



AVON TOWN CLERK
REC'D MAR 8 2024 AM 8:53

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

Date: January 23, 2024
Members Present: Chuck Comeau, Robert Pillarella, Jason Suzor, Jr., Tracy Self
Members Absent: n/a
Others Present: Jeffrey Tibnam, Zoning Board of Appeals; Richard Jordan, Town Planner; Wayne Feiden, Master Planning Consultant

Joint Meeting of 3 Boards – Planning, ZBA, Conservation Commission

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.

There were two Zoning Board of Appeals members. There was a lack of quorum to convene. The Conservation Commission members did not attend. Although the meeting was planned for a joint meeting of all three boards, it formally was a meeting of only the Planning Board.

Chuck Comeau, Chair reviewed the agenda for the meeting.

The Planning Board is charged with the master planning process every 10 years. It has the role of approving the master plan in coordination with the Select Board.

Rick Jordan shared a presentation entitled “Potential Bylaw changes resulting from Master Planning Process”. He is looking for feedback from the committees about what he should focus on in terms of time and effort to specify any proposed bylaw changes. The scope includes changes that the Boards are considering as well as changes from recommendations from the Master Planning process. That scope includes zoning, zoning map, stormwater, wetlands, and subdivision regulations.

Wayne Feiden presented a briefing called “Avon 2040 Comprehensive Plan – Regulatory Analysis” to provide context to the potential bylaw and regulatory changes. There was some discussion regarding bylaw changes. Some attendees liked the image on the front of the Outline document showing traffic calming measures and trees in the “downtown” part of Avon (High Street to East and West Main Street involving the Civil War Monument). Rick Jordan noted that this might lead to a Transportation Improvement item such as in the FFY 2024-2028 Transportation Improvement Program (TIP) that OCPC leads for the region. Mr. Feiden noted that MassDOT will usually include an area such as that around the Civil War Monument when it undertakes improvements to a state road such as our Rt 28. The West Main Street portion near the Monument is not a state road; Chuck Comeau, Chair stated that it is a county road.

There was discussion regarding possible bylaw changes. In regard to Subdivision bylaws, they aren’t required a Town Meeting vote. They can be directly revised by the Planning Board.

The Wetlands bylaws change recommendations: The Conservation Commission has already commented on those and sees them as minor so these can move forward.

The Stormwater Management is a more complex conversation (a couple towns even charge a fee). In terms of enhanced stormwater requirements, Wayne Feiden indicated there should be requirements for catch basins such as gas traps.

Avon’s Water Supply Protection District often leads to Special Permit requirements for properties within its boundaries – which is a large portion of the Town. The Town of Avon finds this process allows it to tailor its conditions for a particular property based on the information about the proposed use by that property. Some commercial and industrial uses are complex and/or hazardous. There was discussion about an example involving storage of ammonia. Wayne Feiden will further develop his ideas on the potential to use the Site Plan review process for these purposes. Requiring special permits may dissuade some potential investors from Avon even if Avon has a history of being business friendly.

Rick Jordan pointed out that we are aware of approximately two Zoning Map corrections involving two properties in the Industrial District. These seem like fairly straightforward changes but will require a revised Zoning Map. Wayne Feiden’s slide five is another source of potential Zoning Map changes. If there are needs for other Zoning Map changes, please discuss with Richard Jordan.

The potential to increase height in the Industrial Park has some support. Many of the buildings in the Industrial Park are getting old. It was discussed that allowing more height may allow interesting development proposals. Discussions thus far with the interim Fire Chief have supported increased height. The Town has a one-hundred-foot ladder. The main issue with more height seems to be other requirements – such as for the fire truck to be a certain distance away from the building. A proposal for a 50- or 52-foot-high industrial building would still have to show the ability to have room for the truck at a safe distance from a ladder.

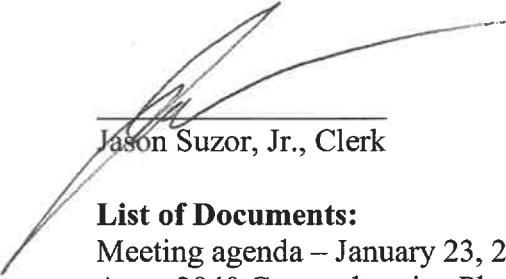
We have seen renovation in some industrial park buildings but not a lot of new construction; most have been rehabs and some additions.

Wayne Feiden's review of the Strategic Plan Outline is a preliminary view of the direction his team is heading in as it develops the Master Plan itself. Wayne will further develop the Master Plan to review at the next meeting. The Planning Board agreed to devote its February 15 meeting to a working session on the Strategic Plan Outline. Wayne Feiden will plan to attend, perhaps through Zoom.

While the original master planning process envisioned 3 public forums, we now plan two. The first took place in late September. We will focus on the Planning Board's input in February. That can lead to the second public forum in the March/April timeframe.

A motion was made by Jason Suzor, Jr. to adjourn at 8:10 p.m., seconded by Robert Pillarella.

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



Jason Suzor, Jr., Clerk

List of Documents:

Meeting agenda – January 23, 2024

Avon 2040 Comprehensive Plan – Regulatory Analysis briefing

Potential Bylaw changes resulting from Master Planning Process presentation.