



TOWN OF AVON
2023 JUN 23 A 8:27
TOWN CLERK

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

Avon Planning Board

Date: June 1, 2023

Members Present: Chuck Comeau, Chair; Robert Pillarella, Member; Jason Suzor, Jr. Clerk, Tracy Self

Members Absent: n/a

Others Present: Al Loomis, Project Manager, McKenzie Engineering Group; William Self; Terry Edwards; Robert Borden, Building Inspector

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

Minutes

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of May 18, 2023, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

A motion was made by Jason Suzor, Jr. to pay the warrant in the amount of \$ 2,125.00 for Site Plan review by Jacobs Driscoll Engineering for the Parkview Lane project, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Public Hearing – 21 Parker Drive

The public hearing for 21 Parker Drive opened at 7:15 p.m. Chuck Comeau, Chair read in the public hearing notice below:

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, June 1, 2023, at 7:15 p.m. regarding a Special Permit under Section 255-5.4 Water Supply Protection District and Site Plan review per Zoning By- Law Section 255-12.2 regarding the property located at 21 Parker Drive. The applicant, Alan Loomis is proposing a 47,500 square feet paving project to include installation of a proprietary stormwater treatment device which will accept runoff from the proposed pavement and facilitate removal of sediment and floatables prior to discharge into the stormwater basin which will improve water quality. The site is located within the Industrial Zoning District.

The hearing will be held in the Avon Planning Board Office at the Avon Town Hall, 65 East Main Street. The meeting link can be found at <https://www.avon.ma.gov/node/59/agenda>. Text may be viewed prior to the hearing in the Town Clerk's office.

Publication dates: May 17, 2023, and May 24, 2023, in The Brockton Enterprise

Representing 21 Parker Drive, Al Loomis, Project Manager, McKenzie Engineering Group introduced himself and discussed the project regarding 21 Parker Drive. He explained that the applicant is proposing to pave a 47, 500 square foot area of existing gravel parking utilized for truck parking at the north end of the existing building at 21 Parker Drive. The existing gravel parking area currently directs runoff to the existing stormwater basin west of the gravel parking area untreated. The proposed paving project includes installation of a proprietary stormwater treatment device which will accept runoff from the proposed pavement and facilitate removal of sediment and floatable (debris, oil, grease, etc.) prior to discharge into the stormwater basin which will improve water quality.

The following was discussed:

- 1% grade toward Parker Drive
- Sedimentation to be removed.
- Replace any brush damaged by basin construction.
- Basin dumps out to Bodwell Street (needs to be kept clean)
- The fence against Parker Drive will stay in place.
- Contact DPW for ice melt material (no salt area)
- Cleanout swales, swales for roof drains
- Remove fragments.

The owner is Atlantic Oliver. Brad Holmes, Environmental Resources.

A motion was made by Jason Suzor, Jr. to approve the site plan review dated 2/2/23, Ex. 1, 2, 3 with order of conditions, seconded by Tracy Self. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Public Hearing – Parkview Lane

The public hearing for Parkview opened at 7:35 p.m. Chuck Comeau, Chair read in the public hearing notice below:

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, June 1, 2023, at 7:35 p.m. regarding a Definitive Subdivision of Land at the property located at Parkview Lane. This hearing will consist of Site Plan Review under Section 255-12.2. The applicant, Terry Edwards is proposing to make modifications to an existing approved Subdivision roadway layout by adjusting the cul-de-sac location as shown on the submitted plans. The site is located within the Residential Zoning District.

The hearing will be held in the Avon Planning Board Office at the Avon Town Hall, 65 East Main Street. The meeting link can be found at <https://www.avon.ma.gov/node/59/agenda>. Text may be viewed prior to the hearing in the Town Clerk's office.

Publication dates: May 17, 2023, and May 24, 2023, in The Brockton Enterprise
Representing Terry Edwards, William Self, Curley and Hanson Surveyors discussed the project and reviewed the following memo dated April 28, 2023, from Jacob Driscoll Engineering:

DOCUMENTS REVIEWED We received the following documents for this review:

- Definitive Subdivision plan set, prepared by Curley & Hansen Surveyors, 6 sheets, dated Mar. 20, 2023.
- Drainage Analysis Report, Parkview Avenue, Avon, Massachusetts, prepared by Curley & Hansen Surveyors, 75 pages, dated February 2023.

FINDINGS AND RECOMMENDATIONS Based on our review of the above referenced documentation, JDE offers the following findings and recommendations relative to the documentation reviewed for compliance with the Town of Avon's Zoning Bylaws including Chapter 350 Subdivision of Land. Please note that due to the extent of the review comments, further review with additional comments should be anticipated.

Division 2: Regulations: Chapter 350 Subdivision of Land

1. § 350-2.4: "The definitive plan shall be prepared, stamped and signed by a registered civil engineer or a registered land surveyor." Please comply.
2. § 350-3.1: Reminder: A preliminary subdivision plan was not submitted for this project.
3. § 350-3.2C.(4): Sheet 2: Please provide the following clarification notations: a. Provide the recording and creation reference for Parkview Lane. b. Provide suitable notations for the discontinuance of Parkview Lane and the limits. c. Provide suitable notation for the segment of Parkview Lane at Oak Ridge Road.

4. § 350-3.2C.(4): Sheet 2: Please provide notations regarding the removal of the existing temporary turning easements, including the off-site location (Map B2 Block 4 Plot 20).
5. § 350-3.2C.(8): Sheet 3 & Sheet 4: Please consider eliminating some of the Sheet 2 lotting items from the Proposed Grading & Drainage sheet to allow the design items to be clearly represented.
6. § 350-3.2C.(14): Sheet 4 & Sheet 5 (Pocket Wetland Detail): Provide the proposed water surface elevations for the 2-year, 10-year and 100-year events.
7. § 350-3.2C.(16): Sheet 4 & Sheet 5 (Pocket Wetland Detail): Provide the required subsurface conditions data. Show the location of the test pit in the proposed pocket wetland and show the groundwater elevation on the Sheet 5 detail.
8. Sheet 5 & Drainage Analysis Report Appendix A: Pocket Wetland Detail: Please address the following and coordinate with the Drainage Analysis Report:
 - a. Clearly define the outlet pipe. Detail shows a 12" RCP with a control invert of 224.48 but the calculation uses a 224.40 invert elevation and a 6" diameter CCP.
 - b. Confirm the outlet pipe length.
 - c. Detail shows a broad crested weir stone overflow. Calculation is using a 10' x 3' broad crested rectangular weir. Note: a stone emergency overflow weir device cannot define a control elevation due to the pore spaces between the stones. Please revise to provide a fixed hardened control surface (including the sides) embedded in the stone to form an actual control weir.
9. § 350-3.2C.(18): Sheet 1: Provide a locus plan to show the location of the subdivision (in addition to the local vicinity plan provided).
10. § 350-3.2C.(19): Sheet 3 & Sheet 4: Provide the location of the proposed Streetlight (end of turn around) and Street Trees.
11. § 350-3.2D: Sheet 4: The Profile needs to comply with Exhibit C. The stationing of the roadway is to be down the centerline of the road, even through Cul-de-Sac. Please revise the stationing to eliminate the internal looping stations. The use of this construction layout stationing method creates issues in the profile section with the location and presentation of the storm drainage system and does not comply with the Regulations.
12. § 350-3.2D(3) & (4): Sheet 4: Revise the Stationing and elevations.
13. § 350-3.2D(9): Profile required for the proposed drainage line (CB#2-DMH#1-FERCP).
14. § 350-4.1H: Sheet 1 and Sheet 2: The approved subdivision layout of Parkview Lane provided the street extension to Oak Ridge Road, which provided a connection that eliminated dead end streets (limited to 600 feet in length) and provided alternative/emergency access. The proposed removal of the previously approved roadway connection is a contradiction to the Subdivision Regulations (See § 350-1.1 Purpose). Reminder: The Planning Board needs to address this matter and include a statement in the Findings as part of their vote and certificate of action.

15. § 350-4.2D: Sheet 2 and Sheet 4: Minimum Radius of Curve for a residential or minor street is 800 ft. Once the stationing has been revised to the centerline, please show the curve radius. It appears that the curve will not be in conformance with this requirement. Waiver Request will be needed.

16. § 350-4.2F(1)(a) & (c): Sheet 1 and Sheet 2: The dead-end shall not exceed 600 feet in length. Please show the centerline length of the proposed Parkview Lane from the intersection of South Street (appears to be about 1080 ft). Prior to the proposed modification, Parkview Lane was not a dead-end street and only Katherine's Way was a conforming / approved dead-end street. The proposed change to Parkview Lane will impact the prior approval of Katherine's Way and cause these dead end streets to now provide access to greater than 12 lots (appears to be 18 lots with access). Waiver Request will be needed.

17. § 350-4.2F(3): Sheet 2: "A twenty-foot-minimum easement shall be required at the end of culs-de-sac to provide for continuation of pedestrian traffic and/or utilities to the next street, unless waived by the Board in writing." Please address.

18. § 350-4.5: Sheet 3: Please address the "pedestrian ways" requirements in conjunction with the elimination of the connection to Oak Ridge Road. JDE Civil, Inc. REGISTERED PROFESSIONAL CIVIL ENGINEERS Page | 3

19. § 350-5.2(B): Sheet 3 and Sheet 5: Minimum pavement Width for residential and minor street is 30 ft. Plan shows 26 ft. The Sheet 5 street cross section (called a 2-way access driveway) does not conform with the typical section presented on Exhibit D. Please address. A Waiver Request will be needed.

20. § 350-5.2(J)(6) Drainage Analysis Report (page 4 of 75): Storm Drain Design Analysis: Not provided. Please provide and include the following: a. Drainage Analysis: Rainfall Depth: Use the latest NOAA Atlas-14 rainfall data for the Town of Avon (Station Name: Avon, Massachusetts): i. Rational Method (10-year storm): use the Point Precipitation Frequency Estimates in inches/hour (5-min. duration 6.01 inches/hour; 10-min. duration 7.21 inches/hour); ii. SCS Method (24-hour duration): use the Point Precipitation Frequency Estimates in inches (2yr: 3.41", 10yr: 5.22", 25 yr: 6.35", 100 yr: 8.10"). iii. Include the rainfall data in the Report. b. Time of Concentration calculations using Rational Method; c. Runoff coefficients using Rational Method (provide the reference table); d. Pipe flow calculations with depth and velocity based on the design flow (not full-pipe).

21. § 350-5.2(Q): Fire alarm system. There shall be installed within a subdivision development a sufficient number of fire alarm telegraph boxes, the type, number and location to be established by the Chief of the Avon Fire Department. Please address.

22. § 350-5.2(R): Sheet 3 & Sheet 4: Shade Trees: Please address.

23. § 350-5.2(U): Sheet 3 & Sheet 4: Streetlights: Please add a streetlight at the end of the Cul-de-Sac.

24. § 350-5.2(V): Sheet 3 & Sheet 4: Guard Rails: Please provide a guard rail from the proposed access lane (near the Gas Easement) to the end of the Cul-de-Sac.

25. § 350-5.2(W)(2): Sheet 2: Lot Markers: Please add the Lot Marker in the Legend and show on the plan.

26. § 350-6.2 A. Reminder: Waiver of compliance. Strict compliance with the requirements of these rules and regulations may be waived only when, in the judgment of the Board, such action is in the public interest and not inconsistent with the Subdivision Control Law. In waiving strict compliance, the Board may require such alternative conditions as will serve substantially the same objective as the standards or regulations waived. Waiver Request: When submitting a waiver request, please provide the justification in accordance with the provisions of this section. Division 1: Bylaws Part II: Chapter 120 Construction and Post-Construction Stormwater Management

27. § 120-2 New Development: Sheet 3: Please address the following: a. Show a Limit of Disturbance Line associated with all the proposed work. b. Update the Legend. c. Provide a Summary Table to present the Limit of Disturbance (LOD) area and the proposed impervious surface area within the LOD. Note: the gravel access road is considered impervious.

28. § 120-4 A & B: Administration: Reminder: Since the plans indicate that no work is being performed within 100' of the wetlands, the Planning Board shall be the permit granting authority (PGA).

29. § 120-6 Applicability and exemptions: Reminder: Since it appears that more than one acre is proposed to be disturbed and this project modifies a larger plan of development, a stormwater management permit, issued by the Planning Board is required. Stormwater Management Standards:

30. Drainage Analysis Report Table of Contents:

31. Drainage Analysis Report Table of Contents: Please include a completed MA DEP Checklist for Stormwater Report in an Appendix.

32. Drainage Analysis Report: page 4 of 75: Provide the map (with the project area defined) and the documentation from the NRCS for the soils, including the HSG classification. (Include as an Appendix).

33. Drainage Analysis Report: page 4 of 75 & Appendix B: According to the soil logs, the estimated high groundwater in Deep Hole # 1 is 36 inches below the ground surface; Deep Hole # 2 is 24 inches below the ground surface; and Deep Hole # 3 is 42 inches below the ground surface. Please revise the paragraph that represents the "estimated seasonal high groundwater averaged approximately 6 to 7 feet below existing grade."

34. Drainage Analysis Report: Pages 73 of 75 through 75 of 75: Pre-development & Post-Development drainage area plans, as presented are not acceptable: Please revise and address the following:

a. Each plan shall be presented on a single drawing sheet (consider removing extraneous items to declutter the drawings).

b. It appears that there are two soil types within the watershed (Per NRCS). Please show the soil boundaries and soil data, including the HSG designation.

c. The Pre-development watershed boundary to the existing detention basin has to be based on the current as-built conditions.

d. The Pre-development watershed to the "Line of Study" shall consider the Post-Development conditions in determining a common "Line of Study". It is suggested that the edge of the wetland (Wetland Line) be used to establish the "Line of Study" for the analysis.

e. Pre-development and Post-Development watershed boundaries are established by lines that are perpendicular to the contours (not as currently shown at multiple odd angles).

f. Post-Development will have a drainage area to the pocket wetlands, that will include some area that previously was directed to the Detention Basin.

g. Post-Development will also have a drainage area that by-passes the pocket wetland to the "Line of Study".

h. Pre-development and Post-Development Time of Concentration (Tc) flow paths are to be presented with the segments labeled and data (length, slope, etc.) shown. (Reminder: Tc flow path ends at the water surface of the sediment forebay.)

35. Drainage Analysis Report: Please update Table 1 based on the review comments.

36. Drainage Analysis Report: page 6 of 75: Section 2 Hydrologic Analysis: Please update based on the review comments.

37. Drainage Analysis Report: page 7 of 75: Section 3: The paragraphs as presented are for another project. Please revise to specifically address this project.

38. Drainage Analysis Report: page 8 of 75: Section 3: Please expand to include the following:

a. TSS removal with worksheets (Note: a constructed wetland provides 80% TSS removal when combined with pretreatment).

b. Required Water Quality Volume / Provided Water Quality Volume.

c. Required Recharge / Provided Recharge.

39. Drainage Analysis Report: page 9 of 75: Appendix A: Please update based on the review comments and with the following:

a. Existing / Pre-Development is not the New Cul-de-sac. Please make it clear that the model is for Pre-development conditions.

b. Adjust for the revised drainage areas and the two soils.

c. Adjust the Tc based on the revised Watershed plans.

d. Adjust the rainfall values.

e. Adjust Post-Development to include the by-passing watershed and the hydrograph addition.

f. Adjust the pond design to match the design plan.

g. Current calculations have the 25-yr, 50-yr and the 100-yr event overflowing the weir. Please address freeboard.

CONCLUSION: JDE is unable to make a final determination, at this time, as to the project's compliance with the above noted requirements/standards. We recommend the Applicant and his Consultant fully address each of the comments and recommendations noted above.

In addition, the following information was discussed:

- The end of the cul-de-sac @ existing stoppage
- Crosses over gas easement
- 1 lot sized for 2 lots.
- Clean detention area and clean basins
- Main is currently there, add another hydrant?
- Alteration to approved subdivision.
- Consultant from JDE reviewed.
- Lighting bases are set.
- Lighting poles

A motion was made by Jason Suzor, Jr. to continue the public hearing to June 22, 2023, at 7:15 p.m. on behalf of the applicant, seconded by Tracy Self. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Public Hearing – 225 Bodwell Street

The public hearing for 225 Bodwell Street opened at 8:00 p.m. Chuck Comeau, Chair read in the public hearing notice below:

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, June 1, 2023, at 8:00 p.m. regarding a Special Permit in the Water Supply Protection Overlay District, Avon Zoning By-law Section 255-5.4 and Site Plan review per Avon Zoning By-law Section 255-12.2. The applicant, Luke Niemiec is proposing the installation of roof-mounted solar electric panels and associated equipment located on the ground adjacent to the structure at 225 Bodwell Street.

The hearing will be conducted via hybrid participation at the Avon Town Hall, 65 East Main Street. The meeting link can be found at <https://www.avon.ma.gov/node/59/agenda>. Text may be viewed prior to the hearing in the Town Clerk's office.

Publication dates: May 17, 2023, and May 24, 2023, in The Brockton Enterprise

The mailings were not properly distributed to the abutters by the applicant.

A motion was made by Jason Suzor, Jr. to continue the public hearing for 225 Bodwell Street to June 22, 2023, at 7:45 p.m., seconded by Tracy Self. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

The next Planning Board meeting is scheduled for June 22, 2023. The board reviewed the mail.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:27 p.m., seconded by Tracy Self.



Jason Suzor, Jr., Clerk

List of Documents:

Meeting minutes – May 18, 2023

Meeting agenda – June 1, 2023

Warrant JDE, Inc. \$2,125.00

Planning Board misc. mail

Memo dated 4-28-23 JDE