



# TOWN OF RAYNHAM

## PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

Tel. 508-824-2745 Fax 508-828-4290

### Raynham Planning Board

#### Meeting Minutes

Thursday, March 4, 2021

**Call to Order:** Chairman Dan Andrade opened the meeting of March 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 (5):** Mr. Daniel Andrade-Chairman; Mr. Matthew Andrade; Mr. Russell Driscoll-Clerk. Mr. Burke Fountain-Vice Chairman was present via telephone, and Mr. Christopher Gallagher was present via GoToMeeting.

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

**6:01 p.m. - Form A – Tomlin Drive** (Christopher Gallagher and Burke Fountain did not participate in discussion or vote on this submittal.)

Present via GoToMeeting was Frank Gallagher, P.E., Gallagher Engineering, Foxboro, MA. Municipal Lien Certificate showing taxes are up-to-date, property deed and payment were all received. Frank Gallagher informed that Lot #2 is at the end of Tomlin Drive and is approximately 4.75 acres. The plan proposes to divide the parcel, Parcel A, which will be on the Eastern side of the parcel. The lot will be a triangle shape with approximately 5,000 square feet of land. The frontage on Lot # 2 will not change and Parcel A will be deeded over to neighbor.

Mr. Iafrate informed that a neighbor of the Cairns is receiving Parcel A because he is looking to add a pool and needs the land. The Board did not have any comments on the plan.

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. M. Andrade to approve Form A Plan, Tomlin Drive, prepared for Sean and Christine Cairns by Gallagher Engineering, dated February 3, 2021. Discussion: Mr. Dan Andrade asked about the name of the parcel on the mylar drawing. Frank Gallagher informed that it is a reference only to his CAD drawing and that the parcel will be referred to as Lot #2, Tomlin drive. Vote: 3-0-0.

**6:09 p.m. - Form J - Raynham Preserve East, LLC:**

Present via GoToMeeting was Mr. Lee Castignetti, Counsel for Raynham Preserve East, LLC. He explained that the Performance Covenant did not cover the release of the subdivision lots. Surety bond was submitted on December 24, 2020.

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. Matthew Andrade to release Lot Nos. 1 through 26, located off Mulberry Road. Discussion: None. Vote: 4-0-1 (Mr. Chris Gallagher abstained).

**6:15 p.m. - Public Hearing: Wildwood Path Subdivision:**

Mr. Dan Andrade informed that a request was received for a continuance of the hearing until the first meeting in April.

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. M. Andrade to continue the Public Hearing for Wildwood Path subdivision until April 1, 2021, at 6:05 p.m. Discussion: None. Vote: 5-0-0.

**6:20 p.m. - Public Hearing: 435 New State Highway site plan/special permit:**

Mr. Driscoll read the Public Hearing notice.

Present via GoToMeeting was Kevin Solli, P.E., Solli Engineering, Boston, MA. Mr. Solli reviewed the proposed modification for the site to allow a drive-through at the existing restaurant building. Mr. Solli informed that a response has been made to Nitsch Engineering regarding the Nitsch comments, and they will continue to work with Mr. Ventresca. A traffic plan and plan set were submitted and will be reviewed by Nitsch Engineering. Mr. Ventresca discussed the proposed drainage that will need to be reviewed by MassDOT.

Present via GoToMeeting was Casey Burke, P.E., Solli Engineering. Mr. Burke reviewed the site layout plan including the proposed drive-up window. The plan is for 57 parking spaces and redesign of parking with a landscaped island. The dumpster pad located in the rear will be concrete and fenced in. The existing signage will be removed with a new signage installed on the eastern edge of the property. The existing sign in the rear of the property will also be redone.

Mr. Dan Andrade discussed the drive-through and the number of vehicles to be served. He questioned the traffic exiting the driveway and the light located on the corner of Rt. 44 and South Street West. Mr. Casey discussed the exiting pattern and drive-through design.

Mr. Dan Andrade asked for a site visit to monitor the number of cars waiting at the red light on Rt. 44 as well as the number of cars waiting on Rt. 44 up to the driveway of the applicant's business. He expressed concerns with the number of cars waiting for the light and the number of cars waiting to exit the driveway. The location of the business is very close to the intersection. Traffic count was conducted by Solli Engineering. They shared their data with the Board, which included A.M. and P.M. peak times as well as times on Saturday.

Mr. Driscoll discussed signage to be installed for vehicles exiting the business on to Rt. 44 similar to signage at McDonald's.

Mr. Dan Andrade asked for the traffic calculation for the adjacent businesses. Mr. Casey discussed the potential business and the number of vehicles that may visit the site even during the peak hours.

Mr. Fountain expressed concerns with the easement and the vehicles exiting South Street West. Mr. Solli explained that there is an easement and the applicant has the rights to pass through. They are planning on maintaining the easement and the access to South Street West. Mr. Dan Andrade asked about the traffic study analysis and what it included. Mr. Solli informed that the analysis did not contain any use credits for the existing business. Starbucks use is more of a pass-by rather than the current business which is more of a traffic trip.

Present via GoToMeeting was Mr. Andy Mann, owner of 421 New State Highway. He expressed his support of the proposed project.

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. M. Andrade to continue the Public Hearing for 435 New State Highway site plan/special permit until March 18, 2021, at 6:40 p.m. Discussion: None. Vote: 5-0-0.

**7:10 p.m. - Public Hearing: 33 Commercial Street site plan/special permit:**

Mr. Driscoll read the Public Hearing notice.

Present via GoToMeeting was Shane Oates, P.E., Center Mount Land Development LLC. Mr. Oates informed that the review letter was received only a few days ago from Nitsch Engineering. The property is on the corner of Commercial Street and Richmond Street. The proposal is for an extension of the existing building with loading dock, parking spaces, associated utility tie in, office, and storm water management. Notice of Intent will be submitted to Raynham Conservation Commission because there are wetlands on the property. The distance from the building to property line is approximately 180 feet with most of the remaining property being wetlands.

Present via GoToMeeting was Ms. Sue Peabody. Ms. Peabody questioned the procedure of the certified letters and signature card as she did not have an attached green card to sign. Mr. Dan Andrade informed that the certified letters is to notify abutters of the meeting and seeing that Ms. Peabody received the letter and was present, the applicant meet the criteria of notification.

Mr. Iafrate informed that a waiver will be necessary for parking. Based on the configuration and proximity of the building to the roadway and the company's use of large trailers and equipment, there is a concern of unloading and overflow onto Richmond and Commercial Street. He requested a rendering of the building and description of materials to be stored outside be available for the next meeting.

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. Matthew Andrade to continue the Public Hearing for 33 Commercial Street site plan/special permit until April 1, 2021, at 6:10p. m. Discussion: None. Vote: 5-0-0.

**7:35 p.m. - Public Hearing: Ryan Drive/Broadway site plan:**

Mr. Driscoll read the Public Hearing notice.

Mr. Chris Gallagher informed that he cannot open the links that are being sent to the Board to view the plan submittals so he has not seen plans for the proposed project. He requested that he be sent PDF files of the plan.

**7:35 p.m.** - Chris Gallagher left the meeting

Present via GoToMeeting was Shane Oates, P.E., Center Mount Land Development LLC. Mr. Oates informed that the review letter was received only a few days ago from Nitsch Engineering. The proposed project is to construct a 66,300 sq. ft. industrial building with 10 units, parking lot, loading dock, associated utilities and stormwater design. The site will have two access points with egress onto Rt. 138.

The proposal is similar in design to a design that was presented to the Board in years past. Mr. Daniel Andrade asked why there is not a modification to the original approval. Mr. Oates informed that the last approved document was prebuilding and was rotated 90 degrees and extended down Ryan Drive. The mapping has changed as well as the drainage and calculations.

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. M. Andrade to continue the Public Hearing-Ryan Drive/Broadway Site Plan until April 1, 2021, at 6:15 p.m. Discussion: None  
Vote: 4-0-0.

**7:45 p.m. - Todd Hamilton - Discussion re. Lincoln Woods Subdivision:**

Mr. Iafrate informed that Mr. Hamilton is not ready. The discussion for Lincoln Woods subdivision will be placed on a future agenda. (7:45 p.m. -Mr. Burke Fountain left the meeting)

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

Correspondence: Mr. Andrade noted there is no correspondence other than the letters from the Sewer and Water Department regarding developments in Town discussed by the Board earlier this evening.

#### **Invoice/Bills Payable:**

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. M. Andrade to transfer the amount of \$10,000 from the Planning Board holding account to the Planning Board regular account for payments to Nitsch Engineering for work completed on Rules and Regulations. Discussion: None. Vote: 3-0-0.

Minutes: Minutes of February 4, 2021, were tabled to the next meeting.

#### **Planning Coordinator update - Mr. Iafrate:**

- Additional meetings for review of the Rules and Regulations need to be scheduled with Nitsch Engineering.
- Mr. Iafrate attended a meeting with Silko Honda regarding their upcoming site plan.

Upcoming Meeting Agenda Items - March 18, 2021

6:15 p.m. Public Hearing - Silko Honda site plan  
6:25 p.m. Public Hearing - Special Permit for Estate Lots Robinson St./Wilbur Street  
6:35 p.m. Public Hearing - Carlton North subdivision

SRPEDD update - Mr. Mathew Andrade:

Mr. Andrade attended the last SRPEDD meeting. Topic of discussion was COVID and how it is affecting the communities.

Mr. Iafrate informed that a Master Plan meeting was held recently. It was noted that walking trail and bike trails were in the previous Master Plan and Mr. Dan Andrade asked for direction on grants to make this happen.

**Adjournment**

**MOTION:** Moved by Mr. Driscoll and seconded by Mr. M. Andrade to adjourn from the Raynham Planning Board meeting of March 4, 2021, at 7:49 p.m. with no business to be conducted afterwards. Discussion: None. Vote: 3-0-0.

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming Meetings:

March 18, 2021 – 6:00 p.m.-Planning Board Meeting
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