



TOWN OF AVON  
2022 NOV 18 P 3:52  
TOWN CLERK

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

## Avon Planning Board

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**Date:** October 20, 2022

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

**Members Absent:** Robert Pillarella (due to technical difficulties)

**Others Present:** Joe Harnan, Director of Leasing for Messina; Robert St. John, Planning Director of Messina; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau, Chair called the meeting to order at 7:20 p.m. with all members present except Robert Pillarella. 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. Due to technical difficulties, the meeting was not accessible via remote Zoom access.

### Minutes

A motion was made by Charles Comeau, Jr. to approve the meeting minutes of September 22, 2022, seconded by Jason Suzor, Jr. No discussion on the motion. A roll call vote was taken, Charles Marinelli; Charles Comeau, Jr. voted aye; Jason Suzor, Jr. voted aye; and Chuck Comeau, Chair voted aye.

## **Discussions:**

The Planning Board members reviewed mail. The letter from the Norfolk Registry of Deeds was discussed. The Registry of Deeds is requesting an update naming the current members of the Planning Board who are authorized to sign plans. The recording secretary will generate this letter.

The Planning Board is 75% complete in reviewing the 2020 Model Floodplain Bylaws and the Review of the Town of Avon Rules and Regulations Governing the Subdivision of Land.

Informal discussion:

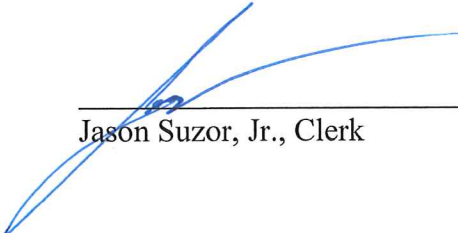
Mr. Robert St. John and Mr. Joe Harnan of Messina informally discussed the following regarding 75 Stockwell Drive with the members of the Avon Planning Board:

- The applicant informally discussed the above information with Bob Bordon, Building Inspector; Fire Chief Spurr, and Chuck Comeau to help develop the plan
- West Trust is the owner of the property
- Nordik is a window and door replacement company based out of Canada
- Avon, MA would be its first location in the USA
- The location at Stockwell Drive will be a small showroom, internet purchasing, primarily warehouse space
- The company only sells their own product
- The company will initially start with one truck a month to deliver the product
- Approximately 25 contractors' daily
- There is a strict timeline (1/2-hour time frame) for sole contractors to pick up their order (morning hours)
- The building currently has three doors on the side, two on the back (total 5) plus a loading dock
- Catch basins previously replaced, catch basins behind building require covers
- Plans to clean up the area; continue with green area; clean up outfall pipe
- The fire hydrant will need to be moved from its current location
- Remove concrete on the side of the building
- Grade to be raised to accommodate box trucks and pick up
- Keep fire lane clear where it starts and stops
- The updated plan needs to include the following:
  - Sprinkler riser designation on front and back of building; one-way signs
  - Bollard to protect FDC and door
  - Striping for fire lane; direction arrows, no parking
  - Any other topics discussed

Building Inspector Update:

- Commercial building permits are busy
- Residential building permits for solar, decks, roofs, siding, kitchens
- Work is continuing with Avon West Associates
- Shaughnessy is moving forward with their project
- 54 Bodwell Street moving forward

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:34 p.m., seconded by Charles Comeau, Jr.



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Jason Suzor, Jr., Clerk

**List of Documents:**

1. September 22, 2022, meeting minutes
2. Planning Board misc. mail
3. Letter from the Norfolk Registry of Deeds
4. October 6, 2022, meeting agenda