



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 29, 2023

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

Members Absent: n/a

Others Present: Frank Marinelli, Rene Gagnon, Paul Mamane, William Self; Robert Borden, Building Inspector

Chuck Comeau, Chair called the meeting to order at 7:10 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

No meeting minutes were approved.

Warrant

A motion was made by Jason Suzor, Jr. to pay the warrant in the amount of \$ 1,185.72 for Public Hearing advertising by Gate House Media for the Parkview Drive and 225 Bodwell Street (Case # 23-2, 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 (addition)

The public hearing for 225 Bodwell Street 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 29, 2023 at 7:15 P.M. regarding property located at 225 Bodwell St. Avon, MA.

A Special Permit under Section 255-5.4 for the proposed site work in a Water Supply Protection District, in conjunction with a Site Plan Review under Section 12-2 for a proposed construction of a 34' x 140' addition to an existing building. The addition is to be used as storage/warehouse space. The hearing will be conducted via hybrid participation and maybe accessed remotely or in person at the Avon Town Hall. The meeting link can be found at <https://www.avon-ma.gov/node/59/agenda/2023>.

Plans may be viewed by appointment prior to the hearing at Town Offices or found on the Town Website. <https://www.avon-ma.gov>.

Publication dates: The Brockton Enterprise on June 14 and 21, 2023

On behalf of the applicant Paul Memane (owner) Rene Gagnon, Zenith Consulting Engineers presented the project. The applicant is proposing to construct a 34' x 140' addition to the existing building located at 225 Bodwell Street. The additional space will be used for product storage. Mr. Gagnon explained that the current forty-four existing parking spaces will become seventy-five spaces. He discussed that there may be a bathroom added (if so they will add to the existing bathroom hookup and septic). The septic system would need to be inspected by the Board of Health (copy required for our records). Mr. Gagnon explained that the project will not make a big impact. They will be adding two loading docks (two delivery trucks a day, total of six a week).

Mr. Gagnon explained that the shipping containers (used for storage) will be gone once the addition is complete. The landscaping will be maintained. Chuck Comeau, Chair explained that the battery storage needs to be moved 80 feet down the side of the building and requires a Variance through the Board of Appeals. He explained that this was previously discussed with Next Grid.

Chuck Comeau, Chair read in the BOH letter dated June 22, 2023, The Board of Health has the following concerns/requirements:

- This system was designed for 120 employees at 15 gallons per day and 6700 square feet of office space at 75 gallons per day per 1000 square feet. The total gallons per day this system was designed for is 2,303 GPD. As long as this addition remains storage or warehouse space and the number of employees does not exceed 120, an increase to the septic system is not required. Shall this space be anything else, the parameters of 310 CMR 15.000 (Title 5) should be considered for minimum required GPD.

- A Title 5 Inspection of this property would need to be made prior to any addition. There have been previous inspections of this system made in the last four years. The most recent inspection from 3/31/2020 was only valid for two years. In 2019, the Board of Health had received two Title 5 Inspections from this property, one passing and one failing. The Board of Health had Mr. William Blakemore make an inspection in addition to the other two and he determined the system was passing. There are concerns that this septic system may experience high ground water. When designed, groundwater was determined to be 34" below grade. would like to place a shed at the compost site as shelter for the compost attendant. The proposed plan is to place an 8'x10' shed near the center of the site (drawing attached). This shed is at least sixty (60) feet from the northern lot line and forty (40) feet from the eastern lot line.

ORDER OF CONDITIONS

1. A policy will be issued and posted regarding trucks backing in off Bodwell Street.
2. Final Inspection of drainage system must be made prior to issuance of a certificate of use from Avon Building Department.
3. Hazardous Materials List: A list of hazardous chemicals greater than household quantities is required to be submitted to the Planning Board.
4. A maintenance plan for the underground water quality structure will be developed and placed on file at the AVON PLANNING BOARD office. Yearly maintenance and submission of the yearly report is required by Massachusetts stormwater regulations.
5. The project shall be constructed pursuant to the plans dated 5/29/23 as drawn by Zenith Land Surveyors, LLC.
6. All conditions and/or requirements of any Town Department, Board or Commission must be met to the satisfaction of the aforementioned and the PLANNING BOARD.
7. An "As-built" plan must be submitted upon completion of the work and prior to sign off by the Avon Planning Board with the following items added to the Site Plan: Elevations, Door location, bollards, color of building, dark sky compliant lighting, drainage, exterior door locations, copy of letter stating criteria.

The motion was made by Jason Suzor Jr. and a second by Tracy Self, the vote, by roll call, was unanimous in the affirmative to grant a SPECIAL PERMIT for construction within a Watershed Protection District, under *By-Laws Town of Avon Section 255-5.4 Standards*. Plans listed above.

The motion was made by Robert Pillarella and a second by Jason Suzor Jr. The vote, by roll call, was unanimous to grant approval of SITE PLAN, as presented and revised, under *By-Laws Town of Avon Section 255-12.2 of Avon zoning By-Laws*. Plans are listed above.

A motion was made by Robert Pillarella to close the Public Hearing for 225 Bodwell Street at 8:07, seconded by Tracy Self. No Discussion on the motion. All in favor. The motion carries.

Continued Public Hearing – Parkview Lane

The public hearing for Parkview opened at 8:10 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 explained that the updates have been completed from the last meeting that the Planning Board required.

The following recommendations were completed:

- Two curb openings were added to the cul-de-sac per request of the owner.
- Designed for one lot.
- The existing turning easement at B2-4-22 was eliminated.
- Briarwood is the contractor for the project.
- Existing drainage easement removed.

ORDER OF CONDITIONS

1. Final Inspection of drainage system must be made prior to issuance of a certificate of use from Avon Building Department.
2. Hazardous Materials List: A list of hazardous chemicals greater than household quantities is required to be submitted to the Planning Board.
3. A maintenance plan for the underground water quality structure will be developed and placed on file at the **AVON PLANNING BOARD** office. Yearly maintenance and submission of the yearly report is required by Massachusetts stormwater regulations.
4. The project shall be constructed pursuant to the plans as drawn by Curley & Hansen Land Surveyors as presented on the Site Plan dated May 8, 2023, revised date June 26, 2023, Plan # AL947, Sheets 1-6.
5. All conditions and/or requirements of any Town Department, Board or Commission must be met to the satisfaction of the aforementioned and the **PLANNING BOARD**.
6. An "As-built" plan must be submitted upon completion of the work and prior to sign off by the Avon Planning Board.

A motion was made by Robert Pillarella to approve the modifications to the existing Subdivision roadway layout and waivers requested as presented on the Site Plan dated May 8, 2023, revised date June 26, 2023, Plan # AL947, Sheets 1-6, seconded by Tracy Self. No discussion on the motion. The motion carries.

A motion was made by Robert Pillarella to grant waivers as requested and listed on Site Plan dated May 8, 2023, revised date June 26, 2023, Plan # AL947, Sheet 1, with condition on Waiver 29, seconded by Tracy Self. No discussion on the motion. The motion carries.

A motion was made by Tracy Self to close the Public Hearing on Parkview, Case # 23-1 at 9:15 p.m., seconded by Robert Pillarella. No discussion on the motion. The motion carries.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 9:20 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

Parkview project -JDE Civil, Inc. memo dated 6-28-23.

Parkview Drainage Analysis Report Revised May 2023.

Parkview Updated Site Plan dated 6-28-23.