

Town of Raynham, Massachusetts

558 South Main Street, Raynham, MA 02767
ph: 508.824.2707

Planning Board meeting March 2, 2017

The Raynham Planning Board meeting of **Thursday, March 2, 2017**, at Raynham Veterans' Memorial Town Hall, was opened by Chairman Daniel Andrade at 6:00 p.m.

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

Board members not present: Burke Fountain

Staff present: Robert Iafrate, Building Commissioner/Planning Coordinator; Maureen McKenney, Administrative Assistant

6:00 p.m. – Public hearing for 1000 New State Highway/Innovation Park site plan was opened by Mr. Andrade. Mr. Driscoll read the hearing notice.

Attorney Edmund Brennan, Taunton, MA, appeared before the Board as Petitioner's representative. He noted that no review comments had been received yet from Nitsch Engineering, and he asked for a continuance of the hearing to March 16th.

Mr. Andrade asked if anyone present had any comments or questions other than relating directly to the plan. He noted the Board would not be taking testimony tonight so they could not answer questions about the plan details.

Mr. Gallagher asked if a special permit was being requested. Mr. Brennan stated no. He noted he was here tonight only because the hearing had to be opened as published. Mr. Gallagher stated that questions related to procedure could be answered tonight but not questions relative to the plan.

Mr. Cruz, 279 Judson Street, addressed the Board and said they were here tonight for observance as good neighbors, concerned with issues such as hours of operation, trash, lighting, types of business and zoning. Mr. Andrade said that lighting, dumpster, hours and other issues will be conditioned on the plan.

Mr. Iafrate stated that all the site is business zoned and the use is as-of-right.

Mr. Andrade noted that the property abuts a residential zone so there are specific issues to be met.

Mr. Gallagher suggested the neighbors write down any questions they may have for the next meeting. Mr. Andrade said the dumpster pads, lighting, fencing and hours will all be addressed at the meeting.

Mr. Foscarota, 283 Judson Street, had a question regarding a 50 ft. buffer. Mr. Andrade explained that the applicant would leave 50 ft. untouched buffer on their property. He noted that in some cases no additional screening is needed if a site is fully wooded.

He discussed the nearby Lowe's site and the fact that the Board required trees and fencing as additional protection for adjacent residences.

Mr. Iafrate commented that there is a 50 ft. setback distance for a structure in a business zone abutting a residential zone. He noted the 50 ft. no-touch area is required in a designated development zone, which is across the street from this site, but that the Board can ask for a no-touch buffer area.

Mr. Andrade noted the Town's review engineer did not have time to address issues yet but that it will be up to the Board to decide on the screening.

Mr. Gallagher said that input is welcomed, noting the abutters know their back yard property. Mr. Andrade noted they did not want the residents bothered by the project and the Board will try to take care of issues.

The public hearing was continued to March 16, 2017, 6:05 p.m.

Planning Coordinator update:

- Mr. Iafrate met with applicants for a proposed hotel in the Paramount Woods area. The hotel is not branded yet but it will be 81 rooms, and applicants are moving forward after receiving input from a review meeting with Town departments. He noted the site is about three acres and is a little tight but preliminary plans show it will work.
- Mr. Iafrate met with officials from O'Reilly Auto Parts to discuss their proposed plan for a store on Rte. 138 in a Zone II water district. The plan will have to get approval from the Board of Appeals due to the location in a Zone II. Mr. Andrade stated the applicant should reach out to North Raynham Water District (NRWD). Mr. Iafrate said NRWD was at the pre-submittal meeting. He noted the plan is for retail use only, no repairs to be done.
- Mr. Iafrate met with Town Counsel Ted Pietnik regarding the Central Oil site. The Selectmen will be acting to move forward with site clean-up on this Broadway property. Mr. Andrade said the State order clean-up there years ago. He noted that \$120,000 to \$130,000 is owed to the Town for back taxes.
- Mr. Teixeira asked about progress on installation of the traffic light at Center Street and Rte. 138. Mr. Iafrate said he was recently informed it would begin in late April or early May.
- Mr. Iafrate informed the Board that an abutter to the Tomlin Estates (located off White Street) was in his office today and asked if a buffer is being provided to his property. Mr. Iafrate noted the subdivision property did not touch the abutter's property. The Board looked at the subdivision plan. Mr. Andrade noted the Board could have said during the hearings that there already was a buffer in place. It was agreed there is no condition on the plan for a buffer, but 20 ft. setback distances for houses have to be met.

SRPEDD update:

- Mr. Teixeira informed that an environmental review is being done by SRPEDD for the 1000 New State Highway/Innovation Park site. He is not sure who is paying for the study or if it is being done against the yearly hours allotted by SRPEDD to the Planning Board. Mr. Andrade noted he has never known a private individual to pay SRPEDD for services, and he hopes the applicant did not request the study at the Town's expenses. Mr. Teixeira will look into the matter.
- Mr. Teixeira stated there is nothing new with the South Coast rail.

General Business:

No minutes submitted for approval.

The Pine Street Extension subdivision plan was endorsed by the Board.

Mr. Iafrate informed that the estate lot by-law was changed as discussed at the public hearing and sent to Town Counsel for review. There was no further business, and Mr. Andrade moved to adjourn; second by Mr. Gallagher. Unanimous vote to adjourn. The meeting closed at 6:28 p.m.

Respectfully submitted,

Russell Driscoll, Clerk

