

AVON TOWN CLERK
REC'D JAN 5 2024 AM8:15

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

Date: December 7, 2023
Members Present: Chuck Comeau, Robert Pillarella, Jason Suzor, Jr., Tracy Self
Members Absent: n/a
Others Present: Dana M. Altobello, P.E. Senior Project Manager, Merrill Engineers, and Land Surveyors; Jonathan Carlson; David Wallace, Self Help, Inc.; Richard Jordan, Town Planner; Robert Borden, Building Inspector

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

No meeting minutes were approved.

Warrant

Jason Suzor, Jr. made a motion to pay the warrant for \$1,615.00 to pay JDE, Inc. for work completed for 108 Bodwell Street, seconded by Tracy Self. No discussion on the motion. All in favor. The motion carries.

Tracy Self made a motion to approve an addition to the Avon Planning Board Petitioner Checklist to add electronic copy, seconded by Jason Suzor, Jr. No discussion on the motion. All in favor. The motion carries.

Informal Discussion – 780 West Main Street

Mr. Dana Altobello, Jonathan Carlson, and David Wallace introduced themselves to the Planning Board members. On behalf of Self Help, Inc. Dana Altobello, Senior Project Manager informally discussed the proposed project for 780 West Main Street. The applicant is pressed for time due to being evicted from the Brockton location. The following was discussed:

- 780 West Main Street consists of 1.12 acres
- Located in the Water Shed Protection and residential district.
- The existing building consists of 5, 200 square feet with 41 parking spaces on the westerly corner. The applicant would like to bring the site into compliance.
- Original site consisted of a gravel area with slopes West to East Main Street
- West side elevation 198; East side elevation 190
- Self Help, Inc. is currently located at 1362 Main Street, Brockton
- Service infiltration system
- Soil testing recently completed, soil is better than expected, hydraulic Group C
- Trench drain / Bioretention
- O & M for underground structure / yearly maintenance report will be required

Chuck Comeau, Chair informally discussed the following with the applicant:

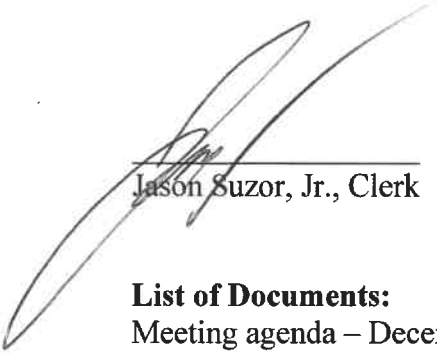
- Protecting the town well water is the most important.
- Line striping, handicap spaces need to be shown on the Site Plan
- There needs to be plenty of access for the fire department in case of emergency. No turning issues.
- Lighting needs to be dark sky compliant, no more than 12 feet in height.
- The building number must be visible.
- Multiple driveways need to be 24 feet to help with traffic flow/no issues for cars going in and out. There is no existing curb.
- The current sign was not approved by the town by the previous owner. May need a Variance for a new sign. The new sign cannot block the line of site and needs to be 36 inches above grade, the bottom of the sign no more than 10 feet above grade.
- Add landscaping (arborvitaes) to the westerly side of the parking lot. Currently crushed stone and lawn.

The Planning Board informally explained that if the applicant would like to go further with the project, he will have to fill out an application for Site plan Review and work performed in the Watershed Protection Overlay District. Mr. Comeau explained that there will be an engineering fee for peer review along with the application fees.

The applicant is anxious to schedule a Public Hearing for the next Planning Board meeting to be held on January 4, 2024. The applicant was given the application paperwork to fill out.

Jason Suzor, Jr. made a motion to adjourn at 8:37 p.m., seconded by Tracy Self.

The next meeting of the Planning Board will be held on January 4, 2024.



Jason Suzor, Jr., Clerk

List of Documents:

Meeting agenda – December 7, 2023

Site Plan 780 West Main Street