**Raynham Planning Board**

**Meeting Minutes**

**Thursday, June 1, 2023**

**Call to Order**

Mr. Andrade opened the meeting of June 1, 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. Matthew Andrade-Chairman; Mr. Burke Fountain; Mr. Russell Driscoll; and, Mr. Brian Oldfield

**Absent**: Mr. Christopher Gallagher

**Present**: Ms. Maureen McKenney Planning Board Administrative Assistant

**Approval of Minutes from May 18, 2023**

**Motion:** Moved by Mr. Fountain and seconded by Mr. Oldfield to waive the reading and approve the minutes from May 18, 2023, as printed. Discussion: None. Vote: 4-0-0

**Public Hearing - Layla Estates Subdivision:** Mr. Driscoll read the Public Hearing notice. Correspondence was received from Raynham Center Water District-May 3, 2023; Board of Sewer Commissioners-May 23, 2023; and, Jenna and Kevin Avitabile.

Present was Attorney Edmund Brennan, 174 Dean St, Taunton, MA.

The proposed Layla Estates plan is for a conventional subdivision with 27 lots, 3,000 square linear feet of roadway, water and sewer services, all single-family homes. The plans were submitted to Nitsch Engineering for review and will include waivers that are not on the plan yet but will be finalized within the next couple of days.

Present was Evan Watson, P.E., of W Engineering, 27 Jefferson Street, Taunton, MA. The two proposed roads are Maple Avenue (private road) and Austin Court. Mr. Watson reviewed the existing site and soil testing. The proposed plans have one road coming in from Pine Street, which is Austin Court, that ends in a cul-de-sac with a smaller road, Mia Circle. Maple Avenue will be an improved roadway consisting of three to four homes. Each lot has sufficient frontage with additional frontage along Pine Street that will be used for drainage. The collection of storm water will be through a series of piping networks with three discharge locations contained on the site. The proposed project received a DEP filing number and is in front of the Conservation

Commission for a Notice of Intent. A cemetery is located on the southern portion of the parcel and an easement will be provided across proposed Lot 3 for access. Utility improvements end just beyond the Doe Run subdivision for water and sewer, and the applicant is proposing to extend these utilities to the intersection and down Austin Court. Water and sewer will be extended on Pine Street and looped in through Maple Avenue.

Mr. Watson noted he received correspondence from Raynham Center Water District (RCWD) stating they like the design for the water, and naturally, the plans will be presented to RCWD and the Sewer Commission. Due to the utilities going through a portion of Pine Street, the roadway will be repaved within the same section as the utilities.

The waivers proposed will be for the two cross sections within the 50-foot right-of-way for Austin Court and Mia Circle. The proposal is for an 11-foot lane with granite curb and sidewalk on one side, and on the other side will be an eleven-foot lane with a Cape Cod berm. They are proposing two nine-foot lanes plus Cape Cod berm on either side for a 20-foot wide pavement for Maple Avenue. The northern border line will be held for Maple Avenue with an increase for the roadway from the southern side of the parcel.

Mr. Fountain asked if the applicant is the owner of Maple Avenue as the ownership boundary is shown halfway through Maple Avenue.

Mr. Watson stated that they are proposing to improve the roadway by increasing the offset to 50 feet. The roadway is not owned by anyone as it is a right-of-way. There is a section that is in Land Court and is in the process of being de-registered.

The proposed plans were submitted to the Highway Superintendent, although no respondence has been received.

The Planning Board received correspondence from the Sewer Commission stating that the developer will need to present the project to the Sewer Commission prior to obtaining any approval to tie into the existing sewer main on Pine Street.

The Board received correspondence from the abutter of 10 Sydney Drive regarding spruce trees on the back of their property and requested an easement for access to the trees.

Mr. Watson informed that he spoke several times to the homeowner who has installed a fence and trees on their property. The intent of the homeowner was to have access for maintaining the trees located on the non-fence side.

Mr. Watson informed that he received a phone call from an abutter adjacent to the cemetery who is interested in knowing if there would be a 20-foot wide easement from Austin Court.

Mr. Driscoll asked if Maple Avenue had the required minimum width of roadway.

Mr. Waterson informed that the width of the roadway is 18 feet plus the Cape Cod berm. The width would meet the required 20 feet necessary for the fire department.

Mr. Watson reviewed the proposed grade near Pine Street. He said lowering the slope will have no change in drainage.

Mr. Andrade suggested Mr. Buckley be present during the next meeting to discuss roadways within the subdivision, Pine Street and the condition of the bridge.

Present was Tom Bullock who lives on Pine Street opposite Maple Avenue. Mr. Bullock informed of a brook running along Maple Avenue that his cows use for drinking water. His property is a farm, therefore, there will be noise from the animals especially for the proposed homes to be built on Maple Avenue.

Present was Scott Thursby, Cardinal Circle. Mr. Thursby spoke of hiking through the area and his findings of old foundations that were probably the Hall family home. He expressed concerns with the family cemetery and the ancient foundations in the area. He asked what will be done with the foundations during construction and if there were any historical information found on the lot.

Mr. Watson informed that the cemetery area was surveyed, and they located everything they could compared to old plans they used. Everything is contained to the top of the hill. When looking at historical documents, the foundations did not show up on any plans.

A member of the cemetery department was present and stated that they are currently cleaning the cemetery with assistance from the Boy Scouts. Considering Mr. Thursby’s findings, Mr. Fountain recommended contacting the Historical Commission in case they would like to take photos.

Mr. Thursby asked about the Town’s intention relative to future development. Mr. Fountain informed that there is a new Master Plan, and the Planning Board will be working with it to bring the Town into the future.

Present was Mr. Bitar, 30 Sydney Drive. Mr. Bitar expressed his concerns about the bridge on Pine Street especially with it being the only access for residents.

Mr. Watson informed that Mr. Buckley is currently looking at grant funding for the bridge and the stability of the culvert. The owner of the property doing the gravel removal was the one who repaved a section of the roadway near the bridge that was broken and angled the road so it would drain toward the culvert.

Present was Tom Bullock, Jr, who asked if his father’s property will receive a sewer and water stub. He also informed that they receive their utilities from underground and asked if they would be disturbed.

Mr. Watson reviewed how the proposed lots on Maple Avenue will receive water and sewer. He said the utility company will design the area so people can discuss connections with them.

Attorney Brennan spoke about the conditions on Pine Street and the culvert. He said, “when the subdivision is built and there are 27 homes, the Town needs to remember that they issued the gravel removal permit.” He continued saying, “because there is an issue with the culvert, his hope is that the Board will not be putting the problem on his client’s proposed subdivision.” The applicant is extending water and sewer up to Maple Avenue and will be repaving Pine Street up to Maple Avenue, which will be a subsequent improvement. He said, “the applicant does not want to be the whole solution for the culvert.”

Mr. Andrade stated that the Planning Board will need to make sure that everyone has service, whether it is the applicant or the next people to the area.

Time-to-Act on the submittal is September 8, 2023.

**Motion:** Moved by Mr. Fountain and seconded by Mr. Oldfield to continue the Public Hearing for Layla Estates until June 15, 2023, at 6:05 p.m. Discussion: None. Vote: 4-0-0

**General Business**

**•** Invoices/Bills Payable: The Board reviewed and signed invoices/bills payable.

**•** Correspondence: Correspondence was received from David M. Wardwell, Attorney at Law, Accord, MA, regarding having a discussion with the Board on Lincoln Woods roadway not being finished.

**Motion:** Moved by Mr. Fountain and seconded by Mr. Oldfield to place on the June 15, 2023, agenda, at 6:08 p.m., a discussion regarding Lincoln Woods. Discussion: None. Vote: 4-0-0

**•** Old Business/New Business

*Certificate of Action, 1545 New State Highway/Mastria Mazda*

**Motion**: Moved by Mr. Fountain and seconded by Mr. Driscoll to accept the Certificate of Action, 1545 New State Highway, Mastria Mazda as set forth on the submitted Certificate of Action. Discussion: None. Vote: 4-0-0

*July meeting schedule*: The Board will discuss at the next meeting on June 15, 2023

*Form A Plan -Oakland Street*:

The Board received correspondence from Lawrence Silva, P.E., S.E., Silva Engineering, Bridgewater, MA, stating that he and his client were not aware that the Form A plan was

scheduled for the meeting; and, therefore, request the Board allow them to revisit the Board’s decision. Mr. Silva granted a time-to-act extension to June 30, 2023.

**Motion:** Moved by Mr. Fountain and seconded by Mr. Oldfield to continue discussions on the Form A for Oakland Street until June 15, 2023, at 6:10 p.m. Discussion: None. Vote: 4-0-0

•Planning Coordinator Update -*Mr. Bob Iafrate*: None, Mr. Iafrate was not present.

•SRPEDD Update - *Mr. Gallagher*: None, Mr. Gallagher was not present.

•Plans to be signed: No plans to be signed.

**Adjournment**

Mr. Andrade 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 June 1, 2023, at 7:06 p.m. with no business to be conducted afterwards.

Respectfully submitted,

Russell Driscoll, Clerk