



TOWN OF RAYNHAM
PLANNING BOARD
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Raynham Planning Board
Meeting Minutes
December 3, 2020

Call to Order:

Vice-Chairman Fountain opened the meeting of December 3, 2020, at 6:00 p.m. and informed the meeting is being recorded.

Planning Board Members Present (4):

Mr. Burke Fountain, Vice-Chairman; Mr. Russell Driscoll, Clerk; Mr. Christopher Gallagher (via remote connection) and Mr. Matthew Andrade

Absent: Mr. Daniel Andrade, Chairman

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

6:10 p.m. Public Hearing – Wildwood Path Subdivision:

Mr. Driscoll read the public hearing notice into the record. Mr. Eric Dunn, P.E., Strong Point Engineering Solution, was present via remote connection. He informed that the proposed project is located at 730 Locust Street and is approximately 11.4 acres. The applicant is proposing an open-space preservation subdivision at the site with the existing home remaining on one lot and eight additional single-family homes to be constructed.

The site has two areas of bordering wetlands and they have been confirmed with soil testing conducted on the site. The existing home frontage would be deficient once the roadway is approved; therefore, the frontage will be change to Wildwood Path. There is approximately 47% of Open Space that will contain a stormwater basin. The length of roadway is 637 feet with 22-foot width. A waiver is being requested for the roadway cross section to provide a right-of-way that is 40 feet wide rather than 50 feet wide. The sidewalk will be constructed on the south and eastern side of the site and will wrap around the cul-de-sac with granite curbing. A waiver is being requested for the installation of a Cape Cod berm for the opposite side of the roadway. The subdivision will be served by Town water and sewer. The sewer system will have a forced main located in the roadway with individual pumps for each lot with a gravity flow.

Mr. Fountain informed that Nitsch Engineering forwarded their comments to the applicant today. He also informed that the Town has a moratorium in place for road openings. The stormwater drainage slope will be 3:1, and presently no fence is being proposed around the basin.

The intent is for the roadway to become a public way in the future.

Steve Ventresca, P.E., Nitsch Engineering, was present via remote connection. He reviewed some of the comments with applicant, including the drainage basin, open space and sidewalks, which are up for discussion.

The following people who spoke did so by remote connection:

Mr. Richard Bastiansen, 684 Locust Street, Raynham, MA, expressed concerns with buffer space especially for his horse farm. A large wooded area in the rear of his property would help as a deterrent for horses if any should get loose. The design shows a minimum buffer of 20 feet.

Ms. Lisa Devete, Everett Drive, Raynham, MA, asked about the buffer in the rear of their property. Again, the design shows a minimum buffer of 20 feet. She asked about the installation of spruce trees for privacy. Mr. Gallagher suggested the enhancement of white pines near the buffer for additional privacy.

Ms. Paula Hardy, 22 Everett Drive, Raynham, MA, had concerns regarding a buffer.

Mr. Buckley, Raynham Highway Superintendent, was present via remote connection and reminded everyone of the moratorium on street opening permits. He noted his comments on the project are separate from the roadway moratorium.

Ms. Christina Pinto, Whippoorwill Drive, Raynham, MA, questioned why there is a waiver for the Environmental Impact Statement. Mr. Dunn informed that the project is totally outside the wetland area, therefore, they are requesting a waiver. Due to the distance of her property to the proposed project, Ms. Pinto asked about impact of drainage for herself and her neighbors. Mr. Dunn informed that all drainage leaving the site has been designed and mitigated for both flow rate and volume to the discharge point. It was agreed the Town consulting engineer will conduct a site visit to verify all waiver requests including Environmental Impact Statement waiver.

Ms. Deb Shaw, 175 Whippoorwill Drive, Raynham, MA, questioned the distance of the site from Whippoorwill. Mr. Gallagher informed that there seems to be a buffer of at least 400 to 500 feet.

After discussion, Board members agreed to continue the Public Hearing for Wildwood Path subdivision to December 17, 2020, at 6:10 p.m.

6:48 p.m. Continued Public Hearing - Central Glass – 454 South Street West, Site Plan and Special Permit:

Representing the applicant via remote connection were Ms. Tracy Duarte, P.E., and Mr. Brian Dunn, President, MBL Land Development and Permitting, Raynham, MA.

Mr. Dunn informed that the plans were revised based on comments from the last meeting.

Mr. Steve Ventresca, Nitsch Engineering, stated he has not seen the revised plans nor has a comment been sent to the applicant on the new plans.

Changes incorporated in the plans resulted from previous comments regarding the front glass window to the ground, bollards and sidewalk. A five-foot sidewalk has been added to the front and a three-foot path added to the rear of the building; handicap parking spaces moved to middle of the building front; bollards added to the main doors in the rear. The lighting plan was updated as well as the site distance. Pole height will be 15 feet with no light projecting toward neighbors. Initially, vertical granite was proposed for the front entrance, but they are now proposing Cape Cod berm to match the parking area of the adjacent flea market. Board members requested the applicant contact the Highway Superintendent to discuss the site distance.

Revision date for plans is December 2, 2020. The walkway currently has bumpers in front of the building with bollards in front of the handicap spaces. Mr. Fountain stated that it will be difficult to guarantee the safety of the pedestrians walking in the front of the building.

Mr. Iafrate asked if any of the doors will be a swinging door, because if the walkway is only 3 feet, it would not meet the building code. Bollard requirements are one bollard in front of each parking space. Handicap parking space will need to be detailed with a ramp.

After discussion, Board members concurred to continue the Public Hearing for Central Glass, 454 South Street West, Site Plan and Special Permit, to December 17, 2020, at 6:15 p.m.

7:13 p.m. Continued Public Hearing – 1766-1788 Broadway Site Plan:

Present via remote connection was Mr. Robert Forbes, P.E., Zenith Consulting Engineering, and the applicant, Mr. Anthony Ferrara. The applicant noted they had received the Nitsch Engineering review correspondence and that all items on the comment letter were resolved. The applicant communicated with MassDOT regarding curbing at the entrance and MassDOT informed that they would like to see vertical granite. Bollards were added in front of each parking space. An overflow spillway was added to the design in addition to roof rechargers. Two waivers are being requested: 1) requirement for landscape architect to stamp plans and 2) requirement of a plan scale of 1 inch=30 feet.

A color chart for the building was presented to the Board.

There was discussion on the underground system that was removed. Mr. Ventresca would like clarification if there is a pipe needed for the basin or to connect to other drainage within the site, making sure roof runoff is being taken care. Mr. Dunn informed that the system is designed to take the runoff from the roof recharge system. There is no standing water with the grading for parking.

Because the plan is for four metal buildings, Mr. Iafrate informed that in the past, the Board requested additional design to enhance the buildings especially on the street side. Mr. Iafrate suggested one address with a unit number for each.

Board members concurred to continue the Public Hearing for 1766 – 1788 Broadway, Site Plan to December 17, 2020, at 6:20 p.m. Discussion: None. Vote: 4-0-0.

General Business & Correspondence:

- Cornerstone Estates – Legal Description and Release of Funds
- Legal description of the road citing the concrete bounds as recommended by the Board was received. The legal description will need to be recorded; therefore, it will need to be deeded to the Homeowner's Association, or in the alternative, an affidavit prepared by an Attorney is needed for recording at the Registry of Deeds. Town to release funds so that the owner can transfer to the homeowner's association.

MOTION: Moved by Mr. Fountain and seconded by Mr. Driscoll to approve the release of funds concerning Cornerstone Drive subject to Cornerstone Drive being deeded to the Home Owners' Association and being reviewed by a member of the Planning Board prior to release. Discussion: None. Vote: 3-0-1 (Mr. Gallagher abstained)

- Invoices/Bills Payable - The Board signed all bills presented.
- Minutes: November 19, 2020 -No minutes to be voted on at this time.
- Correspondence: No correspondence received since the last Planning Board Meeting.

Planning Coordinator Update - Mr. Bob Iafrate:

- Mr. Iafrate discussed a landscaping bond in the amount of \$30,000 for 8 Commerce Way. Applicant has requested a bond reduction based on a discussion of approval of the landscaping by the Board in the spring when landscaping is in full bloom. The amount of the request is \$25,000. Mr. Fountain would like to see how many plants will still be alive come the spring; he recommends holding \$15,000 for the completion of the landscaping.

SRPEDD Update: No update as Mr. Matthew Andrade was unable to attend the last SRPEDD meeting.

Plans to be signed: 675 Paramount Drive Site Plan

Adjournment:

MOTION: Moved by Mr. Fountain and seconded by Mr. Matthew Andrade to adjourn from the Raynham Planning Board Meeting of December 3, 2020, at 7:41 p.m., with no business to be conducted afterwards. Discussion: None. Vote: 4-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming Planning Board Meetings:

December 17, 2020 – 6:00 p.m.

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