



TOWN OF AVON, MASSACHUSETTS

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TOWN OF AVON
2018 JUN -8 A 9:25
TOWN CLERK

BUCKLEY CENTER, Avon, MA 02322
Telephone: 508-588-0414

Avon Planning Board - Meeting Minutes

Date: October 19, 2017

Members Attending: Charles Comeau, Jason Suzor, Chuck Comeau Jr.
Robert Pillarella, Charlie Marinelli

Absent:

Visitors Forum: Robert Borden, Building Commissioner, see
attached Visitors list.

Chuck Comeau – Chairman called the Planning Board meeting to order at 7:15 P.M.

- **PUBLIC HEARING – 80 Stockwell Drive, Floor & Décor**
- **APPROVE MINUTES-** None
- **WARRANTS-** None
- **DISCUSSION:**

Mr. Pillarella read the Public Meeting Notice:

- Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday October 19th, 2017 at 7:30 P.M., regarding property located at 80 Stockwell Drive, Avon Massachusetts. Floor & Décor This hearing will consist of Site Plan Review under Section 12-2 for this project. Also, in conjunction with a Site Plan Public Hearing the Avon Planning Board will hold a Public Hearing in regards to a Special Permit under Section 5-4 for alteration of allowed use for the proposed site work in a Water Supply Protection District. Assessors Map A6/2/2, the hearing will be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center.
- Mr. Pillarella asked for the receipts from the Abutters list. They forgot list and will forward to Planning Board. Gave receipts.
- Brad Lauth, from Centerpoint presenting the Site Plan Review for Floor & Décor. Mr. Lauth stated that Floor and Décor was a specialty store for tile, wood, stone. There are 83 locations; the company is based in Atlanta. Avon one of the first

stores in Massachusetts, and they usually employ 40-50 people, 60% are full time. They are a high ticket buy and their traffic is less. Mr. Lauth introduced Mr. Tim Williams to the Board. Mr. Williams submitted some plan changes for 80 Stockwell Drive, a warehouse facility in Merchants Park, with parking in back and front. The store front would be Floor & Décor. They plan to add 415 parking spaces and 9 access spaces spread along the store front of Floor & Décor. Mr. Williams stated there would be front edge grading along the front parking lot and some catch basins. Also there is a 24 foot curve cut drive area, and will restripe back parking lot. Mr. Williams stated landscape improvements, and to put a canopy in the pickup area of front of building. Mr. Williams stated that it's a commercial district and conforms to all the Zoning by-law in a watershed protection area, and there is zero increase in storm water discharge.

Mr. Comeau stated that the catch basins needed to have hoods on all of them. Do surveys on lot, if hood don't fit contact the Planning Board. Mr. Comeau stated that the area is a busy traffic area and there would be no backing into with trailers from Stockwell Drive. Mr. Williams stated that there was an order in the way to load up and the companies would be aware of how to come in and out. Mr. Williams stated that they have compacters on the side for trash. Mr. Borden stated concern for traffic of customers, Mr. Williams stated 200-300 customers at peak, and the store hours were 7:00 a.m. to 9 p.m. Monday-Friday, 8:00 a.m. to 9:00 p.m. on Saturday and 10:00 a.m. to 7:00 p.m. on Sunday. Mr. Borden suggested a Traffic study to be submitted and review by Planning Board. Mr. Borden stated that the Fire Chief had concern about getting a fire truck 18 foot access down the area. Need to contact the Fire Chief about his concerns.
Special Permit 5-4 Watershed Protection District
Mr. Comeau stated that a letter stating that the project would not result in a one percent or greater reduction in the ground water yield of the public wells in the district. Mr. Comeau stated there needs to be a list of chemicals in the building.

The Applicants requested a continued Public Hearing.

Mr. Suzor made a motion to continue the Public Hearing at applicants request to November 2, 2017 at 7:00 P.M. Seconded by Mr. Marinelli, All in favor:
Unanimous vote.

CONTINUED PUBLIC HEARING – 430 Page Street-

Mr. Bill Self stated that all things that needed to be done have been taken care of. Form (A) plan was intended to combine all lots.

Mr. Suzor made a motion to close the Public Hearing of 430 Page Street, seconded by Mr. Marinelli, roll call vote, Yes, Mr. Comeau, Yes, Mr. Pillarella, Yes, Mr. Comeau Jr., Yes, Mr. Marinelli, Yes, Mr. Suzor, Unanimous vote.

Review and respond to memos, letters, plans, applications, notices and other correspondence and mail received.

The next Planning Board meeting is November 2, 2017 at 6:30 P.M.

ADJOURNMENT- Motion was made by Jason Suzor to adjourn the meeting of the Planning Board at 9:55 P.M., seconded by Robert Pillarella, Unanimous.

Respectfully Submitted,



Jason L. Suzor,

Clerk Avon Planning Board