

# Town of Raynham, Massachusetts

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## Planning Board minutes February 18, 2016

The Raynham Planning Board held its regularly scheduled meeting on Thursday, **February 18, 2016**, at Raynham Veterans' Memorial Town Hall. The meeting was opened at 6:00 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

**6:00 p.m. – Form A plan, Locust Street:** James and Katherine Januse, Lakeville, MA, presented a proposed Form A plan for property, which they recently purchased, at the corner of Locust Street and Tearall Road. Proper application and fee were submitted. The plan combines two lots into one lot. Mr. Fountain asked if the plan was going to Land Court; Mr. Januse said he was not sure. Frank Gallagher, P.E., was present (for another matter) and explained that Land Court proceedings could be simpler than a subdivision plan for the property.

After review of the plan, Mr. Fountain moved to accept Plan of Land in Raynham, MA, dated February 9, 2016, prepared by RIM Engineering Co., Inc., Mansfield, MA. Motion seconded by Mr. Teixeira; passed 4-0-0. Mr. Driscoll signed the plan.

**6:07 p.m. – General Business:** Mr. Fountain moved to waive the reading and approve the minutes of January 21, 2016, and February 4, 2016; second by Mr. Teixeira; motion passed 4-0-0.

**6:08 p.m. – 1635 Broadway/Kennedy Plumbing site plan:** Steven Kennedy appeared before the Board seeking approval for a temporary occupancy permit for the business. Mr. Andrade explained the plan was done as an abbreviated site plan with no Nitsch review so he inspected the site and found items left to be completed, such as the parking lot, retaining wall, storm captor and parking striping. He noted that at his request, Mr. Kennedy has provided cost estimates for the remaining work and he also asked Mr. Kennedy to request an occupancy permit on the warehouse portion of the site for now.

The cost estimates provided by Mr. Kennedy amount to \$110,000. Mr. Andrade suggested the Board would not need to add a 30% contingency because of the large amount of the cash bond to be provided. Mr. Kennedy stated the Building Inspector said he may have additional items to add to the work list. Mrs. McKenney informed the Board that the Building Inspector has compared his own list of work items to the list Mr. Kennedy provided to the Planning Board.

Mr. Kennedy requested a 90-day temporary occupancy permit, if possible. After discussion, Mr. Andrade moved to grant a 90-day temporary Certificate of Occupancy for the warehouse space only as shown on "Preliminary As Built 1635 Broadway Raynham, MA Prepared for 1635 Broadway Realty Trust," prepared by Earth Service Corp., Taunton, MA, dated February 4, 2016, upon receipt of a cash bond of \$110,000, as shown on work estimates submitted; second by Mr. Driscoll; motion passed 4-0-0.

**6:16 p.m. – Doe Run:** Frank Gallagher, P.E., Foxboro, MA, presented the approved Doe Run subdivision plan for endorsement. Mr. Andrade noted the Certificate of Action (COA) is not shown on the plan as required. Mr. Gallagher stated he did not realize it was a condition. There was discussion about adding the COA to the plan. Mr. Gallagher agreed to add the COA to the plan and will return for endorsement at future meeting.

**6:19 p.m. – 207 White Street:** Frank Gallagher, P.E., Foxboro, MA, appeared before the Board along with Shawn Cairns, property owner, to discuss possible subdivision plan off White Street. Mr. Gallagher submitted schematics for an open-space plan and a conventional subdivision plan. Mr. Andrade noted there are taxes owed on the property. Mr. Gallagher agreed the taxes would have to be brought up to date.

Mr. Gallagher explained there are 7.4 acres of land for possible subdivision and that a Form A plan to separate out the parcel for the house at 207 White Street had recently been approved. The 7.4 acres is zoned Residential A and there is a possibility for six lots. The existing house and barn on the 7.4 acres will be demolished.

Mr. Gallagher discussed that there are wetlands and a pond on the property. No houses will be located within the 25 ft. wetland buffer but may be within the 100 ft. buffer. Sewer and water will be available to the lots.

Mr. Gallagher discussed that an open-space plan may be better overall for the site with less roadway and the pond would be within the open space area. Mr. Andrade asked if there would be paths to the pond for open-space plan; Mr. Gallagher stated there could be. Mr. Andrade noted that he has concerns that the entrance to the open-space off White Street may not be maintained. Mr. Gallagher noted he was thinking of an association if the plan is open-space.

Mr. Andrade discussed that he would like test holes for each lot to determine if there are any issues before deciding which type of plan is best. Mr. Gallagher agreed to do so. Mr. Andrade said he preferred that the open-space area not be located all the way to White Street to avoid maintenance issues. Mr. Gallagher noted there would be no public access with a subdivision association. Mr. Fountain stated the sidewalk on the plan should be shown all the way around the cul-de-sac.

Mr. Gallagher explained that Mr. Cairns is also considering the option of a private road with reduced number of lots. There was discussion about the maintenance concerns with private ways. It was noted the width of a private road could be reduced to 18 ft. with swales. Mr. Fountain asked about drainage. Mr. Gallagher explained it should be fairly easy as the property has good slopes.

Mr. Andrade noted the plan for a private road would be for three less lots for four feet of less pavement width. Mr. Fountain noted a hammerhead turnaround could be done instead of a cul-de-sac. He also stated if there are only three house lots, he is okay with no sidewalks being provided. He noted he is okay with either of the three plans being considered. Mr. Gallagher will return at later date. No action taken.

**6:45 p.m. – General Business:**

- Mr. Teixeira informed the Board that due to a rate increase at SRPEDD, the Town's assessment for SRPEDD membership will be \$2,327.97. Mr. Andrade stated that the Town should take advantage of all the time allotted for SRPEDD services, and the new town planner should be advised.
- Mr. Fountain noted there is a hill on Mill Street near the American Legion site and questioned if the hill would be knocked down when road work is done. Mr. Andrade noted he will not be present at the public hearing for the American Legion site plan and suggested the Board ask the question at the hearing. Mr. Fountain noted it may be a highway department issue.
- There was brief discussion about a proposed canopy for Atlantic gas station at 510 New State Highway and whether or not the project qualifies for abbreviated site plan. No action taken.

**6:50 p.m. –** There was no further business, and Mr. Teixeira moved to adjourn; second by Mr. Andrade; motion passed 4-0-0.

Respectfully submitted,

Russell Driscoll, Clerk

