



TOWN OF RAYNHAM

PLANNING BOARD

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Raynham Planning Board

Meeting Minutes

July 2, 2020

VIRTUAL MEETING via GoToMeeting.com

Call to Order:

Mr. Andrade opened the meeting of July 2, 2020, at 6:00 p.m. and informed that the meeting is being recorded.

Planning Board Members Present (5):

On A Roll Call Vote: Mr. Daniel Andrade, Chair; Mr. Burke Fountain, Vice Chair; Mr. Christopher Gallagher; Mr. Russell Driscoll, Clerk and Mr. Matthew Andrade

Also Present: Mr. Robert Iafrate, Building Commissioner/Planning Coordinator

Reorganization of the Raynham Planning Board:

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to reorganize the Raynham Planning Board. Mr. Fountain nominated Mr. Daniel Andrade as Chair; Mr. Burke Fountain as Vice-Chair; Mr. Russell Driscoll as Clerk and Mr. Matthew Andrade as SRPEDD Representative. Discussion: None

On A Roll Call Vote: Mr. Daniel Andrade-Aye, Mr. Gallagher-Aye, Mr. Fountain-Aye, Mr. Gallagher-Aye, Mr. Driscoll-Aye and Mr. Matthew Andrade-Aye (Unanimous vote)

General Business & Correspondence:

- Release of funds for Bassett Knoll Estates preliminary plan (Donald Shute). The amount of funds to be released for Bassett Knoll Estate preliminary plans totals \$1,819.12.

On A Roll Call Vote to release the funds to Mr. Donald Shute in the amount of \$1,819.12:

Mr. Daniel Andrade-Yes, Mr. Gallagher-Yes, Mr. Fountain-Yes, Mr. Driscoll-Yes and Mr. Matthew Andrade-Yes (Unanimous vote)

6:10 p.m. - Continued Public Hearing: 675 Paramount Drive site plan

Steve Ventresca, P.E., Nitsch Engineering, and Steve Kohm, P.E., Prime Engineering, were present. Mr. Kohm had received the review letter, dated June 16, 2020, from Nitsch Engineering, and today submitted his comments back via e-mail dated July 2, 2020. Mr. Kohm

shared with the Board a site plan and informed that the proposed plan is for a medical building on Map 15, Lot 176-4. The existing site is 12.5 acres with access through Paramount Drive via an existing curb cut. The existing building on site is a three-story building with 177 parking spaces, eight of which are handicap accessible. The plan proposes the construction of an additional one-story, free-standing medical office building (10,368 sq. ft.), with an additional 52 parking spaces for a total of 229 parking spaces, 12 being handicap accessible. The new building will be served by municipal water, sewer, private trash pick-up and landscape sprinklers. The roof drainage will be sent to an underground infiltration system that will meet MassDEP requirements. Drainage on site will be routed through catch basins to a storm ceptor system. A retaining wall is being proposed for the back area of the building with a 3-foot strip of landscaping in the front of the building. Additional lighting is proposed for the building, and a photometric plan will be submitted.

Mr. Andrade asked if there will be a walking path or crosswalk with signage from the existing building to the proposed building. Mr. Kohm made note of the directional arrows for the site and is open to a walking path from building to building.

Mr. Iafrate informed that bollards will be needed for the parking spaces against the building and also asked for a rendering plan of the building. He explained that during the preliminary review meeting there were concerns expressed on the single access from Paramount Drive for two buildings and the amount of parking spaces. Mr. Iafrate expressed his concerns to the Board about the 24-foot existing opening as the access for large vehicles such as the fire department apparatus.

Mr. Ventresca informed that he addressed the need for bollards in his June 6, 2020, site plan review letter. He agreed that the largest fire department apparatus should be used as the turning template for movements on the site. He asked if there was a possibility of doing an additional underground storage for drainage similar to the one north of the proposed building rather than using the smaller, open-type basin. This would eliminate grading and work within the Conservation 25-feet no touch zone. Mr. Kohm presented a plan with topography of the area and explained the reason they are proposing the grading. He noted the applicant has not applied to the Conservation Commission.

Mr. Andrade suggested that the landscaping flow with the original building rather than changing the look. He asked for schematic designs of the building. The applicant has communicated with the Paramount Park Committee and is awaiting a response. Mr. Kohm will forward an exhibit of the building in the formal submittal.

Mr. Andrade suggested the applicant meet with the fire department regarding the entrance and flow around the buildings. The current building on the site has landscaping on all four sides; the proposed building does not. Mr. Kohm informed that they will be proposing a waiver regarding landscaping on all four sides. He said a preliminary meeting was conducted with the fire department, and he will obtain a letter stating that they are all set with the plans as proposed.

No drainage test pits have been dug. Mr. Gallagher asked about test pits and why they were not dug prior to proposing a drainage plan. He would like the test pits witnessed by Nitsch Engineering as well as a percolation test in accordance with Title V to determine the existing percolation rate.

Mr. Iafrate informed that the time to act is July 25, 2020, therefore, the applicant will need to submit an extension if the hearing is to be continued. Mr. Kohm suggested a four (4) week continuance.

On a motion to continue the Public Hearing for 675 Paramount Drive site plan until August 6, 2020 at 6:10 p.m.: Roll Call Vote: Mr. Daniel Andrade-Yes, Mr. Gallagher-Yes, Mr. Fountain-Yes, Mr. Driscoll-Yes and Mr. Matthew Andrade-Yes (Unanimous vote)

Bassett Knoll Estates:

Mr. Ventresca informed the Board that he conducted a site visit today at Bassett Knolls Estate. Copy of e-mail dated July 2, 2020, along with site photos, regarding Bassett Knoll-Basins was received. Phases 1 and 2 are substantially complete. The binder coat is complete on Phase 3 as well as curbs and gravel compacted for sidewalks. Phase 4 has a couple of house lots remaining. He inspected all four (4) basins and found them to be all in good shape. He recommended to the applicant that they cut the grass within the next month and then another cut in October just to make sure the vegetation stays and to help with the drainage. Mr. Andrade noted he took a ride by the area and it looks like they are nearing the end. He suggested contacting Mr. Buckley from the highway department to make sure everything is good with him. The applicant should begin to submit as-built plans for the first couple of phases. He noticed eleven (11) street trees that will need to be replaced. He also mentioned the new entrance and the issue with sight distance.

Rules & Regulations:

Mr. Iafrate suggested scheduling a meeting with Steve Ventresca regarding Rules & Regulations. Mr. Ventresca suggested discussing at the next meeting when everyone is in attendance. Mr. Andrade added it to the agenda for August 6, 2020, at 6:15 p.m.

366 South Main Street:

Mr. Iafrate informed that he and Mr. Ventresca conducted a final site inspection today. Memorandum/As-Built Review, dated July 2, 2020, was received from Mr. Ventresca. The correspondence noted the project is deficient on some landscaping as there were a few dead saplings that will need to be replaced. Other than the sign, the project is well completed. Mr. Ventresca recommended a \$2,000 bond for landscaping. Due to the summer weather, it may be beneficial to the applicant to re-plant in September. Majority of the members recommended keeping the bond at \$2,000.

General Business & Correspondence:

- SRPEDD Appointment Form: Mr. Matthew Andrade was appointed the SRPEDD Representative from the Planning Board. All necessary forms will be completed and submitted to SRPEDD.
- Invoices/bills payable: Mr. Driscoll will sign invoices/bills received since the last meeting.

- Minutes of June 4, 2020, and June 18, 2020: Members have not reviewed the minutes. Mr. Fountain requested they be tabled until the next meeting.
- The Board received copy of a letter from David P. Frenette, Law Offices of Frenette & Associates, P.C., Brockton, MA, regarding Mr. and Mrs. Kenneth J. Buckley, Jr., Lot Line Concern at 47 Katherine's Way, Raynham, MA. The Buckley's property abuts the Raynham Middle School on Titicut Road. The school apparently has been mowing a portion of the Buckley's lot, and the Buckley's have concern that it could cause an issue with their title in the future. The question of eminent domain was mentioned during discussion. Mr. Fountain stated that if you use someone's property for over 20 years, you could own it by what is known as adverse possession, and he noted they are approaching the 20-year mark. This matter does not involve the Planning Board. The Buckley's will need to work with their legal counsel on this matter. Mr. Andrade requested a letter to be forwarded to the Board of Selectmen informing them that the Planning Board does not plan to act on this matter.

Planning Coordinator Update:

- Mr. Iafrate informed that the Master Plan Committee has been formally accepted by the Board of Selectmen. The Committee consists of approximately 13-14 members who will be sworn in at the next Board of Selectmen meeting. SRPEDD will be hosting a meeting on July 13, 2020, at 5:00 p.m. via ZOOM. The Raynham Town website has information on the Master Plan.
- Mr. Iafrate informed that a preliminary meeting was held for a proposed commercial development at 1776 - 1804 Broadway. The proposed project will be for twenty-two contractor bays in four buildings.

SRPEDD update: No updates at this time

Plans to be signed: 1729 Broadway site plan to be signed on July 16, 2020

DISCUSSION – Gallagher Place:

During the last meeting, Mr. Andrade requested that Nitsch Engineering review Gallagher Place. Mr. Chris Gallagher advised that he will not be leaving tonight's meeting during the following discussions. Mr. Gallagher feels that he is grandfathered in and the review letter received from Nitsch has no merit.

Project review correspondence, dated July 2, 2020, regarding Gallagher Place Subdivision, was received from Nitsch Engineering.

Mr. Andrade informed that on the original plan submitted to the Planning Board, the design had a buildable square of 125 ft. x 125 ft. Mr. Gallagher differed with Mr. Andrade as it is grandfathered in for a buildable square of 100 ft. x 100 ft., no lot line changed since the Land Court plan approval in 1993. The approved subdivision lots all conform to what needed to be a buildable lot in 1993.

Nitsch Engineering submitted a review letter to the board, although the few items listed in the review letter was viewed as being compliant/non-compliant with the current Zoning By-laws. Because the project was approved in 1993, the current by-laws would not apply. Therefore, the Roadway As-Built Plan and the upgrade plan for performance with Zoning By-law, Article 5-Intensity Use complies with the plans submitted.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to accept the as-built plan entitled Roadway As-Built Plan of Gallagher Place in Raynham, MA dated April 14, 2020, prepared for Chris Gallagher by Gallagher Engineering, Foxboro, MA. Discussion: None

Roll Call Vote: Mr. Daniel Andrade-Yes, Mr. Fountain-Yes, Mr. Driscoll-Yes and Mr. Matthew Andrade-Yes (Unanimous vote)


Mr. Chris Gallagher left the meeting

Adjournment:

MOTION: Moved by Mr. Driscoll and seconded by Mr. Fountain to adjourn from the Raynham Planning Board Meeting of July 2, 2020, at 7:25 p.m. with no business to be conducted afterwards. Discussion: None.

On A Roll Call Vote: Mr. Driscoll – Aye; Mr. Fountain – Aye, Mr. Matthew Andrade – Aye and Mr. Daniel Andrade - Aye Vote: 4-0

Respectfully submitted,



Russell Driscoll, Clerk

Next Scheduled Raynham Planning Board Meeting:

July 16, 2020 @ 6:00 p.m.