

Town of Raynham, Massachusetts

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Planning Board minutes February 2, 2017

The Raynham Planning Board held its regularly scheduled meeting on Thursday, **February 2, 2017**, at Raynham Veterans' Memorial Town Hall.

The meeting was opened at 6:05 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

6:05 p.m. Form A-Mill Street/King Philip Street: Chris Gilbert, P.E., Farland Corp., New Bedford, MA, presented a Form A plan on behalf of owners Sandra Whelan and William McGann, Raynham, MA, for land at the corner of Mill Street and King Philip Street. Mr. Gilbert explained that the plan proposes to combine four lots into two oversized lots. Application and fee were submitted.

The Board reviewed the plan. Mr. Andrade noted there is plenty of room to build on both lots. It was noted the land is zoned Residential A and that the old lot lines are shown on the plan.

Mr. Fountain pointed out that only one owner, Ms. Whelan, signed the application form. Mr. Gilbert said he will contact the owners so Mr. McGann can sign the form. The Board agreed they could sign the plan but hold it until the signature is obtained.

Mr. Fountain moved to approve the plan entitled "Approval Not Required Mill Street & King Philip Street Assessors Parcel ID: 8-225-1, 2, 4 & 5, Raynham, Massachusetts," dated December 22, 2016, prepared by Farland Corp., New Bedford, MA, subject to William J. McGann, property owner, signing the application form and the plan being held until the application is signed; second by Mr. Driscoll. Motion passed 4-0-0. The plan was endorsed and held.

6:14 p.m. Form A-Locust Street: Roy Delano, P.E., John W. Delano and Associates, Inc., Taunton, MA, presented a Form A plan on behalf of owners Stephen M. Donohue and Lori A. Ulm, Raynham, MA. Application and fee were received. Mr. Delano explained that Lot 1 is owned in Mr. Donahue's name and Lots 3A & B, formerly Lot 3, are owned by Stephen and Lori. Lot 3-A is being broken off and Lot 3B will be combined with Lot 1, 791 Locust Street.

Mr. Fountain asked about a wetlands note. Mr. Delano noted there are no wetlands and there are notes on the plan stating so.

Mr. Fountain moved to approve plan entitled "Division of Property Approval Not Required Form A Plan of Land in Raynham, MA," owned by Stephen M. Donohue and Lori A. Ulm, dated December 30, 2016, prepared by John W. Delano and Associates, Inc., Taunton, MA; second by Mr. Driscoll. Motion passed 4-0-0. The plan was endorsed.

General Business:

- Mr. Fountain moved to waive the reading and approve the minutes of January 19, 2017; second by Mr. Teixeira. Motion passed 4-0-0.
- Copy of memo from Raynham Conservation Commission to all departments was received. The memo advised that only the ConCom can receive and date stamp applications for the Commission. No action was taken.
- Letter dated February 1, 2017, was received from Edmund J. Brennan, Jr., requesting that the Board sign the approved Meineke site plan as the appeal period has passed and all conditions are completed. The Board endorsed the site plan.

6:20 p.m. SRPEDD update: Mr. Teixeira discussed the recent SRPEDD meeting, noting that the owner of a pipe-coating company located in Middleboro was a guest at the meeting and discussed his business. The company makes pipes that are used in sewer systems and the process is quick, simple and inexpensive. Mr. Teixeira said he gave an informational packet on the company to Highway Superintendent Ed Buckley. Mr.

Andrade noted that there is as much as 40% to 50% seepage into the Taunton sewer system from broken and leaking pipes, which can add to the system's capacity.

Mr. Teixeira informed that Middleboro has applied to get work on the Middleboro rotary back on the State's Transportation Improvement Program (TIP).

Mr. Teixeira informed that the structure of SRPEDD's grouping is changing and Raynham will be in the Boston planning group.

Mr. Teixeira informed that South Coast rail officials seem to be leaning towards the Middleboro route alternative although no analysis has been done on time and cost savings for this route.

General Business:

- Mr. Fountain noted that the Board of Appeals denied the Comprehensive Permit for Forge Estates/North Main Street development.
- The proposed estate-lot by-law was discussed. The matter of allowing multiple driveways for adjacent 50 ft. right-of-way properties was discussed. Mr. Andrade noted wording to prevent this from happening was added by previous Town Planner but it did not become part of the by-law. There was discussion of how to prevent this from happening. It was agreed this matter can be up to the Board's discretion as the Board knows the intent of the by-law.
- Mr. Teixeira pointed out there is a contradiction in the proposed language of the by-law regarding the districts the estate lots would be allowed in. Mr. Andrade noted it may have been changed already. The Board will hold a public hearing on the by-law on February 16, 2017, 6:05 p.m.
- Mr. Teixeira brought up the issue discussed at the last meeting of whether or not Young's Lane is private or public. He noted the street sign says it is private. Mr. Andrade and Mr. Fountain both agreed it is private. Mr. Fountain noted there is issue of the frontage on the road being legal frontage.

There was no further business and the meeting closed at 6:50 p.m.

Respectfully submitted,

Russell Driscoll, Clerk