

Town of Raynham, Massachusetts

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Planning Board meeting April 20, 2017

Raynham Planning Board held its regularly scheduled meeting on Thursday, **April 20, 2017**, at Raynham Veterans' Memorial Town Hall. The meeting was opened at 6:05 p.m. by Chairman Daniel Andrade.

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

Board members not present: (all present)

Staff present: Robert Iafrate, Building Commissioner/Planning Coordinator

6:05 p.m. – Innovation Park, 1000 New State Highway, site plan: Public hearing was reconvened. Attorney Edmund Brennan, Taunton, MA, appeared before the Board, along with Dan Gagne, P.E., and Brendan Mulaney, P.E., both of Beals and Thomas. Applicant Buz Artiano was also present.

Attorney Brennan explained that at the last meeting there was much discussion and Board concerns were identified. The waiver requests were also discussed and have been resolved. He explained that the distance between Buildings A and B was a Board concern so Building B has been reduced by one bay, which opens up the traffic lane. There is now one overhead door for Building B, and the applicant will try to lease that building to one tenant. Attorney Brennan noted the change has also resulted in additional parking.

Mr. Andrade asked about striping and lettering on the plan. Attorney Brennan discussed, noting that Mass Highway informed the applicant that he will need to stripe the left turning lane going into the site and extend traffic lane markings.

Mr. Teixeira asked where traffic will be leaving the site. Attorney Brennan showed on the plan. He also noted a "Do Not Enter" sign will be posted.

Mr. Andrade asked if the main driveway going is two-way. Mr. Gallagher stated that from Building B south, there are two turning lanes. Mr. Andrade said 25 ft. as shown is not enough for trucks. Mr. Gagne explained it would be. Mr. Iafrate noted the Board's design criteria calls for 24 feet.

Attorney Brennan explained that the dumpsters have been located away from the abutters to a spot on the southeast area of the site. Also, the fence is extended along the abutting property line so there now is a 6 ft. berm with 8 ft. fence on top of it. There is also 25 ft. additional natural buffer space between properties. Mr. Andrade asked if retaining wall details were added; Mr. Gagne stated yes, they are on the plan. Attorney Brennan noted the fence was extended an additional 100 feet southerly along the abutting property line to the east.

Mr. Andrade asked if waiver for parking is needed. Attorney Brennan stated no, the parking requirements are met and there are two additional spaces as well.

Mr. Andrade asked if there is a list of waiver requests. Attorney Brennan stated it is on the first page of the plan.

Mr. Andrade asked if Board members had questions on the revised plan. There were none.

Attorney Brennan noted the guardrail and retaining wall details and internal signage were all added to the plan. He explained that the work on the buffer at the north side and site working, including the water line to Judson Street, will be done first, and the foundations will be poured at one time. He said all this should be done in less than a year.

Mr. Andrade asked if anyone present had questions. Mr. Anthony Foscara, 283 Judson Street, asked how far the fence will be extended. He viewed the plan as Mr. Gagne showed where the fence will be located.

Mr. Andrade asked if others had questions. Mr. Foscara asked about lights on the buildings. Mr. Artiano explained the lights will be LED with automatic dimming and they will be motion sensitive. Mr. Andrade explained there must be zero spill off at the perimeter of the site; and, if lights are added at a later point in time and the lights shine into a neighbor's yard, the residents should contact the Zoning Enforcement Officer.

There were no other questions or comments. Mr. Andrade noted that in other Certificates of Action, Lowe's being an example, the Board added a condition of no idling of trucks on site. Mr. Artiano stated that per Mass Highway, signs must be posted at each building that no idling longer than five minutes is allowed.

Mr. Gallagher commented that the applicant has worked well with the Board and the neighbors.

It was noted that the waiver requests were read at the last meeting. It was also noted that Mr. Fountain will abstain from voting. Mr. Andrade noted waivers from Planning Board rules and regulations, Secs. 4.1; 4.14; 5.1.2; 5.1.5; 5.6.2; 5.7.3; 5.7.6 and 6.0 were requested. Mr. Andrade moved to accept the waivers as read; second Mr. Gallagher. Motion passed 4-1-0 (Mr. Fountain abstaining.)

Mr. Andrade moved to accept the site plan Innovation Park, 1000 New State Highway, with conditions that there be no idling of vehicles for more than five minutes; a buffer zone will be provided on the north side abutting the residential properties; and, the berm, the fencing and trees are to be completed before the foundations are started; second by Mr. Gallagher. Motion passed 4-1-0 (Mr. Fountain abstained.) Certificate of Action will be issued.

6:25 p.m. O'Reilly Auto Parts, 147 Broadway, site plan: the public hearing was opened. Mr. Driscoll read the hearing notice. Mr. Andrade read a request from Randy Miron, P.E., to continue the hearing to May 4th. It was agreed to continue the hearing to May 4, at 6:10 p.m. Mr. Gallagher noted that no further notices will be sent.

Mr. Iafrate stated the applicant is also to appear before the Board of Appeals. He noted the plans were not sent to Nitsch Engineering in a timely way so Nitsch is still reviewing the plans. No testimony was taken.

6:30 p.m. - Bassett Knoll Estates: Tabled to later date.

6:31 p.m. - All American Assisted Living site plan, 1084 Broadway: Attorney Edmund Brennan appeared before the Board, noting that he was also before the Board two weeks ago on this matter. He explained that the applicant wants to construct an addition to the building and that the footprint for the addition was approved on the initial site plan. Applicant is putting a second floor on the building so the footprint will be extended by two feet, for a total 268 sq. ft. total increase in footprint. Attorney Brennan stated that per zoning by-laws, Article 13, Site Plan, Sec. 13.11.B, this amounts to a minor modification.

Mr. Andrade asked if the plan was submitted to Ms. McKenney. Attorney Brennan stated no, he just asked for time on the agenda. He stated no notification is required as long as the Board agrees the change is a minor modification. Mr. Andrade stated the Board agreed at the last meeting that the change was a minor modification. He asked if a filing fee was submitted. Attorney Brennan stated no; Mr. Andrade noted there should be.

Attorney Brennan requested that the Board make a determination that this is a minor modification and file a letter with the Town Clerk stating so.

Board members looked over the plan. Mr. Gallagher moved to accept the modification proposed by Attorney Brennan showing the footprint is increased by 268 sq. ft., as shown on plan entitled "Modified Site Plan All American Assisted Living Facility Assessors' Map 4, Lot 143 1084 Broadway, Raynham, Massachusetts," prepared by Earth Services Corp., dated April 4, 2017; second by Mr. Teixeira; second for discussion by Mr. Andrade. Mr. Iafrate said he is okay with the plan. Motion passed 5-0-0.

General Business:

- Mr. Fountain moved to waive the reading and accept the minutes of February 16, March 2, and April 6, 2017; second by Mr. Teixeira. Motion passed 5-0-0.
- There were no bills submitted for payment.
- There was no correspondence received.

Planning Coordinator update:

- Mr. Iafrate informed the Board that a plan for a trucking terminal located across the street from the dog track on Broadway was circulated without his knowledge. The plan was submitted to other Town departments seeking input ahead of the plan being submitted to the Planning Board. Mr. Iafrate noted that he had given his input on the plan and he advised the applicant's attorney that the plan needs to be formally submitted to the Board before being distributed.
- Berry Hill ARC – Mr. Iafrate said he wants to schedule a site walk with Dan Andrade to go over the issues at the site. He noted the residents have concerns and a punch list was submitted. There are just a few things on the list, such as fence at the highway. Mr. Teixeira said he would like to join the site walk. Mr. Iafrate agreed to let them know the date and time. Mr. Andrade noted that \$200,000 security is being held. Mr. Iafrate said he informed the residents of that. Mr. Gallagher noted all the lots in the development were released; Mr. Andrade noted security was posted. Mr. Iafrate stated it took a long time to finish the project, but most are happy with it.
- 220 Paramount Drive/Haynes Development – Mr. Iafrate explained the developer is having trouble finishing up the work and has asked for a one-month extension on the temporary Certificate of Occupancy, and the extension for one more month only was granted.

SRPEDD update: No update this week.

There was no further business. Mr. Andrade moved to adjourn; second by Mr. Teixeira. Motion passed 5-0-0.

Meeting adjourned.

Respectfully submitted,

Russell Driscoll, Clerk