



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board Meeting Minutes May 18, 2023

Call to Order:

Mr. Gallagher opened the meeting of May 18, 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, Chair; Mr. Burke Fountain, Vice Chair; Mr. Russell Driscoll, Clerk; Mr. Matthew Andrade; and, Mr. Brian Oldfield.

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

Mr. Gallagher expressed his condolences to the family of Henry Ellis who passed away recently. Mr. Ellis served on the Planning Board for about twenty years.

Reorganization of the Board:

Explaining that he is an advocate for rotation of the position of Planning Board chairman, Mr. Gallagher polled each member to find out their feelings with him stepping aside as chairman. He informed all that he thought Matthew Andrade would fit into the role of chairman with Burke Fountain remaining as vice-chairman. Mr. Driscoll to remain as Clerk and Mr. Gallagher to be SRPEDD rep. He asked if anyone had any additional input, if not he asked for a motion.

Motion: Moved by Mr. Oldfield and seconded by Mr. Fountain to appoint Matthew Andrade to the position of Chair to the Raynham Planning Board, Burke Fountain to the position of Vice-Chair, Russell Driscoll, Clerk and Chris Gallagher, SRPEDD rep. Discussion: None. Vote: 5-0-0

Approval of Minutes from April 20, 2023:

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to waive the reading of the minutes from April 20, 2023, and approve as printed. Discussion: None. Vote: 5-0-0

Public Hearing - 1545 New State Highway Site Plan:

Mr. Driscoll read the public hearing notice.

Present was Tom Morris, P.E., Zenith Consulting Engineering. He explained that the site plan is for an extension of the existing building at the Mastria Mazda dealership. The new construction will be in the rear of the building over existing pavement and will be for additional service bays and storage. The impervious area on the lot will not change so there will be no change to the drainage pattern.

Waivers are being requested for landscaping due to the fact that the site is already developed and the addition being located in the rear of the property; lighting and photometric plan waiver as the lighting will be equivalent to what is existing on the building now; waiver of requirement of a traffic study as there will be minimal increase of vehicles so no impact; waiver of development impact statement as there will be limited impact to existing conditions.

The addition will be 65 feet x 109 feet, which will eliminate 26 spaces that are currently display spaces, non-customer spaces or storage spaces. The number of customer spaces required would be 30 and there are currently 44 spaces. There are 20 spaces designated for employees and with the additional service bays, Mastria is expecting a maximum shift of 22 employees. Two display spaces will be used for employee parking spaces in order to meet the zoning requirements.

The landscaping along the existing building will be continued along the addition.

Mr. Iafrate informed that there is no impact residentially, no parking or on-site traffic flow issues; and, the approval with the standard conditions would be appropriate for the submission.

Mr. Fountain informed that site lighting should be reviewed afterward; according to Mr. Morris, there should be no issues.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to approve the “Addition Site Plan,” for Mastria Mazda, 1545 New State Highway, Raynham, MA, prepared for Paradyce Realty Trust, by Zenith Consulting Engineers, LLC, Lakeville, MA, with a plan date of April 3, 2023, subject to the waivers as requested, with a review of site lighting to be done when the project is complete. Discussion: None. Vote: 5-0-0

Church Street Estates:

The Board received a letter from Frank Gallagher, P.E., Gallagher Engineering, requesting an extension of the Board’s time-to-act for the Church Street Estates plan to September 7, 2023. The applicant has filed an ANRAD with the Conservation Commission and is scheduled to discuss the project with the Commission. Depending on the length of time for the process with Conservation Commission, Mr. Iafrate suggested a continuance of the public hearing into late July or August.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to continue the public hearing for Church Street Estates to August 3, 2023, at 6:05 p.m., with an approval on the request for the Board's time-to-act to September 7, 2023. Discussion: None. Vote: 4-0-1 (Christopher Gallagher abstained.)

1776-1788 Broadway – Site Plan Modification

Present was Tom Morris, P.E., Zenith Consulting Engineers. Contractor bays are constructed on the site. The modification waiver request is for the concrete pad and screening for dumpster. The approved plans show a capacity of one dumpster location for every two bays. The tenants are requiring less dumpsters as most are using barrels that are being picked up at the building.

Mr. Iafrate informed that originally he advocated for more outdoor storage space at the site. He explained there was an issue with the tenants putting own dumpsters/barrels and other items up against the building, which is a fire hazard. He recommended taking no action on this request because the site is still under temporary occupancy permit, which has been extended twice already. There are items that are not complete and there is an issue with the Fire Department that has not been resolved and there are no plans yet on having it be resolved.

Chairman Andrade commented on the contractor bays being rented; and, with not knowing who future renters may be, there could be a need more dumpster space in the future.

Mr. Iafrate suggested informing the owner that the Board would consider a waiver but until some of the other items gets accomplished, it is inappropriate to give any waiver at this time.

Motion: Pursuant to the letter of May 5, 2023, from Zenith Consulting Engineers concerning 1775-1788 Broadway, Raynham, MA, Mr. Fountain moved to deny the request at this time and request the applicant come back when the owner has resolved some of the issues with the Fire Department and the Building Department. Seconded by Mr. Oldfield. Discussion: None. Vote: 5-0-0

Form A Plan – Oakland Street:

Applicant or representative was not present.

The proposed plan is for property located on a private way. Mr. Gallagher informed that the Board needs to determine if there is adequate access and legal frontage prior to endorsement as a Form A Plan. The plan does not show the condition of the street. Approving the plan as a Form A has no guarantee that the applicant will complete the improvements as proposed. He suggested a definitive plan be submitted and reviewed for approval. Mr. Gallagher stated that frontage on a private way is not legal frontage. He recommended denying the plan.

Motion: Moved by Mr. Fountain and seconded by Mr. Gallagher to deny the Form A Plan entitled Plan of Land, Site: Assessors' Map 17, Lot 61, Oakland Street, Raynham, MA, prepared for Keith Family Nominee Realty Trust by Silva Engineering Associates, P.C., Bridgewater, MA, for the reason that the lot is not on a public way and the applicant has not proved that Oakland Street is adequate access to this lot. Discussion: Mr. Iafrate agreed with Mr. Gallagher and explained there is a similar situation on Arnold Drive. Vote: 5-0-0

General Business:

- Invoices/Bills Payable - The Board reviewed and signed invoices and bills.
- Correspondence - No new correspondence since the last meeting.
- Old/New Business -

Mr. Iafrate informed that he reached out to Mr. Todd Hamilton twice; Mr. Hamilton has requested all questions be directed to Mr. Dyer. The Board had requested Mr. Hamilton's presence at a meeting to discuss the matter but he informed that he does not want to attend. Mr. Gallagher suggested that written correspondence be sent to invite him to a future meeting to discuss.

Mr. Iafrate explained that he spoke to Ed Buckley, Highway Superintendent, on this matter to get ideas as the road has only partially been top coated. Mr. Buckley has a list of items to be completed prior to the Town accepting the road. The Board is holding two bonds for the development in the amount of \$149,000, which may not be enough to complete the road.

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

Mr. Iafrate met yesterday with those associated with the sportsbook building on Rt. 138. He was informed that MEPA will not allow the construction of the site entrance way as approved on the site plans. The developer is proposing a temporary site access until the completion of the MEPA process. A presentation of the temporary access will be scheduled for a future Planning Board meeting. The proposed warehouse on the same site is moving through the process with work to begin in late fall.

Master Plan - Mr. Iafrate informed that public hearings will need to be scheduled for any potential zoning changes that are recommended in the Master Plan. He suggested the Board draft communication to the Board of Selectmen requesting funding for SRPEDD to draft language for the zoning changes. Public hearings can be scheduled. Mr. Iafrate will speak to SRPEDD on their recommendations for zoning changes and the number of hours needed to draft the changes.

Mr. Gallagher discussed the possible change to residential zoning on Rt. 138.

- SRPEDD Update - *Mr. Matthew Andrade:*

No updates since the last meeting.

- Plans to be signed: 890 Broadway site Plan

Adjournment:

Mr. Andrade asked for a motion to adjourn.

Motion: Moved by Mr. Oldfield and seconded by Mr. Fountain to adjourn from the Raynham Planning Board meeting of May 18, 2023, at 6:51 p.m. with no business to be conducted afterwards except to sign plans. Vote: 5-0-0

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming scheduled Meetings:

- June 1, 2023
- June 15, 2023