

# Town of Raynham, Massachusetts

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## Planning Board minutes December 1, 2016

The Raynham Planning Board held its regularly scheduled meeting on Thursday, **December 1, 2016**, at Raynham Veterans' Memorial Town Hall. The meeting was opened at 6:00 p.m. by Vice Chairman Burke Fountain.

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

Board members not present: Daniel Andrade

Staff present: Maureen McKenney, Administrative Assistant

**6:00 p.m. 38R Richmond Street, Raynham:** Larry Silva, P.E., Bridgewater, MA, appeared before the Board to discuss the 23-acre property at Richmond Street. Mr. Silva explained it is adjacent to Shirley Road subdivision, which has eight lots and a connector strip to two additional house lots. However, there is no connection to the property Mr. Silva is working with.

The Hughes, owners of the property, are hoping to develop one lot on the back land so their son and daughter-in-law can build a house there. There is room for more than one house but only one is requested. The locus property has ponds and bogs, there is an easement for others to pass through to the bogs and the property is adjacent to a 40ft. wide frontage strip located in Taunton. Mr. Silva is looking for a mechanism to create one buildable lot and is asking for Board guidance. He noted the one-lot subdivision will only be practical if the road is not built to full standards, and he is trying to create the lot without being disruptive to abutters.

Mr. Silva explained the 38R Richmond Street/Hughes property has been as it is before zoning and subdivision regulations were enacted in Raynham. Mr. Silva and the Board discussed how to best access the property considering today's regulations and zoning. Mr. Driscoll asked if the owners of nearby houses No. 69 and No. 70 Shirley Road have been approached to sell land to create frontage for the Hughes property. Mr. Silva said it was considered but determined it would not be practical when all things are considered. Mr. Silva discussed an 18 ft. wide gravel drive with T turnaround for safety vehicles. Board members agreed there must be room for safety vehicles to access the property. Possible location for a house on the property was discussed. Mr. Driscoll questioned why the house wasn't being located off the existing cul-de-sac. Mr. Silva said it could work except for the building square required by zoning.

Mr. Gallagher suggested the Building Inspector be consulted on setback issues. It was noted there is no municipal water or sewer to the property so 200 ft. lot frontage is needed with 60,000 sq. ft. lot area. Mr. Silva noted the lot area is not an issue. It was noted that if Taunton land is involved in the plan, the City must sign off on it.

After discussion, Mr. Fountain said he had reservations about the plan and the wetland issues, but it might work. Mr. Driscoll said he would like the plan better if the house were located closer to the cul-de-sac. Mr. Teixeira said he was okay with the proposal. Mr. Gallagher noted this is beautiful land. No action was taken.

### **General Business:**

Bills were signed.

Form J for release of Lots 1 and 3at Tomlin Estates was signed.

Mr. Fountain moved to waive the reading and approve the minutes of October 6, 2016; second by Mr. Driscoll. Motion passed 4-0-0.

The Certificate of Action for Meineke/1314 New State Highway site plan was signed. It was noted Mr. Andrade has seen the Certificate and is okay with it.

No SRPEDD update was given.

There was no further business and the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Russell Driscoll, Clerk