



AVON TOWN CLERK
REC'D NOV 17 2023 PM2:03

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

DRAFT

Date: September 21, 2023

Members Present: Chuck Comeau, Robert Pillarella, Jason Suzor, Jr.

Members Absent: Tracy Self

Others Present: Sami Hirsch, Project Engineer for RRT Design & Construction and Josh Ritter, Waste Management (via Zoom); Ed Conley, Waste Management; Robert Borden, Building Inspector (in-person)

Chuck Comeau, Chair called the meeting to order at 7:15 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

The meeting minutes of August 17, 2023, will be approved at the next meeting.

Warrant

A motion was made by Jason Suzor, Jr. to pay the warrant in the amount of \$ 462.72 for advertising for 40 Ledin Drive to Gate House Media, 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 \$ 1,360.00 for T.L. Edwards, Parkview Project to JDE, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

Public Hearing - 40 Ledin Drive - Waste Management

The Public Hearing opened at 7:15 p.m. Chuck Comeau, Chair read in the following Public Hearing Notice for 40 Ledin Drive.

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, September 21, 2023, at 7:15 P.M regarding property located at 40 Ledin Drive, Avon, MA 02322.

A Special Permit under Section 255-5.4 for the proposed work in the Water Supply Protection District with the installation of a self-contained compressor skid package with weather enclosure and two air storage tanks located to the northeast of the building. The proposed work is to construct one 13.5' x 44' concrete pad for the enclosure unit and two 6' x 6' concrete pads, one for each air tank. 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 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: September 6, 2023 and September 13, 2023, in The Brockton Enterprise

Discussion

The Planning Board members and applicant, Waste Management previously had an informal meeting to discuss their request for information for Site Plan review and a Special Permit under Section 255-5.4 for the proposed work in the Water Supply Protection District. At this meeting it was discussed that since there were minimal changes made to Site Plan Review, the petitioner may write a letter asking for a waiver of full Site Plan Review. The Planning Board members discussed and clarified any questions and concerns regarding the proposed project.

Chuck Comeau, Chair discussed the letter received from Nathiel Egosi, President of RRT Design & Construction on behalf of their client Waste Management regarding the proposed storage container containing the new fire rover unit stating that it will not result in any of the following:

1. Involve the handling of toxic or hazardous materials in quantities beyond normal household use.
2. Result in a one percent or greater reduction in groundwater yield of the public wells in the district.
3. Result in pollution from sewage waters, stormwater runoff or other liquid or water-soluble materials that would reduce the affected aquifers or streams to below drinking water standards or otherwise reduce the quality of water available in the public wells in the district or in downstream surface waters supplies.
4. Result in the violation of underground injection control regulations under 320 CMR 27.

Motions

Robert Pillarella made a motion to waive full Site Plan review for 40 Ledin Drive as presented, per the letter from the applicant since there is minimal changes regarding Site Plan review seconded by the Jason Suzor, Jr. No discussion on the motion. All in favor. The motion carries.

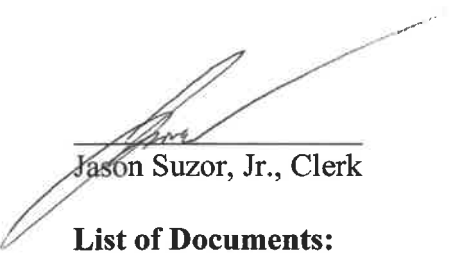
Jason Suzor, Jr. made a motion to approve the Special Permit under Section 255-5.4 for the proposed work in the Water Supply Protection District with the installation of a self-contained compressor skid package with weather enclosure and two air storage tanks located to the northeast of the building, seconded by Robert Pillarella. No discussion on the motion. All in favor. The motion carries.

Building Inspector Update

- Planning Position interviews
- 108 Bodwell Street (Site Plan Review to be submitted)
- 780 West Main Street extended their parking lot (Site Plan Review to be submitted)
- Stoughton to complete traffic study to include Stockwell Drive intersection as well as Ikea Way for filling station.
- Minor fire at 225 Bodwell Street

The next meeting of the Planning Board will be held on October 5 and October 19, 2023.

A motion was made by Jason Suzor Jr. to adjourn the meeting at 7:57 p.m., seconded by Robert Pillarella.



Jason Suzor, Jr., Clerk

List of Documents:

Meeting minutes – August 21, 2023
Meeting agenda – September 21, 2023
Planning Board misc. mail
Waste Management
-site plan review
-application
-letter waiving full site plan review