



TOWN OF AVON
2022 SEP 23 A 8:50
TOWN CLERK

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

Avon Planning Board

Date: August 11, 2022

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

Members Absent: Jason Suzor, Jr.

Others Present: Austin Chartier, McKenzie Engineering Group, Inc. (via Zoom).; Brian Catignani and Mitchell Blum, New England Truck Solutions, Inc.; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau, Chair called the meeting to order at 7:19 p.m. with all members present except Jason Suzor, Jr. 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.

Public Hearing for 11 Ledin Drive

The Public Hearing for 11 Ledin Drive opened at 7:20 p.m. Charles Comeau, Chair read in the following Public Hearing Notice:

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, August 11, 2022, at 7:15 P.M. regarding property located at 11 Ledin Drive. The hearing will be held in the Avon Planning Board Office at the Avon Town Hall, 65 East Main Street, Avon, MA. Please visit <https://www.avon-ma.gov/node/63/agenda/2022> for updates on hybrid participation and COVID protocols.

This hearing will consist of Site Plan Review under Section 255-12.2 for a proposal to construct a 3,800 square foot addition to the existing 7,226 structure. 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 255–5.4 Water Supply Protection District. The site is located within the Industrial Zoning District

Plans may be viewed by appointment prior to the hearing at Town Offices or found on the Town Website: <https://www.avon-ma.gov>.

Charles Comeau, Chairman
AVON PLANNING BOARD

Publication dates: July 26, 2022, and August 2, 2022 in The Brockton Enterprise

On behalf of the petitioner, Mr. Austin Chartier of McKenzie Engineering Group, Inc. discussed the request for a Site Plan Review under Section 255-12.2 for a proposal to construct a 3,800 square foot addition to the existing 7,226 structure and in conjunction with the Site Plan Review, the petitioner is requesting a Special Permit under Section 255–5.4 Water Supply Protection District. The site is located within the Industrial Zoning District at 11 Ledin Drive.

Austin Chartier discussed the following and clarified questions with the Planning Board:

- Property was surveyed in 2022 (Industrial District in the Water Supply District)
- Private septic
- Utilities will stay the same
- 10,000 square foot parking lot expansion/regrading
- Fence elevation
- Dumpster set up, gas trap, floor drains, soil testing
- Removal of ledge (requires a permit)
- Blasting permit not needed / will only do hammering
- Permit from DPW required to tap 36" RCD Order of Conditions
- Permit to remove ledge required
- Black chain link fence proposal next to rental company
- Existing galley drains are staying
- Retaining wall to be 2-3 in height

Jacobs Driscoll Engineering is in process of a peer review. It was discussed by The Planning Board that the following needs to be added to the site plan:

- Proposed vegetation plan, buffer at property line
- Elevation/exit doorways for safety
- Dumpster set up and enclosure
- Interior floor drains and gas trap
- Trench drain plan (industrial holding tank)
- Lighting (dark sky compliant) on building
- Snow storage
- Handicap parking spaces/signs; Van accessible
- Addition height to match existing building height

- Fence elevation to match existing, drilled into ledge
- Building sprinklers
- Over 500 yards of site work
- Household quantities of liquids
- Title 5 inspection
- Bob Borden, Building Inspector is requesting something in writing for the Flood Plane Certificate (FEMA Map or Flood Zone)

Chuck Comeau, Chair read in the following memo from the Board of Health on behalf of the Board of Selectman:

Dear Members of the Planning Board,

In regard to a request for a Special Permit as requested by New England Truck Solutions of Avon, LLC, the Board of Health has concerns about the addition of approximately 3,800 square feet.

This septic system was designed for 63 employees at 15 gallons per day (GPD) per person, totaling 950 GPD. The petitioner shall contact the Board of Health to discuss the septic system. At a minimum, a Title 5 Inspection would need to be made prior to the addition. There may be a chance the septic system would need to be expanded.

Robert Borden, Building Inspector explained that if the property is located in the flood zone or not, that need to be something in writing stating that. A Title 5 inspection is needed as well.

A motion was made on behalf of the applicant to continue the Public Hearing on 11 Ledin Drive to September 1, 2022, at 7:15 p.m. by Charles Comeau, Jr., seconded by Charlie Marinelli. No discussion on the motion. A roll call vote was taken, Robert Pillarella voted aye, Charles Marinelli, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye.

Minutes

A motion was made by Charles Comeau, Jr. to approve the meeting minutes of July 19, 2022, seconded by Charles Marinelli. No discussion on the motion. A roll call vote was taken, Robert Pillarella voted aye, Charles Marinelli, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye.

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.

A motion was made by Charles Comeau, Jr. to accept the Planning Board fee schedule as written, seconded by Charles Marinelli. Discussion on the motion. Robert Pillarella asked for clarification regarding some of the wording. A roll call vote was taken, Robert Pillarella voted aye, Charles Marinelli, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye.

The next Planning Board meeting is scheduled for September 1, 2022, at 7:00 p.m.

A motion was made by Charles Comeau, Jr. to adjourn the meeting at 8:44 p.m., seconded by Charles Marinelli.



Jason Suzor, Jr., Clerk

List of Documents:

1. August 11, 2022, meeting agenda
2. Planning Board misc. mail
3. Public Hearing Notice, Application, Site Plan, Abutters list for 11 Ledin Drive
4. Meeting minutes for July 19, 2022
5. Letter from the Board of Health