



# TOWN OF RAYNHAM

## PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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### Raynham Planning Board


#### Meeting Minutes

Thursday, November 19, 2020

#### Call to Order:

Chairman Andrade opened the meeting of November 19, 2020, at 6:05 p.m. and informed that the meeting is being recorded.

#### Planning Board Members Present (4):

*Via remote connection* 

Mr. Daniel Andrade, Chairman; Mr. Burke Fountain-Vice Chairman; Mr. Russell Driscoll, Clerk and Mr. Matthew Andrade.

**Absent:** Mr. Christopher Gallagher.

**Also Present:** Ms. Maureen McKenney, Planning Board Assistant, and Mr. Robert Iafrate, Building Commissioner/Planning Coordinator.

**6:05 p.m. FORM A – High Ridge Drive/Williams:** Representing the applicant was Joshua Borden, P.E., Borden & Associates, 302 Broadway, Raynham MA. The proposed plan creates four lots – 3B, 3C, 4B and 4C. Lots 3C and 4C are not buildable and will be combined with adjacent land owned by Mill Street Realty Trust. Both Lot 3B and Lot 4B off High Ridge Drive are buildable, one lot having 1.5 acres and the other lot to have about 5 acres and both have more than 150 feet of frontage. The land in the rear of the property is wet and abuts the stream. Lots 3C and 4C are not buildable and their lot lines follow the brook on the property.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Matthew Andrade to approve the Plan of Land, High Ridge Drive, Raynham, MA, prepared for James B. and Aimee M. Williams, Trustees, Mill Street Realty Trust, dated October 27, 2020, by Arthur F. Bordon & Associates, Inc., as a plan not requiring subdivision approval. Discussion: None. Vote: 4-0-0.

#### 6:13 p.m. Continued Public Hearing:

270 New State Highway - Special Permit request for a drive-thru window. Mr. Iafrate informed that he spoke to the applicant today, and, at this time, the applicant is requesting withdrawal of the submittal without prejudice. Apparently there has been a tenant found for the location and the tenant who is interested in the space does not need a drive through.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Matthew Andrade to accept the request for application withdrawal for 270 New State Highway-Special Permit for Drive-Thru. Discussion: The total fee paid by the applicant was \$500 for the Special Permit. Vote: 4-0-0.

The Board went out of order for General Business matter:

- Approval of Minutes – October 15, 2020, and November 5, 2020.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Matthew Andrade to waive the readings and accept the minutes of October 15, 2020, and November 5, 2020, as printed. Discussion: None. Vote: 4-0-0.

**6:15 p.m. Public Hearing:**

Central Glass/454 South Street West Site Plan and Special Permit. Mr. Matthew Andrade read the public hearing notice into the record. Representing the applicant from MBL Land Development and Permitting, Raynham, MA, were Brian Dunn, President, and Tracy Duarte, P.E., and project architect Dennis Swart.

Mr. Dunn informed that the application is a proposal for contractor storage units. Permitting plans were presented to the Board. Construction notes are included regarding parking and materials to be used. Proposed project is located on 454 South Street West. Wetland delineation was completed and included Dam Lot Brook. The buffer zone for the river front is shown on the plans. The entrance of the property will be 24 feet wide, two lanes for access into the site with two-way access going around the building for fire apparatus. Parking will be in the back and along the front of the building. The applicant is requesting a Special Permit for parking. The unit will have access for at least one vehicle per bay for contractor use. The project is proposing to fill wetlands, under the 5,000 sq. ft. maximum that is allowed for restoration. The project is on the agenda for the Conservation Commission meeting on December 2<sup>nd</sup>. A Recon retaining wall with a guardrail on top will be installed in the rear of the property. Additional truck storage and trash dumpster are proposed in the rear of the building. Drainage basin is shown in the front of the site. The lot will be serviced with gas and municipal water and sewer.

The entrance to the site is adjacent to the Raynham Flea Market. Mr. Daniel Andrade questioned the site distance and noted it will be considered at the next meeting.

It was noted that a department head meeting was held for the project. The water department has asked for the projected water use for the proposed development. Mr. Dunn discussed the sewer drainage and possible manhole to be built. All roof drainage will be tied in to the CallTech system so that there will be no roof runoff from the building. Erosion control including silk sacs will be located around the basins and around the site.

The Wetland Replication plan was presented to the Board. The total disturbed area is 1,874 sq. ft., and the replication area will be 2,342 sq. ft. The parking area will have Cape Cod berm with vertical granite at the entrance. The landscaping and lighting plan were included in the package.

Mr. Dennis Swart discussed the building, which will be 8,900 sq. ft., constructed of pre-engineered metal and split into four units. The total height of the building will be 30 feet. The units could be mixed-use, depending on the tenants.

Mr. Daniel Andrade stated that the front of the building will need a walkway, bollards and handicap parking. The proposed plan has handicap parking accessibility located in the adjacent parking area close to the street. Mr. Iafrate stated that handicapped parking is to be located in the most convenient spot for access to the building, and the ultimate place would be one on each end of the building.

Mr. Mark Dale, resident of Raynham and project applicant, spoke of the opportunity for his business and others to locate here.

Nitsch Engineering comments dated November 17, 2020, were received and forwarded to the applicant. Mr. Dunn has reviewed the comments, and most will be addressed with Nitsch Engineering and a revised plan.

Mr. Fountain expressed concerns with the design especially the front of the building where the glass extends down to the ground; vehicle parking next to the building; and access in the rear of the building for different size vehicles/trucks.

Mr. Daniel Andrade did not see an issue with glass down to the ground, but parking in front with no walkway is a concern. The Board will always have concerns of having glass to the ground without protection especially with no walkway.

Mr. Dale spoke to Mr. Dunn about the issue with the installation of glass down to the elevation. They discussed installing a knee wall where the glass would come off-grade approximately 24 inches. The redesign would give protection.

Mr. Iafrate stated that without a 4-5-foot walkway, the access to the front of the building is not accessible in a person in a wheelchair who is parked in a nearby parking spot.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to continue the public hearing for Central Glass, 454 South Street West, Site Plan and Special Permit, until December 3, 2020, at 6:15 p.m. Discussion: None. Vote: 4-0-0.

#### **7:05 p.m. Continued Public Hearing – 1766 – 1788 Broadway Site Plan**

E-mail dated November 19, 2020, was received from Bob Forbes, P.E., of Zenith Consulting Engineers on behalf of project applicant LedgeWood Realty, requesting a continuance of the public hearing until the next meeting.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to continue the Public Hearing for 1766 – 1788 Broadway Site Plan to December 3, 2020, at 6:20 p.m. Discussion: None. Vote: 4-0-0.

#### **General Business & Correspondence:**

- Bassett Knoll bond reduction: The Board received correspondence from Long Built Homes regarding Raynham Preserve bond reduction. Nitsch Engineering recommended securing \$53,683.

Mr. Lee Castignetti of Long Built Homes was present via remote connection and informed that Raynham Preserve, LLC was the entity that paid the cash surety to the Town.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to release funds in excess of \$53,683. Discussion: Mr. Fountain asked for the total amount of the bond for Phase 3.

Mr. Castignetti informed that the total bond amount was \$427,330 and was paid by Raynham Preserve, LLC. Vote: 4-0-0.

- Invoices/Bills Payable: The Board signed all bills presented.
- Letter dated November 19, 2020, was received from Arthur F. Borden & Associates, Inc., on behalf of Steven Joyce requesting a bond reduction for Evergreen Estates/Christina's Path. The original bond total was \$119,333 but had been reduced to \$43,000 upon completion of some work. Mr. Joyce now seeks further bond reduction.

Mr. Iafrate informed that he spoke to Ed Buckley, Raynham Highway Superintendent, on the matter. Mr. Buckley is agreeable to returning all but \$4,300, which is 10% of the current \$43,000 being held, and which will be held for one remaining item.

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Driscoll to release funds in excess of \$4,300 based on the recommendation of the Raynham Highway Superintendent. Discussion: Mr. Daniel Andrade asked if the project had a snow plow account. Mr. Iafrate informed that he discussed snow plowing with Mr. Joyce and informed him that it would be his responsibility until the Town accepted the road. Mr. Joyce was going to speak to Mr. Buckley regarding snow plowing. If there is a snow plow account with funds, then the funds should be transferred to the Town if any snow plowing is done by the Highway Department. Mr. Daniel Andrade requested the total amount remaining in the snow plow account to be reported at the next meeting. Vote: 4-0-0.

#### **Planning Coordinator Update - Mr. Bob Iafrate:**

- Upcoming Rules and Regulations meeting dates - December 1, and December 8, 2020.
- Community outreach for the Master Plan has been completed. Mr. Iafrate reviewed comments received from the community, which will be incorporated into the Master Plan that SRPEDD will be working on.

#### **SRPEDD Update - Mr. Matthew Andrade:**

- No recent SRPEDD meeting to report.

**Plans to be signed:** No plans presented for Board signatures.

**Adjournment:**

**MOTION:** Moved by Mr. Fountain and seconded by Mr. Matthew Andrade to adjourn from the Raynham Planning Board meeting of November 19, 2020, at 7:26 p.m. with no business to be conducted afterwards. Discussion: None. Vote: 4-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming Meetings:

December 3, 2020 – 6:00 p.m. -Planning Board Meeting
December 17, 2020 – 6:00 p.m. -Planning Board Meeting

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