

Town of Raynham, Massachusetts

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Planning Board meeting May 19, 2016

The Raynham Planning Board held its regularly scheduled meeting on Thursday, **May 19, 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, Russell Driscoll, John Teixeira

Board members not present: Christopher Gallagher

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

6:00 p.m. – The Homestead subdivision: Alice Gonsalves, Raynham, MA, appeared before the Board to discuss the subdivision plan.~ Mr. Andrade read letter dated March 23, 2016, requesting that the subdivision plan be withdrawn.~ The plan was approved but has not been endorsed by the Board. Mr. Andrade explained that a Form A plan has been submitted for approval tonight that will convert the subdivision plan back to one lot.

Mr. Teixeira commented that lots on Mill Street have been built on. It was noted those are separate Form A lots.

Mr. Andrade questioned if the Board can rescind the subdivision plan that has been approved but not recorded. Mr. Fountain stated they could.~ Mr. Andrade asked Ms. Gonsalves if anything had been recorded at the Registry of Deeds; Ms. Gonsalves stated no. He asked Ms. Gonsalves if she had anything to add to the discussion; Ms. Gonsalves said no.

Mr. Andrade moved that The Homestead~definitive subdivision plan, File No.~D-06-5, dated~August 24, 2006, amended, October 12, 2006, amended Certificate of Action filed with the Town Clerk's office on June 25, 2015, plan drawn by Hayward-Boynton & Williams, Taunton, MA, be rescinded in its entirety as requested in letter dated March 23, 2016, from Alice K. Gonsalves, and the Applicant having said that the plan is not recorded at the Registry of Deeds; second by Mr. Fountain.~ Motion passed by unanimous vote (4-0-0).

Mr. Fountain asked if there are separate tax bills from the assessors for the lots on the subdivision plan. Ms. Gonsalves stated no. It was noted the plan was not endorsed or recorded.

Form A plan for Mill Street:~ Proper application and fee were submitted. Mr. Fountain moved to accept "Plan of Land In Raynham, Mass. Prepared For Alice K. Gonsalves 272 Mill St. Raynham, Mass 02767," prepared by Michael J. Koska & Associates, Inc., Bridgewater, MA, dated April 4, 2016, as an ANR plan; second by Mr. Driscoll. Motion passed by unanimous vote (4-0-0). The plan was endorsed.

Mr. Andrade noted the Form A plan must be recorded and a recording receipt provided to the Planning Board office.

Town Planner update:

- Mr. Inacio informed the Board that the Shell/Colbea service station received a temporary occupancy permit on May 6th and opened on May 7th.~ The guardrail as requested by the Board was installed on May 13th. However, the temporary licensing agreement for the camera at the intersection lights has not been signed yet by the Police Chief because the Chief wants the agreement to encompass the power source.~ Mr. Andrade recalled that the previous town planner was to coordinate the agreement between the Police Chief and Colbea.~ He suggested Mr. Inacio review minutes from past meetings on this issue.~ Mr. Andrade noted the applicant seems to be

cooperative in the matter but the Board has authority in their rules and regulations to correct an issue if something is wrong. He asked Mr. Inacio to try to settle the matter or the Board can invite Colbea in to discuss.~ Mr. Inacio will inform the Building Commissioner that no permanent occupancy permit will be approved until the terms of the agreement are settled. Mr. Andrade noted the police department has a technical person who can be involved to help settle the matter.

Mr. Andrade noted the site is busy and seems to flow well.

- Mr. Inacio contacted McMahon Transportation and Mass. DOT District 5 and was told that last trigger needed to start the Center Street/Rte. 138 traffic light installation process was proof of recording of the land easement.~ Mr. Inacio recorded the documents and forwarded a copy of the receipt to both parties, and construction of the lights may be completed by the end of the summer.~ It was noted police details at the intersection will end when the traffic lights are installed.
- Mr. Inacio informed the Board he is preparing a spreadsheet of projects the State is working on in town. Mr. Andrade asked that a copy be provided to the Board of Selectmen when ready.~ Mr. Teixeira asked about the paving of Route 138.~ Mr. Inacio stated that project is listed by the State but no funding estimate or time frame is provided yet.
- Mr. Andrade explained that the Economic Business and Development Committee held a meeting last year with representatives from the MassDOT and others about clearing brush and trees along Rte. 138. Mr. Andrade suggested the Town Planner contact John Noblin of that committee to discuss. Mr. Andrade recalled that Mr. Noblin was to contact the State in May of this year if the work had not been done because the State representatives advised that towns have to contact them yearly to have this type of road work done. Mr. Teixeira noted that last week there was work being done on the sidewalks in the King Philip Street to Britton Street area.
- Mr. Inacio informed the Board that he is researching the issue of hazardous trees and how to fit the concern into the planning process, but there are not a lot of examples from other Towns. Mr. Andrade suggested he contact SRPEDD in his research. Mr. Teixeira noted the Town still has SRPEDD work hours available.
- Mr. Teixeira discussed that on March 17, 2016, the Board and the developer of Phase 5 in Whipoorwill Estates discussed the issue of a fence being erected around the basin, but it is not clear in the minutes how the matter was resolved. He asked if the fence should be in place now because there are people in the houses there.

Mr. Andrade said the fence is there for safety and to keep people out of the basin. He stated the minutes said the fence should be around the basin before occupancy of the houses in Phase 6. Mr. Teixeira showed photos of the houses in question. Mr. Andrade noted those houses were from an earlier phase, not Phase 6. He explained the history of the project, noting that Mr. McLaughlin purchased part of the subdivision after the original developer defaulted, and Mr. McLaughlin was informed that when he took over the subdivision that he was taking over responsibility for outstanding issues. Mr. Andrade suggested that Mr. McLaughlin be contacted because the earlier fence should have been put up. The Town Planner will research the issue and contact Highway Superintendent Buckley for information he may have. Mr. Inacio will check the as-built plans.

Mr. Teixeira discussed that the retention pond at the middle school is “huge” with jagged rocks and is open, and he has seen kids climbing in there. He feels the pond should be fenced and locked. Mr. Andrade suggested the Highway Superintendent be contacted and the site plan be checked.

- Mr. Teixeira commented that he saw huge sewerage pipes on Locust Street and asked if the road has sewer yet. Mr. Andrade said yes, and the road is being redone.
- Mr. Fountain discussed whether or not there is a need for fences around basins, noting there are ponds around town that do not have fences and children can climb over fences.~ He feels the fences can be a waste of money and do not look good.~ Mr. Andrade said he believes the

fence requirement was put into the regulations by a previous highway superintendent for maintenance reasons to keep trash from blowing into the rip-rap at detention ponds.

General Business: Mr. Fountain moved to waive the reading and approve the minutes of April 21, and May 5, 2016; second Mr. Teixeira. Motion passed unanimously (4-0-0).

There was no further business. Mr. Andrade moved to adjourn the meeting; second Mr. Teixeira. Motion passed unanimously 4-0-0.

The meeting ended at 6:51 p.m.

Respectfully submitted,

Russell Driscoll, Clerk