



TOWN OF RAYNHAM

PLANNING BOARD

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Planning Board Meeting October 18, 2018

Meeting opened: 6:00 p.m. by Burke Fountain, Vice Chairman

Board members present: Daniel Andrade, Russell Driscoll, John Teixeira

Board members absent: Christopher Gallagher

Also present: Robert Iafrate, Building Commissioner/Planning Coordinator; Maureen McKenney, Administrative Assistant

6:00 p.m. Sandy Hill Road: Attorney Edmund Brennan, Taunton, MA, appeared before the Board representing property owner Mike Keith, to discuss a potential plan for a five-lot subdivision off Sandy Hill Road. The property backs up to Carlton Street Extension, which Mr. Keith developed; there is an 18 ft. gravel access road from Carlton St. Extension; a water line may be looped along the gravel access road; sewer and water will be available; and, the five lots meet zoning requirements.

Mr. Fountain noted this property does not touch Carlton Street. Attorney Brennan explained Carlton Street Extension is a different road, it was formerly Pine Street, an old paper street. He explained the water loop will extend to the Carlton Street Extension cul-de-sac and then tie into Carlton Street, which he thinks the water department may prefer rather than a dead end water line.

Mr. Fountain noted there seems to be a lot of building on a road that can barely support it. He asked if there is any problem with the distance of the dead end road. Attorney Brennan wasn't sure of the distance from Sandy Hill to South Street but it is considerable, and the access road could provide some relief. Mr. Fountain said he would like to see a better plan of the whole area. Attorney Brennan showed an as-built plan showing more of the area.

Mr. Andrade discussed that he is concerned with the dead-end road length. The improvements being made to Sandy Hill Road by property owner Sullivan are minimal, there are also two lots proposed on the Town-auctioned property and all this could mean nine more lots on a "very problematic road." Mr. Fountain remembered that it is difficult to turn around at the end of Sandy Hill Road. Mr. Andrade noted the fire chief was okay with the planned improvements by Sullivan for Sandy Hill Road, which surprised him. He discussed that the road is very old and narrow. It was noted the pavement planned for access to Sullivan property is the minimum road standard, 18 ft. plus a 2 ft. shoulder on each side.

Mr. Fountain stated this plan will require quite a bit of road improvements, noting there is a bottleneck at the public area on Sandy Hill Road. Mr. Andrade noted Sullivan was reduced to one lot due to his road access; the problem is getting to the proposed lots from Sandy Hill Road. He noted more information would be needed before approving further lots.

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Mr. Driscoll asked if access can come down Carlton Street. Mr. Iafrate discussed that the lots could be reconfigured to create a loop as a way to settle the dead-end length issue. Mr. Andrade questioned opening up Carlton Street for this plan. He said the problem is creation of a subdivision off an insufficient road and opening Sandy Hill Road for additional traffic that it can't handle. Mr. Driscoll said Carlton Street Extension could be made a sufficient road.

Attorney Brennan discussed that if there were both Sandy Hill Road and Carlton Street Extension access, traffic would be diverted and people would chose Carlton Street; they would be creating a through way, but it would give options. Mr. Andrade noted they would need more than an 18-ft. gravel access on Carlton Street Extension/Pine Street; Attorney Brennan said they would upgrade. Mr. Iafrate noted if they accessed through Raymond Ave/Carlton Street, there could be signage on Sandy Hill Road to limit access to the subdivision.

After discussion, Mr. Andrade said more information on Sandy Hill is needed. Mr. Fountain needs to see a plan showing the whole neighborhood; he doesn't know what applicant's rights are here but the Board can require safe access. Mr. Andrade noted some houses in the area are there because of variances, not by Planning Board approval. Attorney Brennan agreed it isn't a simple issue.

Mr. Andrade asked Mr. Iafrate if Sullivan is doing pavement for his access. Mr. Iafrate explained he is required to do 18 ft. gravel with 2 ft. shoulders for one house lot, for two lots he has to pave the roadway.

Attorney Brennan noted the applicant is close to filing his plan, but the right to build and the right to do a subdivision off Sandy Hill Road are two different issues. Mr. Teixeira suggested having Town Counsel look at the issue. Mr. Andrade felt the Town's money shouldn't be wasted and the Board will have to decide how they feel about the issue. No action taken by the Board tonight.

General Business:

- No invoices received.
- Mr. Fountain moved to waive the reading and approve the minutes of September 20, 2018; second Mr. Teixeira. Motion passed 4-0-0.

Planner Update:

- The parking improvements at DePuy on Paramount Drive are complete; he is awaiting as-built plan and affidavits. Mr. Andrade reminded that deer resistant plantings are required. Mr. Iafrate agreed.
- No improvements have been made on the two Town-auctioned lots yet on Sandy Hill Rd.
- There will be a pre-submission meeting for 275 New State Highway site plan for three proposed storage buildings. Mr. Iafrate noted the property is partly in the flood zone and under slab drainage is being used. It was noted there was site plan approval in 2003.

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- Construction is underway at the old Bradford Trailer site on Rte. 44, the drainage issue was fixed.
- Mr. Iafrate and Mr. Teixeira went to the Shrewsbury location of Tri State Trucking on Monday.

SRPEDD Update: None tonight.

6:42 p.m. – Innovation Park, 1000 New State Highway public hearing was reconvened. Attorney Edmund Brennan, Taunton, MA, was present as applicant's representative. He explained that Tech Environmental is going through the CEC (Civil & Environmental Consultants, Inc.) review proposal. Tech had questions about the proposal so they contacted CEC to discuss; Tech will give a competitive bid for the review. He stated the applicant hopes to select one of the two firms soon.

It was noted that Chairman Gallagher is not here tonight so no testimony on the plan will be taken.

Mr. Fountain asked Attorney Brennan if he has seen the information submitted to the Board by Paul Cavallaro (October 15, 2018); Attorney Brennan stated yes, he will forward it on. Mr. Andrade said he would like to see the Cavallaro information be submitted as information needing answers for the Board. Mr. Fountain suggested Attorney Brennan forward the information to Tech Environmental. It was noted Nitsch Engineering is not reviewing this for the Board. Mr. Andrade said whatever consultant is hired should review and give an opinion on the information.

Time-to-act was discussed. Attorney Brennan said he is hoping to get an answer within a week or so regarding a review consultant and then it will take about four weeks to report back. After discussion, time-to-act extension was signed for the end of January 2019.

Mr. Fountain announced that there will be early voting in the meeting room so the November 1st Planning Board meeting will be canceled. It was agreed to continue Innovation Park public hearing to November 15th at 6 p.m.

There were no further questions from those present.

Mr. Teixeira moved to cancel the November 1st meeting; second Mr. Fountain. Motion passed 4-0-0.

There was no further business. Mr. Andrade moved to adjourn; second Mr. Fountain. Motion passed 4-0-0.

Meeting adjourned at 6:51 p.m.

Respectfully submitted,



Russell Driscoll, Clerk