

Town of Raynham, Massachusetts

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Planning Board meeting September 21, 2017

Raynham Planning Board Meeting Raynham Veterans' Memorial Town Hall September 21, 2017

Meeting opened: 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: Robert Iafrate, Building Commissioner/Planning Coordinator;

6:00 p.m. – Form A – Judson Street: Andrea Case, Raynham, MA, submitted a Form A plan to divide her property into two lots. Proper application and fee were submitted. Ms. Casey explained that a variance was granted for the property to allow the second lot with less than the required lot depth, and a house for her parents will be built on the second lot.

Mr. Iafrate confirmed that a variance was granted for the lot depth. He noted he spoke to Ms. Case about the fact that sheds in her yard did not meet the setback requirements, and Ms. Case was okay with moving the sheds before a building permit will be issued for a house on the second lot.

It was noted there is sewer line available nearby.

Mr. Fountain moved to approve as an Approval Not Required Plan, the “Plan of Lots 7A & 7B Judson Street & Tearall Road Raynham, Massachusetts,” dated September 14, 2017, prepared by SNB/Land Surveyors, Plymouth, MA; second for discussion by Mr. Andrade. Motion passed 5-0-0. Mr. Driscoll signed the plan.

General Business: Mr. Fountain moved to waive the reading and accept the minutes of September 7, 2017; second Mr. Gallagher. Motion passed 5-0-0.

6:07 p.m. - Form A – Church Street: Joseph Arruda, Raynham, MA, presented a Form A plan for his property on Church Street. He informed the Board that his mother and sister still need to sign the deed transferring Parcel A (shown on the plan) to him, which they will be doing tomorrow. The purpose of the Form A plan is to transfer land to Mr. Arruda so the existing barn on his property will be conforming.

It was noted the frontage on Parcel A is 51 feet, no house is being built on the parcel, no building permit is being sought and the property lines are being moved away from the existing barn.

After discussion about the deed not having all the needed signatures, the Board agreed the Building Commissioner can hold the approved plan until the deed is properly signed.
Mr. Gallagher moved to approve the “Approval Not Required Plan of Land of Adrian J. Arruda & Joanne Arruda prepared for Joseph Arruda,” Raynham, MA, prepared by Reed Land Surveying, Inc., Lakeville, MA, dated July 19, 2017; second by Mr. Driscoll. Motion passed 5-0-0. Mr. Driscoll signed the plan and it was held until the signatures on the deed are obtained.

Nina’s Way: Mr. Andrade informed Joseph Arruda, Raynham, MA, that the Board received an E-mail dated September 17, 2017, from Brian Perry, Nina’s Way, Raynham, inquiring about the status of finishing Nina’s Way for Town acceptance.

Mr. Arruda informed the Board that he originally planned to finish the road this fall but there are still two houses being built so he now plans to finish in the spring. He explained he will touch up the road now and do the top coat in the spring. Mr. Andrade advised Mr. Arruda to contact Highway Superintendent Ed Buckley about the situation.

During discussion, Mr. Arruda stated he will fix the road, will check for safety issues and fix the sidewalk where needed after a driveway is relocated. Mr. Andrade again advised Mr. Arruda to talk to Mr. Buckley and to take care of any issues before winter. Mr. Arruda agreed to do so.

6:17 p.m. – Forge Estates: Jon Novak, P.E., Coneco Engineers & Scientists, Inc., Bridgewater, MA, presented a proposed modification to the Forge Estates (fka Bella Estates, located off Hill Street). Letter dated September 13, 2017, was received from Coneco to explain the change. The modified plan changes Building One in Phase 2 by increasing the footprint, by relocating the existing retaining wall and by adding additional impervious to the site. Building One is located at the southeast corner of the property.

During discussion, it was noted the existing retaining wall is about 250 feet long and must be moved because of the new location of Building One. A layout plan was submitted showing the changes. It was noted that a 6000 sq. ft. footprint was previously approved and the new layout has about 10,500 sq. ft. footprint. Also noted, Coneco is not the original engineer involved with the approved plan.

There was discussion of where the wetland line is located.

Frank Campbell, Campbell Court, Raynham, was present and confirmed the new location of the building.

Mr. Novak discussed that there will be roof drains and that additional impervious runoff will be captured into a new recharge system that is needed because one of the basins is made smaller by the proposed layout change. Mr. Novak informed the Board the plan has been submitted to Conservation Commission but they have not been before the Commission yet to discuss.

Mr. Iafrate stated the new building is much bigger but he has no problem with the change.

There were no other comments or questions.

Mr. Fountain moved to approve the minor modification to Phase 2 as set forth in letter dated September 13, 2017, from Coneco Engineers & Scientists and plan entitled “Forge Estates - Phase 2 Hill Street Minor Modification to Previously Approved Notice of Intent and Site Plan Raynham, Massachusetts,” prepared on September 13, 2017, by Coneco Engineers & Scientists, Bridgewater, MA; second for discussion by Mr. Andrade. No discussion followed. Motion passed 5-0-0.

General Business:

- No invoices submitted for payment.
- Letter dated August 22, 2017, received from David D. Flaherty, Jr., Acting Town Administrator, forwarding as-built plans for Duke Drive, Princess Lane and Queen’s Circle and asking that the Board send back a recommendation on whether or not to accept as Town roads. Recommendation must be made within 45 days of the date of letter.

Mr. Iafrate said there has been no feedback yet from the Highway Department or Nitsch Engineering. The Board agreed that Ed Buckley and Nitsch will be contacted before the next meeting so the Board can vote on recommendation then.

- Certificate of Action for Rte. 44 Toyota abbreviated site plan was received. The Board had no changes so Mr. Driscoll signed it.

Town Planner update:

- Mr. Iafrate informed the Board that there were design flaws with the utility and gas lines to be moved for the new traffic light so the project is waiting for the utility and gas companies to make changes before installation can begin. He noted there are a lot of parties involved and the parties will be meeting soon to resolve the situation.

Mr. Teixeira asked if there is a time limit for the police detail at the intersection of Center Street and Broadway. Mr. Iafrate said it will be until the traffic light is done. Mr. Teixeira noted that Wal Mart had asked to go from two details daily to one detail. Mr. Andrade noted they originally asked to eliminate the details but the Planning Board said no to that.

- Mr. Andrade asked if the Brothers Pizza building will be coming down now that the light project will be starting. Mr. Iafrate said they were prepared to take it down but that is on hold until the intersection is done to see the impact of the light. Mr. Andrade noted the Town gave the property owner tax breaks because the building was coming down whether or not the intersection was a benefit. Mr. Gallagher said the Assessors said no to the tax break and they are getting assessed at full value. Mr. Iafrate noted the building is structurally sound but to renovate to current code is not cost effective. Mr. Andrade asked why there is no fire watch there. Mr. Iafrate will revisit the situation and report back.
- Mr. Teixeira asked what is happening at Central Oil site. Mr. Iafrate said the matter is still with Town Counsel and he will try to get an update and report back. Mr. Andrade noted the State gave notices to the owner to repair the site and no licenses were to be renewed but they are still delivering oil, and there are outstanding taxes owed. It was noted the matter has been ongoing for over two years. Mr. Andrade said Mr. Iafrate could do a letter on the matter and he would sign.
- Mr. Andrade discussed that the Town has to keep calling the State to make road improvements on Route 138. Mr. Teixeira noted the road is horrible in parts.
- Mr. Iafrate informed the Board that the Meineke building on Rte. 44 is being erected. Also, the Skyline building on Rte. 138 is being built, work is being done professionally and will be “quite a sight.”
- Mr. Iafrate distributed copies of the revised minimum road standards he has been working on. The Board and Mr. Iafrate reviewed and discussed changes to the draft: Road width - it was agreed the minimum width shall not be less than 22 ft. with minimum 18 ft. paved surface built to H-20 specifications. Roadway crown – it was agreed there will be maximum ¼ inch per foot crown with maximum slope of 8%.

It was agreed to add the words “when available” to No. 5, regarding extending utilities. Road shoulders – Mr. Fountain questioned if a specific width should be cited. It was agreed that shoulders should be at least two feet on each roadway side.

It was agreed that these minimum standards will apply to private ownership roads, not roads to be accepted by the Town. It was agreed these minimum standards are not going to be included as part of the subdivision regulations but are just for the Board’s use when people come before them to discuss roadways. The Board agreed they like the minimum cleared height of 20 feet throughout a roadway and the language regarding adequate access and a turn-around area.

Mr. Iafrate will make the changes discussed and e-mail back to the Board.

SRPEDD update:

- SRPEDD meeting will be held next week.
- Mr. Teixeira informed the Board that he received a notice that the Middleboro rail line will be built but he has no information on the costs or the capacity of ridership.

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

Respectfully submitted,

Russell Driscoll, Clerk