

Town of Raynham, Massachusetts

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Planning Board minutes January 21, 2016

The Raynham Planning Board held its regularly scheduled meeting on Thursday, **January 21, 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, Christopher Gallagher, Russell Driscoll, John Teixeira

Board members not present:~ (all present)

Staff present:~ Maureen McKenney, Administrative Assistant

6:00 p.m. – American Legion, Mill Street:~ Bob Chase, Raynham, MA, and Jerry Banks, Raynham, MA, appeared before the Board and presented a proposed plan to repave and restripe the parking area and change the entrance and exit at the American Legion.~

Highway Superintendent Ed Buckley was present.~ He stated he saw an earlier version of the plan.~ He viewed the plan presented tonight.

Mr. Gallagher explained the proposed plan will make the exiting less dangerous by moving it down Mill Street, which will improve site distance.

Mr. Andrade questioned if the plan will conflict with the driveways of Form A lots across the street from the American Legion, which were recently approved.

Mr. Buckley noted there will be reconstruction work on Mill Street in the near future and he advised that no curbing be done at the road.

During discussion it was noted that the first entrance will be curved in order to prevent cars exiting that way, and there will be signs posted at the entrance/exit points.~ It was noted the impervious area on the site aids with the drainage sheeting.~ Also, there will be more than enough parking spaces but a nearby field is available for use if needed.

After discussion the Board agreed that the plan can be presented as an abbreviated site plan and the Board will vote on a request to waive the filing fee at the public hearing to be held.

6:13 p.m.~ – Bassett Knoll Estates:~ Those present for a discussion on the subdivision were Steve Ventresca, Nitsch Engineering; Nick Harris, developer; Ed Buckley, Highway Superintendent; William Ward; Superintendent, Raynham Center Water District; and, John McGarry, Superintendent, Raynham Sewer Dept.

Mr. Andrade explained that in November, everything at the site was going well and compaction of fill was being done. Compaction testing was to be conducted, but on January 8th, a letter was received from Tibbetts Engineering stating that the required compaction tests could not be done because of the frozen ground.~ Mr. Andrade stated that as a result, a stop-work order was issued and Mr. Harris was informed to stop road construction work at the site until he submitted a plan detailing how work would go forward in the winter conditions.~ Mr. Andrade noted Mr. Harris felt it was not fair that all work was stopped but he was informed only the road work must cease, not other site work. Mr. Andrade stated he felt they were all not on the same wave length as his e-mail to Mr. Harris was clear that no road work was to continue.

Mr. Harris noted that Tibbetts Engineering did not issue a letter but that he sent Mr. Andrade an e-mail stating that Tibbetts could not do the testing.~ Mr. Andrade said that was correct.~ Mr. Andrade explained that he is not looking for a drawing plan but rather for an outline of what work is going to be done, and he is not telling Mr. Harris how to run the operation but he wants a plan going forward.

Mr. Andrade noted that compaction tests have to be done and then water and sewer lines can be done.~ He noted that was agreed upon at the November meeting.~ He asked if the water line would be in the sidewalk; Mr. Harris stated no, it would be 22 ft. from center line between the sidewalk and curb edge.

Mr. Andrade discussed the need to know how to compact and test.~ Mr. Harris explained that he is aware of how the compaction of fill is done.~ He noted he received an e-mail from Nitsch Engineering stating that standard testing would be required and that Mr. Buckley said he wanted testing every 200 feet. Mr. Harris said it doesn't make sense to compact test now.~ Mr. Andrade said that the 2 ft. to 8 ft. size of the fills is of concern and the Town wants to know they are compacted.~ Mr. Harris said they are now within 3 ft. of the fill amount, and they will be near it when they need to be, but they need to be allowed to work on the site.~ Mr. Andrade stated they can work on the site but not inside the roads.

Mr. Harris asked if he can work on the retention ponds; Mr. Buckley stated he can do the work as long as it conforms with the plans.

Mr. Andrade advised Mr. Harris to put on paper what he has said tonight regarding testing, but that no work is to be done in the road now.

Mr. Buckley noted there is between 3 ft. to 8 ft. of fill and sewer and water lines at this point will be on the fill. Mr. Harris stated that may not necessarily be, but it may be close. During discussion, it was noted a new plan may be needed due to new elevations.~ Mr. Buckley said that if fill is done in the winter, there must be at 95% if below a utility.~ Mr. Harris said he knows.~ Mr. Buckley explained that frost must be removed every day, and he is looking to be comfortable with placing utilities when done in the winter frost because winter work is difficult.~ Mr. Harris said he knows.

Mr. McGarry discussed that he reviewed the sewer work with Mr. Harris and that sewer pipes must be placed on unfrozen soil with unfrozen backfill and Mr. Harris agreed to that.~ Mr. McGarry noted that thorough compaction is needed and asked what Mr. Buckley considered thorough.~ Mr. Buckley stated the plan says 95% and that testing should be done when weather permits. Mr. Harris said he will install the sewer lines and Tibbetts Engineering will inspect along the way and if work is not done right, it will be torn out.~ He stated he knows how to do the work.

Mr. Andrade asked if Mr. Harris had any other work to do now.~ Mr. Harris explained they can clear the Paddock Road cul-de-sac and do the pump station, and can build the retention ponds and keep them frost free with hay.~ He stated he has worked in the winter in other towns and does not know where to go at this point.~

Mr. McGarry noted 4 ft. of fill is needed over pipes at the end of each day.~ Mr. Harris stated there is more than 4 ft. in most cases.

Mr. Andrade asked if Tim~of Nitsch Engineering can be present at the site.~ Mr. Ventresca stated Tim usually observes the drainage work, and inspection of the basins can be lined up if they know when the work is being done.~ Mr. Andrade said he is okay with the sewer department inspecting their own work.

Mr. Ward stated he needs 24-hour notice for inspection and there should be no backfill until inspection.~ He suggested putting sand underneath but no stone.~ He stated that if Mr. Buckley says compaction can't be done, he will wait on the water line work but he thinks the water work will be done after winter. ~Mr. Andrade advised Mr. Ventresca that Tim is to inspect the water line work.

Mr. Andrade stated that all departments involved are to be included in future e-mails so there is no miscommunication, and he will send out a list of those to be included.

Mr. Harris apologized for the miscommunication regarding the need for a plan.~ Mr. Buckley noted a plan of action is what is needed. ~Mr. Harris agreed to submit a plan.~ Mr. Andrade stated Mr. Harris needs to file a plan of action and e-mail it to all.~ Mr. Harris said the plan will mirror what was said tonight, and he will do it within a couple of days.

Mr. Andrade asked about a plan for the water lines.~ Mr. Ward stated Mr. Harris has all the specifications.

It was agreed the change of grades will be discussed when Mr. Harris is back to the Planning Board with an actual set of revised plans.~ Mr. Harris said he is aware of that issue and will stay away from those areas with elevation issues.~ Mr. Gallagher noted ConCom must be contacted before work is done in the buffer area.~ (Mr. Gallagher left the meeting.)

Mr. Ventresca asked if Nitsch is observing only in the winter or throughout the project.~ Mr. Andrade said nothing changes until said so.~ Mr. Harris questioned if the weather changes in two months, is a new plan of action needed.~ Mr. Andrade said, exactly, a new plan of action is needed.

Mr. Andrade thanked all those present for the discussion tonight.

6:48 p.m. – Proposed Estate Lots by-law:~ Building Commission Bob Iafrate was present to discuss the draft by-law to create estate lots in town.~ Mr. Andrade noted that before the town planner left, Mr. Iafrate worked with him on the proposed by-law.

Copy of the draft by-law was reviewed.~ Section 6.12.2-4., requiring 50 ft. minimum of street frontage on an estate lot and width of not less than 50 ft. at all points, was discussed. Mr. Iafrate explained that the intention was~for 50 ft. minimum of the entry way to the lot.~ It was agreed that section should be clarified.

Mr. Fountain questioned locating the 125 ft. by 125 ft. geometric square at the 45 foot setback line.~ Mr. Driscoll noted that section was not clear.~ Mr. Iafrate explained the intent was to avoid circumventing the frontage requirement.~ He noted that estate lots are typically for back land and language is needed so houses are not located at the roadway as they are on conventional lots.~ There was discussion on clarifying that issue. Mr. Andrade noted that the estate lots will need municipal water but not sewer.

Mr. Fountain stated his only concern with the draft by-law is No. 8, and he will work on that.~ Mr. Andrade noted the purpose is to eliminate the one and two lot subdivisions being created now and the 80,000 sq. ft. area for an estate lot equals the area of two conventional lots. It was agreed the Board will consider the by-law further.

General Business:~

- Invoices were signed.
- Mr. Fountain moved to waive the reading and approve the minutes of January 7, 2016; second by Mr. Driscoll.~ Motion passed 4-0-0.~
- Mr. Andrade informed that a Board representative is needed for the TIF (Tax Increment Financing) Committee.~ Mr. Driscoll agreed to represent the Board.~ Mr. Andrade moved to appoint Mr. Driscoll as the representative; second Mr. Teixeira.~ Motion passed 4-0-0.
- Mr. Teixeira informed that SRPEDD will be holding interviews next week with the finalists for their executive director position.

There was no further business.~ Mr. Andrade moved to adjourn the meeting; second Mr. Fountain.~ Motion passed 4-0-0.~ Meeting adjourned at 7:07 p.m.

Respectfully submitted,

Russell Driscoll, Clerk