
 - No correspondence received.
- Old Business/New Business
 - No discussions
- Planning Coordinator Update – *Mr. Iafrate*
 - None as Mr. Iafrate was not present
- SRPEDD Update - *Mr. Andrade*
 - No updates since the last meeting.
- 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. Oldfield to adjourn from the Raynham Planning Board Meeting of February 16, 2023, at 6:20 p.m., with no business to be conducted afterwards. Vote: 4-0-0

Respectfully submitted,

Raynham Planning Board



Russell Driscoll, Clerk