

Town of Raynham, Massachusetts

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Planning Board minutes February 4, 2016

The Raynham Planning Board held its regularly scheduled meeting on Thursday, **February 4, 2016**, at Raynham Veterans' Memorial Town Hall. The meeting was opened at 6:02 p.m. by Chairman Daniel Andrade.

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

Board members not present: Burke Fountain

Staff present: Maureen McKenney, Administrative Assistant

6:02 p.m. – Haynes Group/Paramount Drive-Commerce Way site plan: Scott Faria, P.E., J.K. Holmgren Engineering, presented the plan for endorsement. Mr. Faria stated he added signature blocks to all plan sheets and also added the waivers and conditions from the Certificate of Action. The Board endorsed the site plan.

6:05 p.m. – Form A, Christina's Path: Gerard and Linda Ryan, Christina's Path, presented a Form A plan. Application and filing fee were submitted. Mr. Ryan explained that he recently had a shed constructed on his property and during the process a land survey was conducted. The survey determined there was an error with the sideline setback from the original survey. After the discovery, the subdivision developer, Steven Joyce, agreed to transfer land from the adjacent lot so Mr. Ryan's shed would meet setback requirements.

Mr. Gallagher noted the deed submitted with the plan was not correct but the correct deed information is shown on the Form A plan. The Board agreed they could hold the approved Form A plan until proper deed is received. After further discussion, the Board also requested that the Ryans submit a copy of the recorded deed for the transferred piece of property. The Ryans agreed to do so.

Mr. Andrade moved to approve the Form A "Plan of Land In Raynham, Massachusetts, prepared for Gerard A. & Linda M. Ryan," dated January 19, 2016, by Arthur F. Borden & Associates, Inc., conveying a piece of Lot 7 to Lot 6 to add to the side yard for a shed; second by Mr. Teixeira. Motion passed 4-0-0.

Mr. Driscoll signed the plan. It was held in escrow until the requested information is received.

6:18 p.m. – Wal Mart: Letter dated January 22, 2016, was received from Wal Mart informing the Board that the morning police details at Center Street and Broadway will be discontinued as they are no longer needed, but the evening details, as required by the Certificate of Action for the Wal Mart site plan approval, will continue.

Mr. Andrade informed the Board that, at his request, Mrs. McKenney contacted Police Chief Donovan and the Chief informed her he had no issue with the morning details being discontinued.

6:20 p.m. – 442 New State Highway site plan: Mr. Teixeira noted he asked for this matter to be put on the agenda after going by the Shell station under construction at the corner of Route 44 and South Street West and seeing how close the pumps are to the road. He stated the pumps will be located 25 feet off the road, which could cause cars to be in the road if there is a line of cars waiting at the pumps. He noted the Board of Appeals granted a "waiver" to allow the canopy to be located within the front yard setback but questioned if that allowed the pump island itself to be located there as well.

Mr. Andrade noted the Planning Board approved and signed the site plan and that generally the pumps are located under the island. Mr. Gallagher noted it is inferred that the pump island will also be located closer to the front setback along with the canopy; Mr. Andrade

agreed. Mr. Gallagher suggested getting an interpretation from the zoning enforcement officer (ZEO). Mr. Teixeira said he talked to him and he also said the island location was inferred and was not sure he could do anything. Mr. Teixeira noted he was confused the issue got by. Mr. Andrade discussed that he remembers questioning the location of a diesel pump on the island because of the closeness to the road but it was thought the situation would be self-monitoring. He also noted he believes the Board received traffic flow stats during the hearing process and the plan also went to the State, where a few changes were made, and then back to the Board for further consideration and minor modification.

Mr. Teixeira commented that he thinks the plan takes liberty with putting the island where it is. Mr. Gallagher noted it is up to the ZEO to issue the permit. Mr. Teixeira said he is concerned with traffic and he does not think the ZBA variance approves the island. Mr. Andrade said he interprets it as the canopy packaging with the island but that he was concerned with location of the diesel pumps.

Mr. Driscoll noted that when considering the plan, the Board required the applicant to move the Rte. 44 entrance. Mr. Andrade stated there is no question the site is tight but the plan was not approved in one meeting and it had a variance. Mr. Teixeira stated it is all in the interpretation but there could be an issue in the future. Mr. Andrade noted if there is an issue, people will not go to the site, it will monitor itself.

General business:

- No minutes were received. Invoice was signed.
- Mr. Teixeira informed the Board that SRPEDD had elected a new Executive Director. Mr. Jeffrey Walker from Virginia was chosen for the position.
- Mr. Driscoll informed the Board that he attended a TIF committee meeting. The Committee will be considering a TIF agreement for a company locating to Paramount Drive, and this meeting was informal to acquaint all with the process and no action was taken.

Mr. Andrade commented that Raynham benefits from all the businesses located here. He said he has concerns with TIFs being granted for long periods of 10 to 15 years and thinks shorter agreements for 2 to 3 years are best. It was questioned if the TIFs are granted to a business or to a property. Mr. Driscoll noted they have been done in different ways.

- Mr. Teixeira informed the Board that the City of Taunton extended the contract of the city planner for five years. The planner has been with the city for 20 years. Mr. Andrade noted he agreed with a five-year extension for someone who has been in the job for that length of time.
- It was noted that interviews for a new Raynham town planner may be held next week.

There was no further business. Mr. Andrade moved to adjourn the meeting; second Mr. Teixeira. Motion passed 4-0-0.

The meeting adjourned at 6:36 p.m.

Respectfully submitted,

Russell Driscoll, Clerk