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TOWN CLERK

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

Avon Planning Board - Meeting Minutes

Date: November 16, 2017

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

Absent: Jason Suzor

Visitors Forum: Robert Borden, Building Commissioner, Paul Feldman, Justin Adams, Kevin Mooney, Bill Self, Brian Campbell, Melissa Almond, Kenneth Almond, Patricia Becker, M. Reil, Steven Ford, Patty Ford, Robert Cross, Donna Cross, Jen Green, Walter Perry, Eugenia Perry, Mark Dailey

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

- **PUBLIC HEARINGS –**
 - 7:15 P.M. - 60 Stockwell Drive, Site Plan Review & Special Permit**
 - 8:00 P.M. – 190-200 Central Street, Special Permit**
 - 8:30 P.M. – Continued PH – 407 Page Street & 31 Memorial Drive**
- **APPROVE MINUTES-** None
- **WARRANTS-** None

Mr. Pillarella read the Public Meeting Notice: for 60 Stockwell Drive. Notice is hereby given that the Avon Planning Board will hold a Public Hearing on **Thursday, November 16th, 2017 at 7:15 P.M.** regarding property located at 60 Stockwell Drive, Avon Massachusetts (Home Depot). This hearing will consist of Site Plan Review under Section 12-2, for the installation of one outdoor natural gas fuel cell, auxiliary battery system and associated equipment. 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. A6/2/1., the hearing will be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center. Charles Comeau, Chairman, Avon Planning Board

- Mr. Comeau asked for the receipts from the Abutters list. They forgot list and will forward to Planning Board. Presented scanned receipts. Mr. Comeau asked for them to present their presentation to the Planning Board.

DISCUSSION:

Justin Adams from Bloom Energy introduced himself, and stated that his company Bloom Energy is representing Home Depot for the installation of one outdoor natural gas fuel cell, auxiliary battery system and associated equipment. The fuel cell is cooled with fans and uses no other liquid other than water. The unit with the fan is 7 feet. The access area is Electric and Gas.

- Mr. Pillarella asked how do you know if it overheats and how would you shut it off? Mr. Adams stated that there is a remote to shut it off from the main office and that it can always be shut down, also that there would be a standard emergency power switch to shut off on the side of the building. Mr. Adams also stated kind of power underground is secondary power and is all set with the Gas Company. Mr. Pillarella stated that the Avon Fire Chief would have to be part of it and it would be put in the order of conditions.
- Mr. Pillarella made a motion to grant the installation of the Fuel cell and Special Permit in the Watershed Protection District, seconded by Mr. Marinelli, all in favor. Unanimous. The Planning Board will issue a COA
- Mr. Comeau suggested moving the Meeting to the Council of Aging building so that it would be able to accommodate people more comfortable.
- Mr. Comeau presented to the abutters that there would be an order to the meeting, and that everyone would be able to speak.

➤ **Public Hearing for 190-200 Central Street – Special Permit:**

➤ Mr. Pillarella read the Public Hearing for 190-200 Central Street, Notice is hereby given that the Avon Planning Board will hold a Public Hearing on **November 16th, 2017 at 8:00 P.M.** in regards to a Special Permit under section 7-5 “Specific Requirements for Particular uses by Special Permit” (A) regarding property located at 190-200 Central Street, Map B3/1/2&13. The proposed development consists of adding one unit to each of the two existing duplexes to form triplexes, construct an eight unit apartment building behind these buildings, and to construct a six bay detached garage and 55 parking spaces. Project involves stormwater management and on-site subsurface disposal systems. The hearing will be held in the Avon Planning Board Office, at the Avon Town Hall, Buckley Center.

Charles Comeau, Chairman, Avon Planning Board

DISCUSSION:

Mr. Todd Pilling & Mr. Campbell are proposing a development that consists of adding one unit to each of the two existing duplexes to form triplexes, construct an eight unit apartment building behind these buildings, and to construct a six bay detached garage and 55 parking spaces. Project involves stormwater management and on-site subsurface disposal systems. Mr. Pilling stated they are adding a one bedroom apartment to the

existing duplex's that would be 150 feet off street, a six Bay garage with 13 parking spaces. Mr. Dillion stated that they were expanding and connecting parking area to existing parking to have 42 spaces. Also there were four existing curb cuts and when done there would only be three. Mr. Dillion also stated there are no catch basins and letting the water flow into low impact drainage in filtration basins. They would need a Special Permit under the Water Protection District.

Mr. Comeau needed to know what the proposed square footage was. Mr. Dillion was not able to answer, and would get the information. Mr. Comeau stated that they need to know how big the building was going to be. Mr. Comeau wanted to know what kind of lighting would be used. Mr. Dillion stated wall packs and down lighting on the building, also waterlines on both sides of the buildings, along with underground electric. Building would also be vinyl sided. Mr. Comeau stated that there would need to be a fence around the dumpster.

Mr. Comeau stated that the Planning Board has to do a site visit. Mr. Comeau stated there were questions and answers needed from the Board of Health, Fire, DPW and they need to do a traffic study, a review from the engineer, also a look at the pavement that may need to be cut down. Mr. Comeau stated that the elevation was important to know, and the Board would need floor plans to move forward in making a decision on what works best.

Mr. Comeau asked the Abutters to comment.

There were numerous comments made of the concern for the safety and various other situations that they were against this project. The Board heard all the abutter's comments and concerns. Mr. Pilling stated that he would gather all the paperwork needed to look at their project.

Mr. Pillarella made a motion to continue the Public Hearing by request from the Petitioners to December 16th at 7:00 P.M., seconded by Mr. Marinelli., all in favor, unanimous.

➤ **Continued Public Hearing for 407 Page Street:**

Mr. Pillarelli made a motion for the Planning Board to sign Form A for 407 Page Street, seconded by Charles Comeau Jr., all in favor, unanimous.

Mr. Pillarelli made a motion for the Planning Board to sign as Built with conditions planned for 401-407 Page Street, seconded by Charles Comeau Jr., all in favor, unanimous.

➤ **Continued Public Hearing for 31 Memorial Drive:**

Mr. Greg Driscoll received letter of review from the Engineer. Received other papers needed and reviewed by Planning Board.

Mr. Pillarelli made a motion to continue the Public Hearing by request from applicant to December 7, 2017 at 7:15 P.M. seconded by Charles Comeau Jr., all in favor, unanimous.

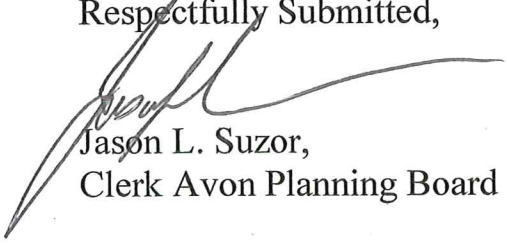
➤ **BUILDING COMMISSONERS REPORT-** None

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

➤ The next Planning Board meeting is December 7, 2017 at 6:45 P.M.

- **ADJOURNMENT-** Motion was made by Charles Comeau Jr. to adjourn the meeting of the Planning Board at 11:30 P.M., seconded by Robert Pillarella, Unanimous.

Respectfully Submitted,



Jason L. Suzor,
Clerk Avon Planning Board