

# Town of Raynham, Massachusetts

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## Planning Board meeting May 5, 2016

The Raynham Planning Board held its regularly scheduled meeting on Thursday, **May 5, 2016**, at Raynham Veterans' Memorial Town Hall.~ The meeting was opened at 6:00 p.m. by Chairman Daniel Andrade.

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

Board members not present: John Teixeira

Staff present: Maureen McKenney, Administrative Assistant; Tim Inacio, Town Planner

**6:00 p.m. – Board reorganization:** Mr. Fountain moved that the Board leave officers as is; second by Mr. Gallagher. Motion passed by unanimous vote.

**6:05 p.m. – Lally Column/Pine Street waiver-of-frontage plan:** Public hearing was opened. Mr. Driscoll read the hearing notice into the record. It was noted no one was present on behalf of the plan.~

Mr. Gallagher reviewed the plan. It was noted a frontage variance was granted for the property because there is only 150 feet frontage instead of the 200 feet required due to the fact that municipal water and sewer are not available. Mr. Fountain asked what the use of the property will be. Mrs. McKenney stated it will be for residence for a Lally family member.

Mr. Fountain moved to approve Plan of Land, Pine Street, Raynham, Bristol County Massachusetts, dated March 14, 2016, for Lally Column Corp. by Tibbetts Engineering, Taunton, MA, as a plan requiring subdivision approval as to waiver-of-frontage, noting that the Board finds the frontage and access adequate; second by Mr. Driscoll. Motion passed by unanimous vote. Certificate of action will be issued and there will be an appeal period.

**6:14 p.m. – 442 New State Highway/Colbea-Shell station site plan:** Tony Fruchtl, Ayoub Engineering, was present along with Angelo Ryuo of Colbea Enterprises. Letter dated April 26, 2016, was received from Ayoub Engineering, Inc., and letter dated May 3, 2016, was received from Nitsch Engineering.

Mr. Fruchtl explained that the 2 ½ year project is ending, and the as-built plan was submitted to Nitsch.~ He explained that two minor modifications are needed: the existing wall at the north side was deteriorated so it was removed and replaced with landscaping and curbing. Also, a landscape island was added on the south property line to eliminate a drop from the new sidewalk.~

Mr. Andrade said he saw the site yesterday and found that the bollards were not installed satisfactorily.~ He explained that the Board asked for the bollards because the curbing was too shallow and there were concerns that a car could easily go over the curbing if vehicles became stacked up.~ After discussion with Mr. Fruchtl, it was agreed that a wood and steel guardrail will be installed instead of bollards to prevent cars crossing.

Mr. Andrade noted the building inspector would like the Certificate of Occupancy (CO) signed by tomorrow and he asked Mr. Andrade to review the modifications so the permit may be issued if the Board approves.

Angelo Ryuo addressed the Board to discuss the bollard problems. He agreed to install the wood and steel guardrail and said it will be done correctly.

Mr. Inacio informed the Board that everything is set with the building inspector, who told him if the Planning Board was ready to sign off on the project, it would be “good to go.”

Mr. Fountain noted the agreement with the police department for the installation of the cameras has not been signed yet.~ Mr. Fruchtl explained it has been submitted by Colbea to the Town and the cameras can be installed at any time.~ Mr. Andrade asked Mr. Inacio to contact the police chief for his signature on the agreement.

Mr. Andrade asked what the cost of the guardrail will be. Mr. Ryuo said about \$5,000.~ Mr. Andrade explained that normally the Board holds funds from an applicant until all work is completed but for this project they will need funds only for the guardrail.~ Mr. Fountain said he was okay with holding \$3,000. The Board agreed to hold \$3,000.~ Mr. Ryuo agreed to provide that amount.

After discussion, Mr. Gallagher moved to approve the minor modification as discussed with the guardrail provided as set forth on letter dated April 26, 2016, from Ayoub Engineering and letter dated May 3, 2016, from Nitsch Engineering along with the guardrail; second by Russell Driscoll. Motion passed by unanimous vote (4-0-0).

Mr. Andrade moved that the CO can be signed by Mr. Inacio and a copy of the CO be given to applicant when a check for \$3,000 is provided. The funds will be held until the guardrail is installed at 442 New State Highway; second Mr. Gallagher.~ Motion passed by unanimous vote (4-0-0).

Mr. Ryuo asked if the Board was pleased with the project, noting they have also cleaned up property to the rear of the site. Mr. Andrade stated it looks awesome and is nice for the corner. Mr. Ryuo stated they were not happy with the size of the signs allowed at the site. Mr. Andrade noted that was a Board of Appeals issue.

**6:32 p.m. – Form A plan, Walter Drive:** Tim and Tanya Sullivan presented the Form A plan. They informed that the Eriksons, party to the Form A, could not be present tonight.

Mr. Gallagher reviewed the plan and noted a lot line is being changed so the driveway of No. 76 will be on that lot. Mr. Andrade noted the plan changes the lot line between No. 76 and No. 75 Walter Drive.~ Mrs. Sullivan noted it is a land swap.

Mr. Fountain asked if any zoning problems are created. Mrs. Sullivan stated no.

Mr. Gallagher noted the lots will be more conforming with additional frontage, and this is just a swap. Mr. Andrade noted it was nice that the neighbors worked together.

Mr. Fountain moved to accept “Plan~of Land in Raynham, MA,” dated April 29, 2016, by RIM Engineering, for Owner David & Susan Erickson, 76 Walter Drive, and Timothy & Tanya Sullivan, Trustees, Sullivan Family Nominee Trust, 75 Walter Drive, as a plan not requiring subdivision approval; second by Mr. Driscoll. Motion passed by unanimous vote. Mr. Driscoll signed the plan.

#### **General Business:**

- Invoices were signed.
- There was no correspondence.
- There were no minutes.
- Mr. Andrade noted the new town planner can provide updates to the Board once he is settled in to the position.

There was no further business and the meeting adjourned at 6:40 p.m.

Russell Driscoll, Clerk