

Town of Raynham, Massachusetts

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Planning Board meeting November 3, 2016

The Raynham Planning Board held its regularly scheduled meeting on Thursday, **November 3, 2016**, at Raynham Veterans' Memorial Town Hall, in the first-floor conference room in the Planning Department. The meeting was opened at 6:00 p.m. by Chairman Daniel Andrade.

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

Board members not present: (all present)

Staff present: Maureen McKenney, Administrative Assistant

6:00 p.m. Form A, New State Highway: Attorney William Rosa, Raynham, MA, presented a Form A plan for Atlantic Fuel, 510 New State Highway. The plan transfers land from 510 New State Highway property to the adjacent Auto Zone property. Mr. Rosa explained that during a renovation of the gas station, a survey was done and it was discovered there was a discrepancy in the property lines.

Attorney Rosa told the Board that the parking for Atlantic Fuel and Auto Zone will not be negatively affected.

Proper paperwork and fee were submitted. Mr. Fountain noted this is Land Court land. After review, Mr. Andrade moved to accept as an Approval Not Required Plan the plan titled "Atlantic Fuel" 510 New State Highway Raynham, MA 02767 (Assessors' Map 14 Lot 176), owner TMA Petromart, Inc., dated September 14, 2016, prepared by In Site Engineering Services LLC.; second by Mr. Gallagher. Mr. Fountain asked if there were environmental restrictions. Mr. Rosa stated there was an issue with Cumberland Farms selling the property. Motion passed 5-0-0.

6:08 p.m. Form A Pine Street: Nick Harris, West Yarmouth, MA, presented the Form A plan. He explained that the lot on Pine Street needs 60,000 sq. ft. because there is no municipal water so the plan must be revised to show one lot at 63,000 sq. ft. instead of the two lots shown now.

Mr. Gallagher noted the plan is basically a road improvement plan similar to the Bumila/Tearall Road plan the Board approved.

Mr. Harris explained he was advised by Highway Superintendent Ed Buckley to pave the roadway in front of his property to 22 ft. width and the paving will stop at the gate shown on the plan. Mr. Fountain asked if this section of Pine Street is a public way. Mr. Harris stated yes. Mr. Fountain said he has been told before that it isn't. Mr. Andrade noted that the way it exists now, it is considered a public way. Mr. Gallagher noted the Town takes care of the road, and the Board can deem the road adequate even if it is not public.

Mr. Fountain asked if the taxes are an issue. Mr. Harris stated he resolved the issue today. Copy of a Memorandum of Agreement, dated November 3, 2016, from the Office of the Treasurer/Collector, was received. Mr. Andrade said he talked to Tax Collector Michael King today also.

After review of the plan, the Board agreed a turnaround needs to be located at the end of the road. Mr. Harris agreed to this. He and the Board discussed where to locate the turnaround along the 200 ft. frontage.

Mr. Harris said he modeled this plan after the Bumila/Tearall Road improvement plan. Mr. Gallagher noted the intent of the Tearall Road plan was for other owners to carry on improvements along the road.

Mr. Fountain said he was in favor of improving the road along the 200 feet frontage but not past that point. Mr. Andrade agreed. It was also agreed that the width will be increased to 22 feet as requested by Mr. Buckley. After discussion, it was agreed there should be a 3:1 slope so water can pitch. It was also agreed that a swale will be shown along the 200 ft. frontage; a turnaround will be provided at the end of the 200 ft; the property line dividing the 63,000 sq. ft. will be removed; and, proper zoning requirements will be shown.

Mr. Harris signed an extension of the Board's time-to-act and the matter was continued to November 17th.

General Business:

- Mr. Teixeira moved to waive the reading and accept the minutes of October 6, 2016; second Mr. Fountain. Motion passed 5-0-0.
- SRPEDD update: Jean Fox, Project Manager of South Coast Rail and Jim Eng, Deputy at South Coast Rail, attended the last SRPEDD meeting to update of the status of the rail. It still is not determined which route will be approved.

6:33 p.m. Request for abbreviated site plan at 1253 Broadway: Delia Donato, 48 Mansfield Ave, Norton, appeared along with Robert Blair, 66 Freeman St., Norton, to discuss a plan to add an upstairs floor onto the existing structure. The site was previously approved for First Mortgage company, which has since closed. Ms. Donato wants to rent out the first floor and then locate her business upstairs in a four-room addition. She noted the site will require additional parking so she was advised that site plan review may be needed.

After discussion, Ms. Donato was advised that the Board will need to see the approved 2008 site plan showing the parking and see a plan of what is proposed now. It was noted another special permit for parking reduction may be need if parking is not sufficient with the new plan. Ms. Donato agreed to bring the plans to the November 17th meeting.

6:40 p.m. – Request for abbreviated site plan at Shaw's Plaza, 300 Route 44: Ryan McSherra, Red Barn Architecture, Ipswich, MA, appeared before the Board to discuss a plan to divide an existing space at the business plaza into two spaces, one of which will be used for Dental Dreams. He explained that a new door will be installed for the Dental Dreams unit and an interior wall will be constructed to divide the existing space. Because the entrance is being changed, site plan approval is triggered.

It was noted there was standard curbing and a walkway along the plaza and more than enough parking spaces. Mr. Gallagher suggested this could be considered a minor modification to avoid site plan. Mr. Fountain asked if a letter to the Building Commissioner would suffice. It was noted the building was constructed before site plan approval was enacted in the zoning by-laws.

After discussion, Mr. Andrade moved to approve the request for abbreviated site plan at Shaw's Plaza, 300 Route 44, Space #9A; second for discussion by Mr. Fountain. After discussion, it was agreed \$250 fee will be submitted by applicant.

Mr. Andrade moved to approve the site plan for Dental Dreams to add one door to the façade and a dividing wall with the square footage of the interior not changing, approval subject to \$250 filing fee; second by Mr. Fountain. Motion passed 5-0-0.

General Business:

- Mr. Teixeira asked if there will be a new Town Planner. Mr. Andrade explained that the Selectmen are considering incorporating the planner position into the Building Commissioner position for a six-month trial. He noted grant writing will not be considered part of the job.

There was no further business and the meeting adjourned at approximately 7 p.m.

Respectfully submitted,

Russell Driscoll, Clerk