



TOWN OF RAYNHAM
PLANNING BOARD
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Raynham Planning Board
Meeting Minutes
Thursday, March 2, 2023

Call to Order

By remote connection (cellphone), Mr. Gallagher opened the meeting of March 2, 2023, at 6:02 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 (by remote cellphone connection); Mr. Burke Fountain; Mr. Russell Driscoll; and, Mr. Brian Oldfield

Absent: Mr. Matthew Andrade

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

Approval of Minutes from February 2, 2023, and February 16, 2023

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to table the approval of the minutes of February 2, and 16, 2023, to the next meeting. Discussion: None. Vote: 4-0-0

6:05 p.m. - Public Hearing 1588-1608 Broadway Site Plan and Special Permit:

Mr. Gallagher opened the Public Hearing

Mr. Driscoll read the Public Hearing notice.

Mr. Gallagher informed that correspondence was received via email with information on a withdrawal of the application. Ms. McKenney confirmed there has been no correspondence except for the email.

Mr. Iafrate informed that a pre-submission meeting was held following the submittal of the application. Applicant subsequently made the decision that they were not going to construct a building and would only use the area for parking and storage. Mr. Iafrate then informed the applicant that it should come before the Board for review. Mr. Iafrate confirmed that the

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discussion with the applicant was that of the plan being withdrawn, but no formal notice was received by him. The time-to-act on the application is April 30, 2023.

Mr. Gallagher asked for a motion to continue the hearing to March 16, 2023.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to continue the public hearing for 1588-1608 Broadway site plan and special permit to March 16, 2023, at 6:15 p.m.

Discussion: Mr. Fountain suggested Mr. Iafrate communicate with the applicant. Vote: 4-0-0

Request to allow Abbreviated Site Plan process at 450 South Street West:

Mr. Gallagher informed that he reviewed the plans. The applicant is proposing pavement of the area. Mr. Fountain expressed concerns with increased impervious surface close to water. Present was Michael Lolio, Manager of SS Services, 21 Charlotte Street, Riverside, RI. He informed that the proposal is for pavement for parking and storage. The site plan was designed by Silva Engineering and the proposal has been submitted to Conservation Commission for a meeting on March 5, 2023. It was noted that the section that is presently gravel will be paved over and the plan is not to extend any other areas that were cleared.

Because of the extension of the parking lot, Mr. Iafrate gave permission to renovate the building as long as moving forward there was some kind of a sheet flow or stormwater management plan. The site is an appropriate situation for abbreviated site plan approval and if allowed, the Board can discuss the sheet flow and lay out of the parking area at the hearing.

Mr. Gallagher asked for a motion.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to approve an abbreviated site plan process for 450 South Street West. Discussion: None. Vote: 4-0-0

Continued Public Hearing - Layla Estates Preliminary Plan and Special Permit:

Mr. Gallagher informed that a letter dated February 23, 2023, was received from Attorney Edmund Brennan stating that his client would like to withdraw the preliminary plan and special permit application without prejudice. Mr. Gallagher asked for a motion on the withdrawal.

Mr. Fountain suggested allowing Attorney Brennan to make the request before the Board as he is present. Attorney Brennan addressed the Board and asked that they approve the request for the withdrawal tonight with a discussion about filing of a conventional definitive plan to be held at another meeting when all Board members are present. Attorney Brennan asked if the Board would consider allowing the withdrawal without prejudice. There were two filing fees paid, one

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for the preliminary plan and one for the special permit. He asked that the Board consider refunding the \$500 application fee paid for the special permit as it was not discussed.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to approve the request to withdraw without prejudice the application for Layla Estates preliminary plan and special permit. Discussion: None. Vote: 4-0-0

Attorney Brennan requested the refund of the \$500 fee for the special permit because the Board did not discuss. He noted the project review fees could be left on account and rolled over to the definitive plan when submitted.

Ms. McKenney informed that the advertisement fee was taken out of the project review account not the \$500 application fee.

Mr. Fountain stated that if nothing was paid out from the application fee, he would make that motion.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to refund the \$500 special permit application fee. Discussion: None. Vote: 4-0-0

Attorney Brennan noted that the turnover of the plans into a conventional definite plan would be approximately six weeks.

Present was Anthony Pires, 20 Sydney Drive. Mr. Pires wished to discuss the easement for the cemetery. Mr. Gallagher stated that the Board cannot discuss until an application is received for the definitive plan.

General Business

- Invoices/Bills Payable: No invoices to be reviewed by the Board.
- Correspondence: No correspondence received.
- Old Business/New Business: Certificate of Action – 890 Broadway

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to sign the Certificate of Action, 890 Broadway. Discussion: None. Vote: 4-0-0

- Planning Coordinator Update - *Mr. Robert Iafrate:*

Completion of Cardinal Circle/Partridge Lane - Mr. Iafrate explained that he reached out to the developer for a schedule to complete the project 100% and their proposal to move the project forward to the Town for road acceptance. He received an email listing some

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of the work to be done, but it didn't include all the necessary work to complete the two roadways. A letter was received from Steve Ventresca, Nitsch Engineering, outlining concerns that he and Mr. Buckley have of the work that has been completed to date. Mr. Iafrate spoke today with the developer, Keith McLaughlin, who informed him they will have information for the next Planning Board meeting.

Mr. Gallagher asked that an invitation be extended to Mr. McLaughlin to attend the next meeting. Mr. Fountain asked for information from Town Counsel concerning the bond for the project.

- SRPEDD Update - *Mr. Matthew Andrade*: None as Mr. Andrade was not present.

- Plans to be signed

0 Broadway/Carney site plan to be signed by the Planning Board following the meeting.

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 March 2, 2023, at 6:34 p.m. with no business to be conducted afterwards except to sign plans. Vote: 4-0-0

Respectfully submitted,


Russell Driscoll, Clerk