

TOWN OF AVON
2023 APR -7 A 8:20
TOWN CLERK

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

Avon Planning Board

Date: March 30, 2023

Members Present: Chuck Comeau, Chair; Robert Pillarella, Member; Charles Marinelli, Jason Suzor, Jr.

Members Absent: n/a

Others Present: Michael Scannell, Marcus Partners Inc.; Regan Andreola, Senior Landscape Architect, Beals & Thomas.; Robert St. John, FX Messina; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau, Chair called the meeting to order at 7:03 p.m. with all members present. 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 Marinelli to approve the meeting minutes of March 9, 2023, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Old Business: Discussion – 57 Littlefield Street

Mr. Michael Scannell, Markus Partners, Inc. introduced himself, he is representing 57 Littlefield Street. The owner of is proposing to make changes to the building to include adding nine loading bays to the east side of the warehouse (previously where a water tank and pump house once sat). The water tank and pump house have been demolished and the area has been paved flat to accommodate trailer traffic. Robert Borden, Building Inspector and Sheila Meader, Markus Partners, Inc. recently toured the site to review the proposed changes.

Mr. Comeau, Planning Board Chair recommended numbering the loading bay doors in case of an emergency. There were no other questions from the Planning Board members.

A motion was made by Jason Suzor, Jr. to waive 57 Littlefield Street project from Site Plan Review (Bylaw 255-2.2) (plans dated 3/28/23 created Beals and Thomas) and to waive work in the Watershed Protection Overlay District, seconded by Charles Marinelli. No Discussion on the motion. Vote unanimous. The motion carries.

Old Business: Discussion – 75 Stockwell Drive

Mr. Robert St. John, FX Messina, introduced himself. He discussed that the fire hydrant was relocated, bollards were installed, access drive widened in the rear parking lot and the fire lane behind Unit L at 75 Stockwell Drive are nearly complete. Nordik Door and Window are leasing the space.

Chief Spurr, Fire Department inspected the parking lot reconfiguration at 75 Stockwell Drive and is satisfied with the outcome.

Mr. Comeau, Planning Board Chair discussed that he recently walked the property and found an abundant of trash exposed as well as islands in the parking lot being driven over. He explained that the trash needs to be cleaned up right away. The property needs to be maintained. Mr. Comeau would like to see exterior site improvements so the property can safely function. It is expected that the paving is complete by the end of April, 2023.

Mr. Robert St. John of FX Messina explained that a crew has been picking up the trash in and around Stockwell Drive. He explained that people have been dumping debris, mattresses and construction materials on the property in the middle of night. The Planning Board members mentioned that the company might want to look into installing cameras on the back side of the property.

A motion was made by Jason Suzor, Jr. to approve the preliminary as-built drawing dated 3/29/23, seconded by Charles Marinelli. No discussion on the motion. Vote unanimous. The motion carries.

Open Discussion

The Planning Board and Robert Borden discussed an alternative idea for the Compost Site located on Wales Avenue. There is a recycling company that is worth checking into that could make it more cost effective for the town.

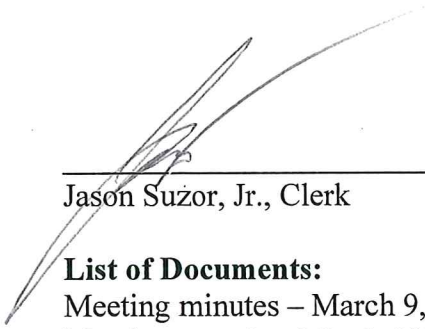
Plans and an application for Parkview Lane were received by the Planning Board. Chuck Comeau, Chair discussed the upcoming Stoughton, MA project on Page, Maple and Turnpike Street that will impact the traffic in Avon.

Building Inspector Update

- Issue with people dumping trash (tires, mattresses, construction debris, etc.) on Stockwell Drive and Bodwell Street
- 61 Strafello Road - new tenant - Solar Field Company (mainly warehouse space)
- 15,000 square feet addition is being proposed at Bodwell Street
- 54 Bodwell Street has a new tenant
- Home Depot – clean up required, product improperly placed

The next Planning Board meeting will be held on April 6, 2023 at 7:00 p.m.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:19 p.m., seconded by Charles Marinelli.



Jason Suzor, Jr., Clerk

List of Documents:

Meeting minutes – March 9, 2023
Meeting agenda – March 30, 2023
Planning Board misc. mail
57 Littlefield Street Site Plan
75 Stockwell Drive Site Plan