



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board Meeting

Meeting Minutes

Thursday, February 4, 2021

Call to Order:

Vice-Chairman Burke Fountain opened the meeting of February 4, 2021, at 6:00 p.m. and informed the meeting is being recorded.

Meeting being streamed via <https://global.gotomeeting.com>

Planning Board Members Present (4):

Mr. Burke Fountain-Vice Chairman; Mr. Matthew Andrade; Mr. Russell Driscoll-Clerk. Mr. Christopher Gallagher was present via GoToMeeting.

Absent: Chairman Daniel Andrade

Present: Ms. Maureen McKenney, Planning Board Assistant, and Mr. Bob Iafrate, Planning Board Coordinator.

Cardinal Circle – Status Update:

Mr. Iafrate informed that correspondence was received from Mr. Ventresca, Nitsch Engineering, regarding issues found during a site visit conducted in January with the contractor, Mr. Ed Buckley and himself. Comments were received from Mr. Buckley, Highway Superintendent, regarding the site visit. Both of their comments are very similar in nature and will be forwarded to the Board. The developer will be receiving all comments tomorrow outlining exactly what needs to be completed. Unfortunately, the Highway Superintendent recommends repairs be done in late April due to weather conditions. The outlined work is for sidewalks and driveways; the road already has a final top coat.

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

On behalf of the applicant, Locust Street Land LLC, a request was received from Strong Point Engineering Solutions, for a continuance of the Public Hearing until March 2021.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Matthew Andrade to continue the Public Hearing for Wildwood Path Sub-Division until March 4, 2021, at 6:10 p.m. Discussion: None. Vote: 4-0-0.

Board members went out of order to conduct General Business

General Business & Correspondence

Minutes: January 21, 2021

MOTION: Moved by Mr. Driscoll and seconded by Mr. M. Andrade to waive the reading of the minutes and approve the Planning Board Minutes of January 21, 2021 as printed. Discussion: None. Vote: 4-0-0.

Planning Coordinator update – Mr. Iafrate:

- Site Plan approval and Special Permit will be submitted for a drive-thru at the old Friendly's building on Rte. 44. Mr. Iafrate noted that he has informed the applicant that the current sign is non-conforming and that it cannot be rebuilt without approval.
- Plan for a new commercial building on Richmond Street/Commercial Street being submitted.
- Site plan for Ryan Drive proposal for a 66,000 sq. ft. industrial building is being submitted.

SRPEDD update - Mr. Matthew Andrade:

Mr. Andrade attended the last SRPEDD meeting and the Master Plan was discussed.

Form A Plan – 599 Church Street: The plan proposes a land swap between Church Street neighbors of 3,000 sq. ft. for reconfiguration of lots.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Matthew Andrade to approve the plan entitled '599 Church Street, Bristol County, Northern District, Raynham, MA, Approval Not Required,' plan of land prepared for Raynham Riverwalk, LLC, and prepared by Lighthouse Land Surveying, LLC, as a plan not requiring subdivision approval. Discussion: None. Vote: 4-0-0.

Mr. Fountain informed that the Board did not receive a Municipal Lien Certificate showing no taxes are due for both the Form A Plan for 599 Church Street and Form A Plan for Thrasher Street (Lots 1,2,3,4). Therefore, he recommended signing the Form A plans, but holding until the Municipal Lien Certificates are received.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Matthew Andrade to sign the Form A, but hold until the Municipal Lien Certificate is received. Discussion: None. Vote: 4-0-0.

Form A Plan – Thrasher Street (Lots 1, 2, 3, 4): Evan Watson, P.E., was present via GoToMeeting for the plan. Mr. Watson informed that the land does consist of wetlands and they

have been before the Conservation Commission for the Wetland Resource area. He explained that due to topography of the area, it was determined that one lot was not buildable; therefore, the plans for this lot has be abandoned. Lot 1 extends past the wetlands and consists of uplands that abut Borden Colony. The proposal is to wrap the lot into the wetlands.

Mr. Gallagher informed that he worked on a set of plans years ago for these same four lots. Mr. Fountain asked if a note could be added stating "Registry of Deed not to refer to the old plan." Mr. Watson informed that there will be a new set of plans.

Each lot will be serviced by town water and each home will have its own septic system.

MOTION: Moved by Mr. Driscoll and seconded by Mr. Matthew Andrade to approve the plan entitled 'Thrasher Street, Bristol County, Northern District, Raynham, MA, Approval Not Required,' plan of land prepared for King Philip Realty Trust and prepared by Lighthouse Land Surveying, LLC, as a plan not requiring subdivision approval. Discussion: None. **Vote: 4-0-0.** The plan will be held until a Municipal Lien Certificate is received.

Adjournment:

MOTION: Moved by Mr. Driscoll and seconded by Mr. Matthew Andrade to adjourn from the Raynham Planning Board Meeting of February 4, 2021, at 6:26 p.m. with no business to be conducted afterwards. Discussion: None. Vote: 4-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming Meetings:

February 24, 2021 – 6:00 p.m. -Planning Board Meeting
