



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board Meeting Raynham Veterans' Memorial Town Hall March 15, 2018

Meeting opened: 6:05 p.m. by Dan Andrade., Chairman

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

Board members not present: Burke Fountain, Chris Gallagher

Staff present: Maureen McKenney, Administrative Assistant

6:05 p.m. – O'Reilly Auto/147 Broadway: Steven Hempfer and Mark Sheridan of Pincus Construction were present on behalf of O'Reilly Auto to request the issuance of a temporary Certificate of Occupancy. Construction Cost Estimate, dated March 14, 2018, was received from Nitsch Engineering. Mr. Hempfer and Mr. Sheridan were given a copy.

Mr. Andrade noted the list of outstanding work items on the Nitsch estimate is longer than the list provided by Pincus. Mr. Sheridan noted that Pincus provided that list to Mr. Iafrate thinking they could have a lot of work done by today but because of weather, many things couldn't be done.

Mr. Andrade read the list of outstanding items. The cost estimate from Nitsch is \$65,320. Mr. Sheridan stated the curbing, bollards and aprons are done but asphalt is not done. He explained they will be paying extra so the asphalt plant will open for them but only if the project engineer says it is okay. He noted it must be 40 degrees and rising before paving can be done.

Mr. Andrade explained the Board can vote to accept the Nitsch March 14th estimate subject to Mr. Iafrate meeting with the developers and making adjustments to the list if necessary, and Mr. Iafrate can reduce the bond amount if he sees fit. Mr. Hempfer and Mr. Sheridan were okay with that.

Mr. Andrade moved to accept security of \$65,320 with the stipulation that next week, Robert Iafrate meet with the applicants and review the matter, and Mr. Iafrate has the authority to reduce the bond estimate and issue a temporary certificate of occupancy when ready; second Mr. Driscoll.

Mr. Sheridan asked if it should be a cash bond. Mr. Andrade said either cash or a security bond, which would have to be sent to Town Counsel for review. Mr. Sheridan thought it might be cash.

Vote was taken and motion passed unanimously (3-0-0).

6:12 p.m. – Bassett Knoll (off Locust Street): Lee Castignetti appeared before the Board representing owner/applicant Raynham Investment Realty Trust and Long Built Homes.

Mr. Andrade explained that he was not present at the last meeting, but the Board had agreed they had no issue with releasing five lots from Phase II subject to approval of Highway Superintendent Ed Buckley.

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Mr. Castignetti informed that he has not yet been able to speak to Mr. Buckley about the matter. Mr. Andrade said Mr. Buckley has concerns that there are items in the Certificate of Action (COA) that are not yet done, specifically a detention basin. Mr. Andrade read Conditions No. 22 and No. 23 from the COA regarding basin maintenance. Mr. Castignetti stated they were done. It was noted street signs are up (No. 24). Regarding Condition No. 25, Mr. Castignetti said property deeds reference all the decisions. Mr. Andrade said No. 26 is okay.

Mr. Castignetti explained Long Built Homes wants to build five additional houses between now and July. Mr. Andrade advised Mr. Castignetti that there were still many more lots to be released by the Board and the developer has to work with the Town in order to protect those living in the development. Mr. Andrade instructed that a letter be sent to developer Global Construction that no additional lots will be released unless Global notifies the Board that the subdivision is in compliance with all conditions of the April 23, 2015, COA, and intends to comply as specifically relates to lot releases. Mr. Castignetti noted the detention pond is loamed and seeded but may need a touch-up. It was noted that the five new lots are covered by the Phase 2 Tri-party Agreement.

After discussion, it was agreed the developer can choose which five lots are to be released provided the lots are all on paved roadway, all have been released by Form J, an updated plan must be provided showing which lots are currently either built out or have building foundations on them and the Board must be notified in writing that all conditions on the 2015 COA have been complied with to-date. Mr. Andrade moved to allow five lots of the developers choosing with these stated conditions; second Mr. Teixeira. Motion passed by unanimous vote (3-0-0). It was agreed a letter will be sent to Global Construction advising them of the Board's action.

6:25 p.m. – CVS/Broadway site plan: A proposed Certificate of Action (COA) was received from Attorney Edmund Brennan. Mr. Andrade noted he cannot sign the COA and suggested it be forwarded to Mr. Fountain for his review and approval. After discussion, it was agreed Mr. Driscoll and Mr. Teixeira will sign the COA tonight, and Mr. Gallagher and Mr. Fountain will sign it after they have both reviewed and approved it.

6:27 p.m. – Nitsch Engineering Peer Review Services contract: a proposed contract was received from Nitsch for the Board to review and approve. Mr. Andrade requested it be tabled until all Board members can be present to act on this; the Board agreed to do so.

Planning-Coordinator update: None tonight.

SRPEDD update: None tonight.

General Business: A site plan for proposed project at 1550 New State Highway was received. Mr. Andrade noted there is an existing building on site, there is no drainage now that meets State regs so the plan will be an improvement to the site, and the proposed plan has been stamped by a P.E. There was a question of whether or not to send the submittal to Nitsch for peer review. Mr. Andrade felt it did not need Nitsch review and perhaps Mr. Gallagher could review it. Board members agreed.

April 5th will be a busy meeting with public hearings for 1550 New State Highway, Bayberry Road Extension/Bassett Knoll; solar photovoltaic site plan project on King Philip St. and Riverwalk Adult Retirement Community at Church Street (Mr. Andrade's project).

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It was agreed that the Board would not be holding a special meeting on March 22nd for the Route 138 overlay district but would instead hold the public hearing on April 19th, a regular Board meeting night. Mr. Teixeira noted the Town by-laws dictate that the Annual Town Meeting be held on the third Monday in May, so the Town Meeting this year is on May 21st.

There was no further business. Mr. Andrade moved to adjourn the meeting; second Mr. Driscoll. Motion passed by unanimous vote (3-0-0).

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "R. Driscoll", written in dark ink.

Russell Driscoll, Clerk