



2024 FEB 16 A 8:08

TOWN CLERK

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

Date: February 1, 2024
Members Present: Chuck Comeau, Robert Pillarella, Jason Suzor, Jr., Tracy Self
Members Absent: n/a
Others Present: Dave Wallace & Jon Carlson of Self Help, Inc.; Mr. Dana Altobello of Merrill Engineers & Land Surveyors; Richard Jordan, Town Planner; Robert Borden, Building Inspector

Abutters: Mary Lou Hansen, Danielle Hansen, Eric Adams, and Julie Christensen

Chuck Comeau, Chair called the meeting to order at 7:20 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

Jason Suzor, Jr. made a motion to approve the meeting minutes of January 23, 2024, seconded by Tracy Self. No discussion on the motion. All in favor. The motion carries.

Public Hearing – 780 West Main Street

The Public Hearing for 780 West Main Street opened at 7:22 p.m.

The following Public Hearing Notice was read in by Chuck Comeau, Chair.

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, February 1, 2024, at 7:15 P.M. regarding property located at 780 West Main St. Avon, MA.

A Special Permit under Section 255-5.4 WSPD-D(2)(a) for the proposed installation of a bioretention area, infiltration system, cape cod berm etc. to substantially improve the stormwater quality and volume

of recharge on the site. 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 January 2 and 9, 2024

Chuck Comeau, Chair read in the letter from the Board of Health dated January 4, 2024, discussing that the Board of Health has no objections regarding the request for the Special Permit under Section 255-5.4 Water Supply Protection District for the proposed installation of systems to substantially improve the stormwater quality and volume of recharge on site.

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 discussed the proposed project for 780 West Main Street.

The Planning Board members reviewed and discussed the first Peer Review dated January 13, 2024, completed by JDE Civil, Inc. The applicant revised the Site Plan to incorporate those recommendations.

JDE Civil, Inc. completed the second Peer Review date January 30, 2024.

At the request of the Town of Avon Planning Board, JDE Civil, Inc. (JDE) has reviewed the Site Plans for the above referenced project for the paving and drainage improvements at the property located at 780 West Main Street. The documentation was reviewed for compliance with the Town of Avon Zoning Bylaws. The property is zoned Residence A (RA) and is located within the Water Supply Protection District (WSPD) overlay district. The property has an existing building and is an existing developed site. Stormwater collection, treatment and infiltration systems are represented on the submitted site plan. The previous gravel parking area that was paved created new impervious surface areas within the WSPD.

The following documents were reviewed:

The submittal documents were prepared by Merrill Engineers & Land Surveyors dated January 22, 2024.

- A 6-page Response to Special Permit and Site Plan Review Comments letter prepared by Merrill Engineers & Land Surveyors dated January 17, 2024
- A 138-page Stormwater Report prepared by Merrill Engineers & Land Surveyors dated December 20, 2023, revised January 19, 2024.
- Site Plan set consisting of 5-pages prepared by Merrill Engineers & Land Surveyors dated December 22, 2023, revised January 23, 2024.
- An additional copy of the Existing Conditions Plan prepared by Merrill Engineers & Land Surveyors dated November 6, 2023, and stamped by a Registered Professional Land Surveyor.
- Architectural building plan set consisting of 7-pages prepared by M.T. McMahon & Son, Inc. dated February 3, 2023.

Based on JDE Civil, Inc.'s review of the above referenced documentation, the Planning Board members discussed the recommendations and findings. The Planning Board agrees that the site design plans and calculations are in general conformance with the stormwater standards, general engineering practice, and the Town of Avon Zoning Bylaw's.

In addition, the Avon Planning Board explained that at least a two-yard dumpster is required. The dumpster is required to be fenced in.

The applicant explained that the East Main Street entrance in the past has been used as a cut through to West Main Street. In the past, he discussed that there were boulders in place to stop that from happening. It was discussed that the applicant adds bollards with chains to the East Main Street entrance.

The Planning Board explained that the police and fire department are required to have entrance in case of an emergency. There cannot be any turning issues.

The current sign was not approved by the Town of Avon by the previous owner. The applicant 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. The building number must be visible as well.

The Planning Board discussed add landscaping (possibly arborvitaes) to the westerly side of the parking lot where there is crushed stone and lawn currently.

Abutters questions and concerns:

Charles Comeau, Chair read in a letter from Irene Meaney of 728 West Main Street regarding her property that abuts 780 West Main Street on the north side. She states that she is concerned about the bright lights that are currently installed outside of the building.

Danielle Hansen of 518 East Main Street is concerned with the brightness of the outside lights and questions regarding the trench area. Mr. Comeau, Chair explained that the lights are required to be dark sky compliant and shielded. The trench area will be covered with grass.

Eric Adams of 509 East Main Street property directly abuts the project. He discussed his concerns regarding lighting. He discussed the possibility of the applicant adding motion detectors for safety. Mr. Comeau explained that the Town of Avon cannot direct an applicant to install motion detectors on their property. He explained that the lights are required to be dark sky compliant and shielded.

Julie Christensen of 722 Main Street is concerned that if motion lights are installed, they tend to go on and off a lot. She is happy with the improvement of the lighting being dark sky compliant and shielded. Julie is concerned with the runoff overflow and the upkeep and maintenance of the trees and landscape. Mr. Comeau explained that the overflow run off will go into the catch basin or bio retention engineered drainage system. He explained that the applicant is responsible for the upkeep and maintenance of the trees and landscape.

Tracy Self made a motion to approve the submittal of storm water improvements shown on the Site Plan revised on December 22, 2023, by Merrill Engineers and Land Surveyors, seconded by Jason Suzor, Jr. Discussion on the motion. Robert Pillarella discussed the memo received from Merrill Engineers. All in favor. The motion carries.

Jason Suzor, Jr. made a motion to close the Public Hearing on 780 West Main Street at 8:27 p.m., seconded by Tracy Self. No discussion on the motion. All in favor. The motion carries.

Discussion

The Planning Board, Robert Borden, Building Inspector, and Richard Jordan, Town Planner discussed the proposed industrial height Bylaw change. This would increase the allowable height for buildings in the industrial district from 40 feet to 52 feet. There are no concerns from the fire department regarding safety.

Robert Borden discussed that the Avon Zoning Bylaw 255-5.3A conflicts with the residential #3 attached dwelling and #14 multiple dwelling.

Jason Suzor, Jr. made a motion to adjourn at 8:47 p.m., seconded by Tracy Self.

The next meeting of the Planning Board will be held on February 15, 2024.



Jason Suzor, Jr., Clerk

List of Documents:

Meeting agenda – February 1, 2024
Site Plan 780 West Main Street, Application
JDE, Civil Inc. Memo's
Merrill Engineering Memo
BOH Memo