



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board

Meeting Minutes

Thursday, April 20, 2023

Call to Order

Mr. Fountain opened the meeting of April 20, 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 (3):

Mr. Burke Fountain; Mr. Brian Oldfield; and, Mr. Matthew Andrade.

Absent: Mr. Christopher Gallagher, Chairman, and Mr. Russell Driscoll

Present: Ms. Maureen McKenney, Planning Board Administrative Assistant

Approval of Minutes from March 16, 2023:

- **Motion:** Moved by Mr. Andrade and seconded by Mr. Oldfield to waive the reading of minutes from March 16, 2023, and approve as printed. Discussion: None. Vote: 3-0-0

Public Hearing - 450 South Street West Abbreviated Site Plan:

Mr. Andrade read the Public Hearing Notice.

Present was Rebecca Baptiste, P.E., from Silva Engineering, Bridgewater, MA. The proposed plan is for the renovation of an existing building at 450 South Street West/corner of Richmond Street for an HVAC business. The plan shows outside storage in the existing fenced-in area. The application has been reviewed by Raynham Conservation Commission, and they deemed it as adequate. The Conservation Commission requested snow storage area to be depicted on the plan as well as a guiderail and signage for a no-snow dumping area along one side of the property.

Mr. Fountain discussed a small trench in front of the building that he noticed today. Mr. Oldfield noted, and Ms. Baptiste agreed, that it is probably for utilities.

Mr. Oldfield suggested the installation of bollards in front of each parking space along the front of the building.

The project will have no increase in impervious surface, the parking spaces comply with zoning requirements, and ADA parking has been added to the site.

There were no further comments or questions, and Mr. Fountain asked for a motion to accept.

- **Motion:** Moved by Mr. Oldfield and seconded by Mr. Andrade to accept Site Plan, Assessors' Map 14, Lot 160A and 160B, 450 South Street West, Raynham, MA, prepared for SS Service Corp., by Silva Engineering Associates, P.C., Bridgewater, MA, as received with exception of the addition of bollards across the front of the building being provided and shown on the plan. Discussion: None. Vote: 3-0-0

General Business:

Invoices/Bills Payable

- Release of funds: Roger's Way Extension; Jade Hamilton-382 South Street East; Richard & Patricia Ferreira-1753 Broadway; Mel Realty-1707 Broadway, Dunkin Donuts

Motion: Moved by Mr. Oldfield and seconded by Mr. Andrade to release funds for Roger's Way Extension; Jade Hamilton-382 South Street East; Richard & Patricia Ferreira-1753 Broadway; Mel Realty-1707 Broadway, Dunkin Donuts. Discussion: None Vote: 3-0-0

Correspondence

- Crimson Street-Lincoln Woods: Email received from resident of Crimson Street in Lincoln Woods expressing concerns regarding the unfinished street.

Ms. McKenney informed that there is a cash bond being held in the amount of \$140,000.

Mr. Fountain suggested correspondence be sent to the developer requesting status on the road and to invite him to a future meeting.

Mr. Oldfield confirmed that both roads are in tough shape with drainage and manholes sticking up.

Planning Coordinator Update: *Robert Iafrate*

- Mr. Iafrate was not present; no update.

SRPEDD Update: *Matthew Andrade*

- Mr. Andrade informed there is no update as there has not been a meeting scheduled.

Mr. Fountain extended the Board's condolences to the family of Mr. Henry Ellis who passed away recently. Mr. Ellis served for quite some time on the Planning Board with many of those years as Chairman, and he was a good citizen for the Town of Raynham.

Adjournment

Mr. Fountain asked for a motion to adjourn.

Motion: Moved by Mr. Oldfield and seconded by Mr. Andrade to adjourn from the Raynham Planning Board Meeting of April 20, 2023, at 6:15 p.m. with no business to be conducted afterwards. Vote: 3-0-0

Respectfully submitted,



Russell Driscoll, Clerk

Next scheduled meeting: May 4, 2023