



TOWN OF AVON
2023 AUG 18 A 9:30
TOWN CLERK

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

Avon Planning Board

Date: June 22, 2023

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

Members Absent: n/a

Others Present: Jennifer Chase, Kevin Reilly, Robert Borden, Building Inspector

Chuck Comeau, Chair called the meeting to order at 7:06 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 June 1, 2023, seconded by Tracy Self. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Informal discussion regarding 263 East Main Street, Avon VFW

Jennifer Chase introduced herself to the Planning Board members. Jennifer is a representative for a non-profit organization named St. Paul Textile. Jennifer explained that the 8 x 12 fabricated shed will be for used clothing donations. The items will be picked up on a weekly basis and the area around the shed will be clean and maintained. The money made by donations will go to the Avon Post 8892, VFW, 263 East Main Street.

Chuck Comeau explained that in the past there have been issues in town with other clothing sheds. (items being dumped). If any issues like this occur, the VFW can call the non-profit and they will come right out and clean and take all items. Chuck Comeau, Chair requested the phone number of the non-profit be put on the shed for the Police Department is there are any issues along with a copy of the contract/agreement with the VFW.

Robert Pillarella inquired where the shed would be placed. The placement of the shed will be on the left side of the building on the grass near the gazebo.

The Planning Board members waived the public hearing, therefore there is no need to register at the Norfolk Registry of Deeds. Robert Borden, Building Inspector explained that a sign permit is required (building permit application). The non-profit may be able to get the fee for the sign permit waived from the Board of Selectman.

A motion was made by Jason Suzor, Jr. to grant the Special Permit for a temporary storage shed, Zoning By-Law 255.7-5 L2, seconded by Tracy Self. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

The following conditions:

- Company phone number listed on the clothing shed.
- Copy of the agreement with the VFW.

Informal Discussion – Dunkin Donuts, 600 Page Street

Representing the owner, Kevin Reilly, Esq. introduced himself. He discussed the property located at 600 Page Street, Dunkin' Donuts. He explained that Dunkin Donuts has been there for approximately thirty years. He stated back in 1993, the drive- thru window was approved. The company just finished remodeling the interior. They would like to update the signage. Mr. Reilly previously had a discussion with Robert Borden, Building Inspector. He would like to take out the menu board, remove the clearance bar. He is proposing to install a new menu board with a top to protect the customers from the weather. The drive-thru lane will not change. Mr. Borden stated that there is a sign by-law, (anything with lettering).

Chuck Comeau, Chair explained that the Q-lane is tough. When the store is busy, the traffic backs up on to Page Street. The left turn out of the parking lot is an issue. The circulation of the traffic is awful, there is no line site for traffic exiting the parking lot. The Planning Board agreed that since there are minor changes to the site plan and that no further changes to the building, and no additional signage is being added, then the project will not require full site plan review.

Mr. Borden, Building Inspector denied the sign permit. Verbiage from 10-3E explains there is only one free standing sign allowed in the industrial and commercial area in town. The representative from Dunkin Donuts will need to file an application through the Zoning Board of Appeals requesting a Variance. The Variance is required for an additional sign.

Public Hearing – Parkview Drive

The Public Hearing for Parkview Lane opened at 7:20 p.m. The Planning Board received an email requesting a continuance for Parkview Drive from the representative, William Self.

A motion was made by Jason Suzor, Jr. to continue the public hearing on Parkview Drive per request of the applicant to June 29, 2023, at 7:40 p.m., seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Public Hearing – 225 Bodwell Street

7:45 p.m. – Public Hearing 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 regarding the property located at 225 Bodwell Street.

The public hearing for 225 Bodwell Street opened at 8:05 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

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

The next Planning Board meeting is scheduled for June 29, 2023. The board reviewed the mail.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:46 p.m., seconded by Tracy Self.

Jason Suzor, Jr., Clerk

List of Documents:

Meeting minutes – June 1, 2023
Meeting agenda – June 22, 2023
225 Bodwell Street Plans
Planning Board misc. mail