



# **TOWN OF RAYNHAM**

## **PLANNING BOARD**

**RAYNHAM, MASSACHUSETTS 02767**

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

## **Raynham Planning Board**

### **Meeting Minutes**

**Thursday, August 3, 2023**

#### **Call to Order**

Mr. Andrade opened the meeting of August 3, 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):**

**Present:** Mr. Matthew Andrade-Chairman; Mr. Burke Fountain; and Mr. Brian Oldfield

**Arrived Late: 6:14 p.m. -** Mr. Russell Driscoll

**Absent –** Mr. Christopher Gallagher

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

#### **Approval of Meeting Minutes – July 20, 2023**

**Motion:** Moved by Mr. Fountain and seconded by Mr. Oldfield to waive the reading of the minutes from July 20, 2023, and approve as printed. Discussion: None. Vote: 3-0-0

#### **Lincoln Woods subdivision- Discussion with David Wardell re: status of the subdivision**

The Board received correspondence from Mr. Wardwell, the attorney representing Lincoln Woods, stating that they would not be present for the meeting.

Mr. Andrade suggested placing the agenda item on for the next meeting, August 17, 2023.

**Motion:** Moved by Mr. Fountain and seconded by Mr. Oldfield to reach out to Attorney Wardell informing him that discussion on Lincoln Woods will be placed on the next Planning Board agenda for August 17, 2023, at 6:10 p.m., and that the Board would also like his client to be present. Discussion: None. Vote: 3-0-0

Mr. Fountain requested an estimate to complete the project. Mr. Iafrate informed that the Town has a bond in the amount of \$149,000, but he is not sure if this would be enough to complete the work.

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**Doe Run subdivision – Discussion with Michael Intoccia**

The Board had sent a letter requesting the presence of the developer, Mr. Intoccia, to discuss the status of the project. Mr. Intoccia was not present tonight.

Mr. Andrade suggested moving the discussion with Mr. Intoccia to the following Planning Board meeting on August 17, 2023.

Mr. Iafrate informed that there is one lot waiting for a building permit, 60 Meghan Circle, and the application is on hold.

**Continued Public Hearing – Layla Estates subdivision**

The Board received a letter from Attorney Brennan requesting a continuance of the hearing until August 17, 2023, in order to complete the review of Nitsch Engineering letter. Time to act is September 7, 2023.

Mr. Andrade suggested a continuance until August 17, 2023, at 6:15 p.m. The Board agreed.

**General Business**

- Invoices/Bills Payable: No invoices to approve.
- Correspondence: Letter regarding Alternate Planning Board member.

The Board received a Letter of Interest from Anthony Niccoli, 15 Meghan Circle, informing of his interest in the position of Alternate Planning Board member. Mr. Fountain suggested forwarding the letter to the Board of Selectmen for a Joint Meeting at a future Selectmen's meeting.

**Motion:** Moved by Mr. Fountain and seconded by Mr. Oldfield to forward to the Board of Selectmen the Planning Board recommendation to appoint Anthony Niccoli as an Alternate Planning Board member. Discussion: None. Vote: 3-0-0

- Planning Coordinator Update - *Bob Iafrate, Building Commissioner:*

Taco Bell has received a full occupancy permit. The Board signed off on releasing the project funds.

15 Commercial Street has received a temporary occupancy permit. The developer brought in a security bond today for the remaining work, approximately \$21,000, that was calculated by Nitsch Engineering. The Bond will be forwarded to the Town's attorney for review

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Road acceptance for the next Town Meeting should be Campbell Court; an As-Built Plan is required; Goldfinch Drive and Bayberry Road; Mr. Buckley is waiting on a few items to be completed.

- SRPEDD Update - *Christopher Gallagher*: Mr. Gallagher not present. No update.
- Plans to be Signed: No plans presented to the Board for endorsement.

Mr. Andrade informed that the Board will be discussing Form A plan for White Street and Form A plan for Elm Street East at the next meeting.

**6:14 p.m.** - Mr. Russell Driscoll arrived.

**6:15 p.m.** - Mr. Andrade excused himself from the following discussion and left the meeting room.

**6:10 Wildwood Estates subdivision– Bond Estimate**

Mr. Iafrate informed that the developer has sent in a list of items that were outstanding; this amounted to approximately \$84,000. Nitsch Engineering submitted a letter of review for outstanding items which amounted to \$175,000. The developer discussed the lists with Nitsch Engineering today and some of the items on Nitsch Engineering list had been completed. Mr. Ventresca verbally informed Mr. Iafrate that the bond was adjusted to an amount of \$113,000, and he will forward to Mr. Iafrate an email first thing in the morning.

**Motion:** Moved by Mr. Driscoll and seconded by Mr. Oldfield to approve a bond amount that is set forth in the Nitsch Engineering letter in the amount of \$113,000. Discussion: None.  
Vote: 3-0-0

**6:17 p.m.** – Mr. Andrade returned to the meeting room.

**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 August 3, 2023, at 6:18 p.m. with no business to be conducted afterwards. Vote: 4-0-0

Respectfully submitted,



Russell Driscoll, Clerk

**Upcoming Meetings:** August 17, 2023; September 7, 2023