

Town of Raynham, Massachusetts

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

Planning Board meeting November 2, 2017

Raynham Planning Board Meeting
Raynham Veterans' Memorial Town Hall
November 2, 2017

Meeting opened: 6:01 p.m., by Chairman Daniel Andrade

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

Board members not present: Chris Gallagher

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

6:01 p.m. Orchard Avenue Extension: Certificate of Action was submitted for the Board's approval.

Mr. Fountain questioned if cross easements for the two lots are needed. Mr. Andrade said they are not needed because this is a private roadway. Mr. Fountain asked about water flow. Mr. Iafrate noted there is an existing drainage easement that goes to the highway and it will remain in place. There is also a sewer easement.

Mr. Fountain asked that a condition be added requiring the locus map on the plan be changed to a better locus map as discussed with the engineer at previous meeting.

Condition No. 13 was discussed. After discussion, it was agreed that Mr. Iafrate and Mr. Buckley can inspect the subdivision roadway instead of the Board's consultant because this is a smaller project; however, the project review funds will be kept until the time of full completion.

The conditions on the Certificate of Action will be changed accordingly.

General Business: Mr. Fountain moved to waive the reading and accept the minutes of October 19, and September 21, 2017; second Mr. Teixeira. Motion passed 5-0-0. Minutes were signed.

6:18 p.m. Planner update:

- Repairs were made to King Estates and inspected by the highway superintendent, and the subdivision is ready for Town Meeting acceptance. It was noted that the Board voted to recommend King Estates be accepted at the Town Meeting if all outstanding issues were completed.
- Center Street/Rte. 138 traffic light will probably not be installed until next spring. Mr. Iafrate has asked the State for written confirmation of that. The installation is delayed because of the season, because of design flaws and because utility lines are not located where thought to be and may need to be moved. Mr. Andrade commented that he blames the design engineer.
- Construction of Pine Street Extension plan is underway.
- Drain on Locust Street across from Bassett Knoll is being worked on with Mr. Buckley. Mr. Iafrate would like to see design issues, easement issues, elevation issues resolved before middle of November so pavement can be done. There are houses that are getting ready

for occupancy permits. Mr. Andrade discussed the catch basins on Locust Street, noting he hates to see pavement at the subdivision delayed if there are problems with the Locust Street work the Board required. Mr. Iafrate noted Nitsch is working with the developer. He discussed concerns with the property slopes at the houses being built on Locust Street and they are working on the drainage there. Mr. Andrade discussed that the lawns at the Locust Street houses could capture runoff and suggested drains could be placed at each driveway. Mr. Iafrate thought this a good idea but may be difficult to design. He noted the project is moving forward. It was noted Long Built homes is responsible for the work being done.

- The Board of Appeals' decision that upheld the cease and desist order issued by Mr. Iafrate for the Rozenas' property on Rte. 138 across from the dog track was appealed and is being litigated.

SRPEDD Update: None tonight.

6:16 p.m. – Commerce Way hotel site plan: The public hearing reconvened. Thomas Michalak, P.E., Beals and Thomas, appeared before the Board on behalf of applicant and submitted informational packet dated October 30, 2017, including plans and drainage calculations, in response to previous Nitsch comments. Comment letter dated November 2, 2017, was received from Nitsch Engineering.

Mr. Michalak noted the plan has been to Conservation Commission once. He also noted that the prototype photos of the hotel are included in the information submitted.

Mr. Fountain asked where the plan stood with Raynham Woods' association. Mr. Iafrate said he talked to John Noblin today who informed him the Raynham Woods' association board has not yet met on the plan but individuals have seen the plan and are "very comfortable" with what was seen.

Mr. Andrade asked if there will be a restaurant on site. Mr. Patel of Pioneer Management, Inc., owner representative, addressed the Board and explained there will be an area with a microwave oven, there will be an outside sitting area and the extended room hotel rooms will have refrigerator, dishwasher, sinks and microwaves. The hotel exterior will be neutral colors, there will be a pool, a meeting room, a fire pit area and the hotel will look like the standard architectural prototype.

It was noted the nearest similar hotel is located in Walpole and is presently under construction, and there is another in Smithfield, RI. Mr. Patel explained there will be fiber cement panels for the first ten feet of outside wall and above that will be stucco.

Signs were discussed. It was noted they will follow the town's zoning by-laws.

Mr. Andrade noted the site fall within the Raynham Woods master drainage plan, and the Board had discussed the possibility of additional drainage on the site. Mr. Michalak explained there are subsurface chambers for recharging roof runoff. There are no surface basins because the only space to locate one would be out front and that would eliminate the landscaping that is needed.

Mr. Andrade asked if the previously approved drainage would cover this site. Mr. Michalak said that is correct. Mr. Michalak noted that Nitsch Engineering had received the same informational packet as the Board. Mr. Andrade suggested Mr. Michalak stay in touch with Nitsch for the next meeting.

Mr. Iafrate commented that his biggest concern is the building renderings as he is not sure if the building being seen now will be changed. He noted any change made could be minor but if not, he will advise. Mr. Patel stated there could be changes with color but the materials will be the same. Mr. Iafrate said he wants the retaining wall design submitted. Mr. Patel showed a rendering of the wall and explained it will be go from 2 ft. to 11 ft. high at points. Mr. Andrade said they will need a plan before a building permit is issued, and Mr. Patel agreed to provide.

Mr. Iafrate asked if the throat size of the entrance has been adjusted to the fire departments satisfaction and also asked if there is a "sweep path" so the biggest fire trucks to go around the building. Mr. Michalak said the throat was increased to 28 ft. and there is no sweep path. Mr. Iafrate told the applicant to contact the fire department for information on the fire truck sizes. Applicant agreed to do so. Mr. Iafrate also asked for renderings and locations for the building signs. Mr. Patel stated there will be one "pedestal" sign as seen in the information packet.

It was noted the applicant had received the sewer department fee schedule.

It was agreed the Mr. Michalak will review the plan with Nitsch before the next meeting.

Mr. Fountain said he is concerned there is no agreement with the Raynham Woods association, noting they are strict. Mr. Patel agreed it is a loose end and will work on it.

It was noted applicant is going to Conservation Commission at their second meeting in November.

The public hearing was continued to November 16th, 6:15 p.m. Mr. Iafrate noted that most issues in the Nitsch November 2nd letter are addressed except for the drainage. Other issues remaining are with the fire department and the Raynham Woods association.

The Board discussed cancelling the December 21st meeting, and will vote on it at the next meeting.

There was no further business and the meeting adjourned at 6:43 p.m.

Respectfully submitted,

Russell Driscoll, Clerk