



AVON TOWN CLERK
REC'D APR 8 2024 AM 8:32

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

Date: February 15, 2024

Members Present: Chuck Comeau (Planning Board & ZBA), Robert Pillarella, Jason Suzor, Jr., Tracy Self

Members Absent: n/a

Others Present: Jeffrey Tibnam Zoning Board of Appeals; Richard Jordan, Town Planner; Robert Borden, Building Inspector, Wayne Feiden, Master Planning Consultant (via Zoom)

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

Chuck Comeau, Chair called the meeting to order at 7:00 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 member present. 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.

Tracy Self made a motion to approve the meeting minutes of February 1, 2024, seconded by Jason Suzor, Jr. No discussion on the motion. All in favor. The motion carries.

Jason Suzor, Jr. made a motion to approve the warrant for \$270.00 for office supplies to pay Office Products, LLC, seconded by Robert Pillarella. No discussion on the motion. All in favor. The motion carries.

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. There may be some Bylaw changes resulting from the Master Planning Process.

Wayne Feiden presented a briefing called “Avon 2040 Comprehensive Plan – Regulatory Analysis. He discussed that the Town of Avon has a high employment rate, which opens up opportunities. Avon has a strong service economy. The members of the Planning Board, Richard Jordan, Town Planner and Wayne Feiden discussed the tax base, economic development, the town wide site plan review, TIF policy. It was discussed how important it is for the Avon Industrial Park to have sewer and water zoning as well as Stockwell Drive.

Mr. Feiden discussed multifamily housing. Richard Jordan discussed the opportunities on East Main Street and the intersection of East and West Main Street.

Chuck Comeau, Chair discussed the issue with Avon being a cut through town. There are currently some streets that exclude trucks. The Planning Board would like to maintain the neighborhood feel. The truck traffic is continuously monitored.

Wayne Feiden discussed an opportunity regarding private schools and daycares. This may be a challenge at peak hours due to excess traffic (depending on location). Mr. Feiden will look more into research regarding this. The Overlay District (industrial/residential area), Pond and Harrison area. What would benefit the town the most? The Planning Board discussed that self-service gas stations are permitted by Special Permit. The Overlay District across from Walmart was discussed, potential businesses on the first floor, residential on upper floors (depending on sewer). The Stretch Code was discussed. At the time, the cost to home buyers was burdensome, therefore, Avon did not take part in the Stretch Code. Richard Jordan discussed the future needs of schools, town hall, water, wastewater, commercial and industrial tax base.

Wayne’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. He will continue to work on further developing it.

The Planning Board agreed to devote its March 7, 2024, meeting to a working session on the Strategic Plan Outline.

The Planning Board discussed holding a Public Hearing on April 4, 2024, or April 25, 2024, to discuss the Master Plan. The Public Hearing is required to be advertised two weeks prior to the hearing. The Annual Town Meeting is scheduled for May 7, 2024.

A motion was made by Tracy Self to adjourn at 8:29 p.m., seconded by Jason Suzor, Jr.



Jason Suzor, Jr., Clerk

List of Documents:

Meeting agenda – 2/15/24

Meeting minutes – 2/1/24

Warrant \$ 270.00

Presentation on The Master Plan