



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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

Planning Board Meeting

April 19, 2018

Meeting opened: 6:00 p.m. by Chairman Daniel Andrade

Board members present: Daniel Andrade, Burke Fountain, Christopher Gallagher, Russell Driscoll, John Teixeira

Board members absent: (All present)

Also present: Robert Iafrate, Building Commissioner; Maureen McKenney, Administrative Assistant

6:00 p.m. – 147 South Street West site plan modification: Mr. Andrade announced that Rob Costa, the applicant, is his nephew but he himself has no financial interest in the project and has no reason not to vote objectively. He asked if anyone had any concerns with him participating; no one responded. Mr. Andrade remained for the hearing.

Karen Patneau, Earth Services Corp., Taunton, MA, appeared before the Board on behalf of Rob Costa, RMC Construction. She explained that the existing detention basins on site will be filled in so that additional parking area can be constructed. The parking will be graveled and underground infiltrators will be installed to handle water runoff. Ms. Patneau noted the original plan called for underground infiltrators but that was changed to detention basins; so, this modification is actually returning to what was originally approved. Mr. Gallagher agreed with what Ms. Patneau said. Mr. Andrade noted they had changed to the detention basins because of the cost of the underground infiltrators.

Mr. Gallagher moved to accept the proposed modification shown on plan entitled "Minor Modification to Site Plan 147 South Street West Raynham, MA. Prepared For Robert M. Costa, Trustee," dated March 16, 2018, prepared by Earth Services Corporation; second by Mr. Teixeira. Motion passed by unanimous vote (5-0-0).

6:06 p.m. – Route 138 Mixed-Use Overlay District (MUOD): The public hearing was opened. Mr. Driscoll read the hearing notice.

Mr. Andrade gave a background of the proposal to rezone a portion of Broadway (Rte. 138), noting the following: in 2012, the Town was awarded a \$10,000 grant from State commuter rail funds and, as part of this grant, SRPEDD provided technical assistance and information regarding rezoning; a Rte. 138 rezoning committee was formed under Town Planner Marilyn Whalley; an amendment to rezone from the Taunton city line to Route 495 went to Town Meeting. After Ms. Whalley left, another committee was formed under Town Planner Charbonneau but the committee members went in a different direction and no amendment resulted; there was an attempt to rezone residential property across from Wal-Mart to business zoning; the Board did not sponsor or approve that attempt, and it was denied at Town Meeting. Planning Coordinator Bob Iafrate became involved in this rezoning amendment along with Mr. Andrade, who himself devoted many hours of research in to the matter, and SRPEDD has assisted with providing information.

Mr. Andrade read from a 1985 thesis paper done by Elaine Lazarus describing the Town of Raynham and its zoning and how it was originally created by one person years ago.

Mr. Andrade explained that SRPEDD allows the Planning Board and the Board of Selectmen 20 hours of free work time each, and SRPEDD was contacted to restart the rezoning process. Mr. Andrade read a letter received from Grant King of SRPEDD informing that SRPEDD would not be involved in the rezoning process any longer unless all parties involved were “on the same page,” and Mr. King offered to host a mediation meeting to get everyone in the same direction. Mr. Andrade said that Mr. King’s letter stated that John Teixeira had directed him to stop work on the rezoning.

Mr. Teixeira asked if he could speak. Mr. Andrade said no, he will have time afterwards. Mr. Teixeira said that was fine.

Mr. Andrade said he and Mr. Iafrate didn’t act on the SRPEDD offer to meet with the parties. He noted Mr. Teixeira has always said he would be opposed to the rezoning on Rte. 138, and Mr. Andrade felt Mr. Teixeira had overstepped the standards of conduct. After reading from a Standards of Conduct document, he asked Mr. Teixeira to recuse himself for failing to act properly within the standards and because of bias and using his Planning Board position to interfere with the process. Mr. Andrade suggested Mr. Teixeira excuse himself, noting he could be fined. He said he felt he had to bring this to the Board’s attention.

Mr. Andrade discussed that Rte. 138 is a “tricky corridor” with 19,000 cars passing on it daily from Taunton, noting he hoped Raynham can benefit from the passing traffic.

Mr. Teixeira stated that as the Board’s SRPEDD representative he can’t dictate to Mr. Grant and he gave no direction, only his opinion. He noted that Mr. Andrade has said as long as he was on the Board, he would push to rezone Rte. 138, so Mr. Andrade is just as culpable.

Mr. Andrade asked Mr. Teixeira if he was staying at the meeting; Mr. Teixeira said absolutely and asked Mr. Andrade if he would stay. Mr. Andrade said he would stay, he was chairman.

Bob Iafrate, Building Commissioner/Zoning Enforcement Officer/Planning Coordinator, addressed the Board stating he would go through the by-law. He read from a prepared statement explaining that the by-law was designed to provide more options to property owners along the corridor with built-in safeguards to prevent negative impacts. He pointed out that on the wall there were pictures posted of zoning districts similar to the one being proposed. He noted work has been ongoing for six years by committees, the adoption of this by-law would allow mixed use with business and residential, and changes would happen over time, not overnight. He noted there is a similar district in Bridgewater on Rte. 104, the Gateway District, which was adopted when he was a member of the Bridgewater Planning Board 12 years ago. Mr. Iafrate distributed copies of the by-law and zoning map. He noted the design guidelines for the district will be part of the Planning Board’s regulations, not the zoning by-laws. He also noted that a lot of the information was put together by SRPEDD. He began reading the proposed by-law, explaining as he went along. He noted some uses will be allowed by special permit, some uses will be prohibited.

Mr. Andrade explained that no current zoning districts are being changed, all current uses will still be allowed and the MUOD keeps all the main districts in place. Mr. Teixeira asked if a new business use can be allowed in the Residential D District if an existing house is taken down; Mr. Andrade said that was correct.

Mr. Iafrate read the design guidelines, explaining they are meant to bring similar looks to the area as shown on the photos on the wall. Mr. Andrade explained the sites in the posted photos are from Bridgewater, Norton, Taunton. He stated if the Mixed-Use Overlay District (MUOD) is used, the by-laws and design guidelines must be followed as they want Rte. 138 to stay as residential looking as possible, and no big-box uses are allowed.

Mr. Teixeira asked what uses would be allowed now in the area behind Market Basket. Mr. Iafrate explained it is a Designated Development District and could have similar uses to Paramount Drive. Mr. Gallagher noted a 40B would be allowed anywhere. Mr. Andrade stated 40B's are to circumvent zoning, citing several 40B projects. Mr. Gallagher stated that's irrelevant to the by-law. Mr. Andrade felt that rezoning could eliminate the likelihood of a 40B project on large pieces of property on Rte. 138; Mr. Gallagher disagreed.

Mr. Teixeira stated that Mr. Andrade was right, he ran for the Board because he saw zoning attempts that residents were not aware of. He read a prepared statement, saying the by-law does the opposite, allows almost every zone in Town for contractors and developers with no limitations, and noise and congestion would increase five times.

Mr. Teixeira read an inventory list of empty lots on Rte. 138 and also on Rte. 44, citing several specific properties (i.e., China Garden, Sanibel, Carver Street property, Benny's, etc.) and noting several of the properties have been available for years so there is no lack of an area to create employment opportunities for residents. He said the question is what is keeping business from going to any of these other properties.

Mr. Teixeira discussed that the proposed amendment was filed with the Town Clerk on April 2nd, and was printed on Planning Board letterhead, giving the impression the by-law was submitted by the Board. He noted the Planning Board did not see the article until Tuesday, April 17th, when sent out by Maureen. He stated the Selectmen didn't see the article until the April 2nd submission. He stated the by-law was created by Mr. Iafrate at the direction of the Chairman, and it was put on the warrant before the Planning Board review and hearing. He said, in his opinion, the article accommodates a personal agenda for the chairman and one other town builder. He stated the process was disrespectful and a mockery of the Board. Mr. Teixeira asked the Board members not to accept the by-law, and he urged the Selectmen to investigate the chronology of events and facts.

Mr. Andrade stated he gave the Selectmen an update and told them he would reopen the Rte. 138 issue with SRPEDD, after having worked with Town Planners and having hundreds of hours invested, and the Selectmen agreed to it. He stated there was no collusion, and he directed Ms. McKenney to set up the public hearing.

Mr. Iafrate stated an article can be put on the warrant before the hearing, before being endorsed by the Planning Board. Mr. Gallagher asked who sponsored the article because the Board surely didn't. Mr. Iafrate believed it was done by the Selectmen. Mr. Gallagher said that could be a procedural issue if not sponsored by anyone. Mr. Teixeira stated he can guarantee that it was not sponsored by the Selectmen, and the warrant says it was the Planning Board, which is not the case. Mr. Fountain noted the Board did not take a vote so he guesses it was the Selectmen. Mr. Andrade noted they are voting tonight to go forward to Town Meeting.

Mr. Iafrate noted a lot of the properties Mr. Teixeira mentioned are not on Rte. 138 but are on Rte. 44. Mr. Teixeira said he understood that, he was just breaking down the list. Mr. Iafrate said a lot of properties on Rte. 138 – Sanibel, China Garden and others – have a lot of interest in mixed use. Mr. Gallagher noted those sites are already zoned business. Mr. Iafrate said they can't be mixed with residential use.

Mr. Teixeira recalled that he met with Mr. Iafrate and that he asked that the residential houses be left alone and not torn down in order to put in strip malls, then he would be in agreement; but, that changed. He said he asked at the March 22nd meeting if this is the same by-law as discussed in the office and was told there were some changes, and when he asked about the changes, he was then told by the Chairman he could see them at the hearing. Mr. Teixeira noted the Board didn't see the document with the Raynham Planning Board label until two days before the public hearing. He asked if he said anything incorrect; Mr. Iafrate said he didn't think so but they're here tonight to discuss. Mr. Andrade said they are going through the process. Mr. Teixeira said the Board did not create the document and it should not have been submitted before the Board saw it. Mr. Iafrate said the committee created the article and the Planning Board is here tonight to review, discuss and make recommendation.

Mr. Gallagher discussed that procedure may not have been followed, which may be an issue. He is not for or against but understands why Mr. Teixeira is upset and understands Mr. Andrade put in a lot of hours. He noted the by-law allows anything that is on Rte. 44 to be on Rte. 138. Mr. Iafrate said some uses are prohibited in Residential D in the by-law. It was noted Residential D is the same except for the prohibited uses.

Mr. Teixeira said houses can be torn down and strip malls built. Mr. Iafrate said of course, because that is allowed in Business District. Mr. Gallagher noted the same as on Rte. 44. Mr. Teixeira noted there are few houses behind Rte. 44 properties so there is no impact to residents as there would be on Rte. 138.

Mr. Gallagher noted the article is on the warrant, needs a 2/3 vote to pass, and the Board vote is immaterial. Mr. Teixeira said Town Meeting, May 21st, 7 p.m., is where it counts.

Sylvia Cross, Chickering Road, asked about the depth coming back into the neighborhood on First Street. Mr. Gallagher explained it depends on the existing lot. Mr. Iafrate showed on the map, noting it will go 7 houses in. Mr. Gallagher said everyone on the right side of First Street could be behind this zone. Ms. Cross said to keep the residential houses.

Jeff Manly, Britton Street, asked the average size of the residential lots. Mr. Iafrate explained they ranged from 7,000 to 37,000 sq. ft., so the committee settled on having a 20,000 sq. ft. average for the by-law. Mr. Manly asked if apartments can be done in Business. Mr. Iafrate said apartments are only in Residential B now but the by-law would allow by special permit.

Greg Assadorian, Ann Street, discussed that the number of trucks is unbearable now, the road is beaten up; more business would mean more trucks; he is talking about big trucks; and, the new uses will use trucks. Mr. Andrade felt there could be twice as much traffic if the by-law doesn't pass; Mr. Teixeira questioned why. Mr. Andrade said there is potential for twice the traffic with the uses allowed now.

Mr. Gallagher asked if the Gateway District on Rte. 104 in Bridgewater allows restaurants. Mr. Iafrate wasn't sure. Mr. Gallagher said the buildings in the pictures look nice but this by-law allows everything, including restaurants.

David Zapp, representing the Sanibel property, asked about the 30% maximum lot coverage. Mr. Iafrate said it pertained to impervious coverage.

Bill Adams, developer, Sanibel property, said he is unable to rent space because office space is not in high demand; he wants to do a strip plaza with three apartments. He said the area is terrible with abandoned property and junk and is not something to be proud of. He believes if development is controlled with a nice plaza, it could catch on and make the area beautiful and be a tax benefit. Mr. Teixeira asked where he lived. Mr. Adams said Berkley.

Mr. Teixeira discussed that the Town has free cash over and above expenses, and last year \$500,000 went towards long-term debt and \$600,000 to stabilization account, and the Town is not hurting for money. Mr. Andrade said that is not a by-law matter. Mr. Adams cited other projects, noting areas improve and will bring in more money.

Mr. Iafrate stated this is a planning mechanism for the future, the Town needs to plan now.

David Zapp, owner of 890 Broadway, said misinformation is being presented. He noted some properties, such as the car wash, can't be developed because of wetlands. He feels this looks like a step in the right direction.

Dan DaRosa, 252 Britton Street, explained he is a recipient of a mixed-use site at Broadway and Britton Street, and he came before the Planning Board for a special permit for his site, although he felt he was grandfathered. He lives on the second floor of his business property, allowing him to be close to family, and if guidelines are set to make others do as he did, it would be an asset to Raynham. He said this is a builder's dream. He noted many people have commented to him that the Town needs more sites like his. Mr. Teixeira said his was a beautiful site. Mr. DaRosa urged the Board to continue with the strict guidelines. He noted the Emonds business was not leaving Raynham as stated but rather a nephew was locating to Taunton.

Mr. Gallagher said the pictures shown are nice but they don't show a McDonald's or a strip mall or other things allowed, and these are touchy issues. He noted the allowed uses were the same as what was proposed before. Mr. Iafrate noted a McDonald's cannot be built in Residential D District. Mr. Gallagher said this by-law would allow business in the residential corridor, but not a drive-through. Mr. Iafrate said that is correct.

Debbie Bostrom, First Street, stated the B & D site didn't affect houses on that street but this proposal will affect houses on First Street and Chickering Road. Mr. Iafrate explained the zoning line at Chickering Road, noting without MUOD guidelines, any use can be done, the existing business line doesn't change.

Rachel Adams, First Street, asked who approves a special permit. Mr. Andrade said the Planning Board.

Sylvia Cross, Chickering Road, asked if anyone talked to North Raynham Water District because there is a well in the area. Mr. Iafrate said development must be 400 ft. away from the well area, and that's not changing. Mr. Gallagher said NRWD property can't be built on.

Mr. Forrester, First Street, spoke of a house at the bottom of First Street that could be removed along with the “mountain,” resulting in a back yard cliff for abutting First Street houses. Mr. Andrade explained buffers would be needed. Mr. Iafrate noted they could do that now with a site plan. Mr. Forrester said if this passes, it will happen, he knows who owns it. Mr. Andrade noted he was referring to John Noblin. He explained he suggested to Mr. Noblin that he knock the house in question down and create a parallel access road to the traffic light for residents. Colleen Forrester, First Street, stated part of the beauty of First Street is the one way in and out.

Dan DaRosa asked if a special permit is needed for the overlay. Mr. Andrade said no. Mr. Fountain explained site plan approval is needed, maybe a special permit, and abutters would be notified.

Randy Carson, Chickering Road, said the problem is trying to put all under one umbrella, he has a problem with changing residential homes to business because the residents have investments. He noted it can't be said that the by-law won't change logistics, this is a can of worms that will affect property values. He said he agrees 100% with Mr. Teixeira, and this is for developer's financial interests.

Bob Nickerson, First Street, asked if the trash disposal facility that was listed is enclosed. It was stated that it is, as part of a design criteria.

Bill Adams, Berkley, stated builders won't do a McDonald's or other commercial uses between houses, they want to be close to the highway. Mr. Gallagher said that's his opinion, but it will be allowed.

Sean Carvalho, Britton Street, stated Rte. 138 is in bad condition, has a lot of traffic, and he is in favor of this but asked if the roads can be fixed first. Mr. Andrade said Rte. 138 is a State road and the Town has no jurisdiction. Mr. Teixeira noted the State said they would be working on Rte. 138 in 2021. Mr. Carvalho noted the road has only one lane, two lanes are needed and this might persuade his decision to not be in favor of this.

Mr. Andrade asked if Board members had questions. Mr. Fountain noted there are quite a few rundown properties on Rte. 138 and this article may help improve things. He noted the issue of delivery trucks has to be looked at. He disagreed that First Street traffic would increase as 90% of the Rte. 138 traffic starts in Taunton and goes through Easton.

Mr. Andrade discussed the traffic study done in September 2014 on Rte. 138, which found 19,000 cars cross the Taunton line, 24,000 cars go to Rte. 495. Mr. Carvalho questioned why the State doesn't do anything; Mr. Andrade said things are done on their timeline.

Greg Assadorian, Ann Street, said he agreed with Mr. Carvalho's concerns and with the issue of delivery trucks. He said if the State would improve Rte. 138, this may be feasible but there will be more problems.

Joe Fix, Hall Street, cited an Easton property that was good but is now a “ghost town,” and he doesn't want to open Rte. 138 to that. Mr. Iafrate said that property has no sewer or infrastructure.

Mr. Iafrate discussed that he has been asking questions and getting history, and he feels this by-law is different – setbacks were increased, special permit process will protect. He stated the status quo is not working and this is a step in the right direction for the future.

Mr. Gallagher said the Board's recommendation doesn't mean anything; it's Town Meeting is where it's done.

Mr. Teixeira said he was impressed by the number of people here. He discussed that the Town Meeting having a quorum of 25 people is problematic to him. He commended Dan on his fact finding despite the threat of a \$2,000 fine. He said Mr. Iafrate did an excellent job writing the by-law even though they didn't have any input. Mr. Andrade noted Mr. Teixeira did not want to be on the committee; Mr. Teixeira said he was told it may be a conflict, and he thinks Dan joining the committee is a conflict.

Gary Forrester, First Street, spoke and said the Town voted this down a few years ago, twice, and it is now being thrown back in their faces. Mr. Andrade said he will continue to do what he thinks best for the Town. Mr. Gallagher said he should fill others in.

Mrs. Forrester, First Street, asked if the article already was on the Town Meeting warrant but shouldn't be. Mr. Andrade said it is on and if it doesn't pass, it will come off. Mr. Gallagher said no. Mr. Teixeira said the article will stay on the warrant and be rescinded at Town Meeting; if it is pulled off, it can be back at the next Town Meeting, but if the article is voted down, it takes two years to come back. He said it shouldn't be pulled off the warrant.

Sylvia Cross asked Mr. Andrade if he owned real estate and asked him to clarify what he was gaining. Mr. Andrade explained he has built 14 homes in Raynham in 30 years until this year. He bought 30 acres at the winery property to protect 25 acres of it. He discussed that he did own Hillcrest Plaza, he is building on Church Street and has sold properties after his son passed away. He noted the Rte. 44/Church Street property is the largest and is zoned business. Mr. Andrade said a person called him, as the Planning Board chair, and said he wanted to show what he proposed for the land next to Mr. Andrade's land. The proposal was for 168 units of 40B development. Mr. Andrade said that was not his desire for the property; he bought the property and is now doing an over 55 project, which will have relatively little impact to the Town. He owns nothing on Rte. 138, he is doing this for the Town of Raynham. He noted that property owners won't sit on their property for long; First Street is one of the few with one way in and one way out; he is not looking to impose on anybody but, as Chairman, it is his job to bring this forward; changes won't be seen for 5 to 10 years; and, Rte. 138 needs to be revitalized.

Mr. Iafrate stated that, for the record, Raynham has a unique chairman who does a lot of the work and research and is doing it for the best interest of the Town. Mr. Andrade said he is doing his responsibilities, he was following the process and it doesn't take long to read the by-law. Mr. Teixeira said that wasn't the point.

There were no further comments or questions; the public hearing was closed at 8:29 p.m.

Mr. Andrade moved to vote in favor to recommend approval of the article; second by Mr. Fountain. Mr. Fountain commented that for 27 years he has seen that Rte. 44 works but Rte. 138 doesn't, there are run down properties there; the by-law isn't perfect but it's better; and, he is in favor. Mr. Driscoll stated he was in favor. Mr. Gallagher stated the by-law won't change anything, he said no. Mr. Teixeira stated no. The motion passed by vote of three in favor (Andrade, Fountain, Driscoll) and two against (Gallagher, Teixeira).

8:30 p.m. – Mr. Andrade called a five-minute recess.

8:35 p.m. – Public hearing - Solar Photovoltaic site plan, 1550 King Philip Street, was reconvened. Brian Huntley, P.E., Tighe and Bond, appeared before the Board as applicant's representative.

Mr. Andrade noted revisions on the plan were sent to Nitsch Engineering for review, but no comments were received back yet. Mr. Andrade read e-mail dated April 17, 2018, from Highway Superintendent Ed Buckley; Mr. Huntley was given a copy. Mr. Andrade noted Mr. Buckley's informed that his issues of concern are taken care of in the lease agreement, so he has no issues now. Mr. Buckley's comments will be part of the approval process.

Mr. Huntley explained that timing is critical. They need Town approvals to obtain financing, and if this is put off, it may jeopardize the project. Mr. Gallagher noted he read the Tighe and Bond response to the initial Nitsch comments, and if all is true, the plan seems to comply. Mr. Fountain stated the Board's approval can be subject to final approval from Nitsch Engineering. Twenty-day appeal period was noted.

Mr. Gallagher moved to approve the plan subject to Ed Buckley's April 17, 2018, e-mail and subject to all Nitsch Engineering concerns being addressed; second by Mr. Fountain.

Mr. Teixeira noted the project is good for the Town, so if the Board needs a special meeting to approve the plan, he is okay with that. Mr. Fountain agreed. Mr. Teixeira asked if there will be any barriers to keep trash off the site. Mr. Andrade said Waste Management has been told to put slats in the fence and to maintain the area.

Mr. Gallagher said the Board can revisit the plan if Nitsch has negative comments. Mr. Huntley stated there are no substantive issues.

After discussion, the motion made was withdrawn. Mr. Gallagher moved to approve all the waivers on the front sheet of the plan set; second Mr. Teixeira. Motion passed by unanimous vote (5-0-0).

Mr. Gallagher moved to approve the special permit and site plan for Raynham Landfill Solar Project, plan date March 5, 2018, revised date April 16, 2018, contingent on a letter from Nitsch Engineering that all comments are addressed and subject to Ed Buckley's e-mail dated April 17, 2018, in full; second Mr. Fountain. Unanimous vote to approve (5-0-0).

8:41 p.m. Public hearing -1550 New State Highway site plan reconvened. Charles Michaud, P.E., Hawk Consulting, Inc., Millbury, MA, appeared before the Board along with owner/applicant Ming Ling Yau. Mr. Michaud explained the revisions to the plan: parking spaces are all now 9 ft. x 18 ft.; five spaces were lost but they are still in compliance with 79 parking spaces; sign detail was added to the plan; landscaping is shown on the plan; there are "substantial" bollards lined up at parking spaces. He stated the sewer figures are okay.

Mr. Andrade noted Mr. Gallagher looked over the drainage, and it is okay.

Mr. Iafrate said this is his first look at the revised plan but it looks okay. He noted bollards, parking and signage had been the biggest issues.

Mr. Michaud said he was confused at the multiplier of five used by the sewer department. Mr. Gallagher explained they are infiltration/influx fees. He questioned why they were being charged as a new use. Mr.

Iafrate noted that isn't a Planning Board issue so applicant may want to go to the Sewer Commission to discuss. Mr. Andrade agreed.

There were no further comments or questions.

Mr. Andrade moved to approve "Site Plan '1550 Plaza' 1550 New State Highway Raynham, MA," prepared by HAWK Consulting, Inc., Millbury, MA, plan date March 11, 2018, last revised April 13, 2018; second Mr. Fountain. Motion passed by unanimous vote (5-0-0).

8:55 p.m. Princess Lane, Duke Drive, Queen's Circle: Mr. Andrade explained that a Citizen's Petition was submitted to the Selectmen to approve these roads at the Town Meeting. An article to approve these roadways was on the Town Meeting last year but had to be withdrawn for lack of proper signatures. Mr. Andrade noted the Board only needs to vote on recommendation now. Mr. Gallagher moved to recommend the roads for approval; second Mr. Teixeira. Motion passed by unanimous vote (5-0-0).

General Business: Mr. Fountain moved to waive the reading and approve the minutes of April 5, 2018; second Mr. Teixeira. Motion passed unanimously (5-0-0).

Planner update:

- Mr. Iafrate talked recently to Buzz Artiano of Innovation Park about the downed fence on the property, and was told it should be repaired by the weekend. Mr. Artiano is moving forward with a truck facility and will submit in a couple of weeks.
- The Bradford Trailer site on Route 44 has been cleared out.
- Still awaiting information on the Broadway/Center Street traffic light.
- Kia dealership construction is underway.
- Construction at Skyline Marble site on Broadway has resumed.
- The addition at Toyota on Route 44 is done.
- Atlantic Fence on Route 44 is vacating and moving to Milford, MA, to have more space.
- Mr. Iafrate submitted a project checklist done by past Town Planner Tim Inacio. He noted it's lengthy so he wouldn't use it but suggested the Board look it over.

SRPEDD update: None tonight.

There was no further business and the meeting adjourned at 9:00 p.m.

Respectfully submitted,


Russell Driscoll, Clerk