



TOWN OF AVON
2022 JUL 15 A 8:25
TOWN CLERK

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

Avon Planning Board

Date: April 28, 2022

Members Present: Chuck Comeau, Chair; Charles Comeau, Jr.; Vice Chair; Robert Pillarella, Member; Charles Marinelli, Member; Jason Suzor, Jr.; Clerk(all in person)

Members Absent: n/a

Others Present: Mr. & Mrs. Terry Edwards, Petitioners; William Self, Land Surveyor; John Nye (via Zoom); Christopher Canducci; Kevin Meany, Conservation Commission; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau, Chair called the meeting to order at 7:07 p.m. with all members present except Charles Marinelli. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

This meeting of the Planning Board is being conducted via a hybrid method. The public may attend the meetings in-person or may continue to participate via remote Zoom access. Until further notice, in-person attendees, who are not vaccinated, will be recommended to wear a mask.

Minutes

No minutes approved.

Public Hearing for Katherine's Way

The Public Hearing for Katherine's Way opened at 7:16 p.m. Charles Comeau, Chair read in the following Public Hearing Notice:

Notice is hereby given that the Avon Planning Board will hold the following Public Hearing on Thursday, April 21, 2022 at 7:15 P.M regarding the acceptance of Katherine's Way on Assessors Map B1 and B2 as a Public Way. The hearing will be conducted via remote participation and in

the Avon Town Hall, 65 East Main Street. The meeting link can be found at <https://www.avon-ma.gov/node/59/agenda/2022>.

Text and Plans may be viewed prior to the hearing in the Town Clerk's office.

Publication dates: March 30, 2022 and April 7, 2022 in The Brockton Enterprise

Chuck Comeau, Chairman read in the letter from Jacob's Driscoll Engineering, Inc. regarding Katherine's Way dated April 27, 2022 stating the following:

Mr. Charles Comeau, Chair Town of Avon Planning Board 65 East Main Street Avon, MA 02322 Re: Field Check for Roadway Acceptance Katherine's Way Avon, MA 02322 JDE Project Number: 01-2022-015 Dear Mr. Comeau and Members of the Planning Board, At the request of the Town of Avon Planning Board, Jacobs Driscoll Engineering, Inc. (JDE) has performed a field check of the as-built conditions of Katherine's Way. Katherine's Way is a subdivision roadway that is up for street acceptance by the Town at the upcoming Town Meeting next Tuesday, May 3, 2022.

DOCUMENTS REVIEWED We received the following documents for this review: • A set of plans entitled "As-Built Roadway Plan & Profile, Plan of Land in Avon, MA., Katherine's Way – Avon, MA." consisting of 4 sheets, dated March 28, 2022, prepared by Curley & Hansen Surveyors and stamped by William P. Self, RPLS. The plans were received as electronic PDF files via email on April 27, 2022. • A set of design plans entitled "Parkview Estates II, Definitive Subdivision, Plan of Land – Avon, MA." Consisting of 14 sheets, dated October 30, 2002, prepared by Curley & Hansen Surveyors. The plans are office copies loaned to me by Mr. Self. • A copy of an invoice from R.J. Gabriel Construction Company, dated April 25, 2022 for the cleaning of the 10 catch basin structures within the roadway.

RESULTS OF FIELD CHECK Earlier today, April 27, 2022, I visited the site with a copy of the As-Built plans. I met with Mr. Bill Self and Mr. Terry Edwards at the Katherine's Way cul de sac so that they could point out a few things to me, such as the piece of vertical granite curbing that was replaced. They also gave me a brief history of the project and talked about the upcoming roadway acceptance vote at Town Meeting. Mr. Self and Mr. Edwards then left and I proceeded with the field check of the As-Built plans. I started the field check by walking out to the stormwater basin area. All of the components shown on the as-built plan were present in the field in the general location as shown on the plan. (No field survey check of any components was performed by JDE, only the site visit to visually verify the asbuilt plan.) Next I walked the roadway to visually verify the components on the as-built plan. I noted that the road and sidewalk has been paved with the top course of pavement. The vertical granite curbing is installed with a final reveal of a minimum of 6" along both sides of the road. The sidewalk was installed on one side of the road, generally described as the south and easterly side of the road. The Jacobs Driscoll Engineering, Inc.

REGISTERED PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS Page | 2
sidewalk was measured in a few places to be just over 5' wide (about 5'-2" to 5'-1"). The piece of granite curbing that Mr. Bob Borden, Avon Building Inspector, pointed out in the cul de sac as being damaged, has been replaced. I looked for, and easily located, all of the concrete Right of

Way bounds shown on the as-built plan and the design plan. I was also able to find the benchmark drill holes set in the vertical granite curbing by Curley & Hansen in all of the locations noted on the as-built plans throughout the roadway. Other at and aboveground items shown on the plan also checked out including: drainage manholes and catch basins, street lights, mailboxes, driveway curb cuts and driveways, houses, retaining walls, propane tank risers, water gate valves, water curb stop covers, fire hydrants, electric transformers, CATV boxes, etc. Generally, I found the As-Built Plans to be representative of the conditions on the ground and sufficient detail (bearings, distances, radii, ROW and property lines, centerline stationing, easements, bounds, benchmarks, etc.) shown for use in the acceptance of the roadway by the Town of Avon. The plans also include the required certifications by the Registered Professional Land Surveyor endorsing the plans as well as the Planning Board signature block and Registry block. Thank you for the opportunity for Jacobs Driscoll Engineering to provide engineering review services relative to this project.

William Self, Surveyor for the Petitioner Mr. & Mrs. Edwards discussed the infrastructure of Katherine's Way. A copy of the final master deed will be provided by Terry Edwards to the Town of Avon to include the right away lines. Mr. Self will also provide the documents regarding the Conservation Commission concerns and order of conditions to the Planning Board members.

Chuck Comeau, Chair read in the letter from the Board of Health dated April 21, 2022 stating that the Board of Health has no objection to the acceptance of Katherine's Way on Assessors Map B1 and B2 as a Public Way. The Chair read in Section 27 of the Rules and Regulations for subdivisions. The members of the Planning Board discussed and clarified these Rules and Regulations. The Planning Board members will walk Katherine's Way with a checklist to review the infrastructure (curbing, roadway, etc.) to ensure the order of conditions have been met prior to the next meeting. The Planning Board requires a clean out to be completed prior to the town meeting on May 3, 2022.

Edward Mekjian, member of the Conservation Commission discussed that he and Kevin Mooney, Chair of the Conservation Commission walked the property (Katherine's Way) and agreed that everything has been completed. Kevin Mooney met with the owners and made them aware of the conservation land.

Robert Pillarella has concerns regarding the roadway pavement that was just completed. He discussed a bond for a period of time in case something comes up regarding maintenance.

A motion was made by Jason Suzor, Jr. to approve Katherine's Way as a public way, seconded by Charles Comeau, Jr. No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye.

The Public Hearing for Katherine's Way closed at 8:09 p.m.

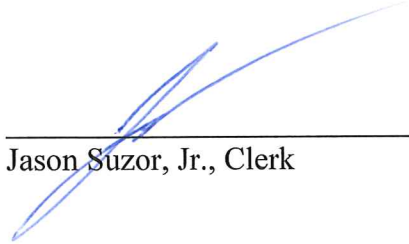
Discussions:

The Planning Board members reviewed mail.

The Planning Board is in process of reviewing the 2020 Model Floodplain Bylaws and the Review of the Town of Avon Rules and Regulations Governing the Subdivision of Land.

The next Planning Board meeting is scheduled for May 5, 2022 at 7:00 p.m.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:30 p.m., seconded by Robert Pillarella.



Jason Suzor, Jr., Clerk

List of Documents:

1. April 28, 2022 meeting agenda
2. Planning Board misc. mail
3. Public Hearing Notice, Application, Site Plan, Abutters list for Katherine's Way
4. Letter regarding Katherine's Way from Jacob's Driscoll Engineering, Inc.