



TOWN OF AVON  
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## **Avon Planning Board**

**Date:** October 15, 2020

**Members Present:** Charles Comeau, Chairman, Robert Pillarella, Vice Chair,  
Charles Comeau, Jr., Member, Charles Marinelli, Member

**Others Present:** Mr. Bob Costa, B.C. Tent, Nick Cristofori

Chairman Comeau announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, Subchapter 20 and the Governor's March 23, 2020 Order imposing limitations on the number of people that may gather in one place, this hearing of the Avon Planning Board will be conducted via remote participation. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public can adequately access the proceedings as provided for in the Order. Chairman Comeau reminded the viewing audience that persons who would like to view this meeting while in progress may do so by joining the Zoom link for the videoconference in session.

Chairman Comeau 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.

### **Minutes**

A motion was made by Robert Pillarella to approve the meeting minutes of October 1, 2020, seconded by Charles Marinelli. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau voted aye. The motion carries.

### **Stormwater Rules and Regulations**

Nick Cristofori sent the updated Stormwater Rules & Regulations to the Planning Board members for their review. The \$3,500 initial deposit fee will be added. The applicant will get reimbursed if the \$3,500.00 is not utilized. The new Stormwater Rules and Regulations will be implemented on or around January 1, 2021. Nick Cristofori will make the updates requested by the Planning Board members. This will be continued and voted on at the next Planning Board meeting scheduled for November 5, 2020.

## **Housing Protection Plan**

Chairman Comeau discussed the Housing Protection Plan the Planning Board members. Robert Pillarella discussed the need for the Town of Avon to reach the 10% of affordable housing. The Planning Board members are in favor of adopting the Housing Production Plan. The Town of Avon does not have enough land for multiple housing due to being constricted to a small area. The town could possibly obtain parcels of land at a lower cost before they go on the market. Robert Bordon, Building Inspector discussed the 40A zoning act to restrict development in the state of MA by Governor Baker. Mr. Bordon is not sure how it would help the Town except for receiving grants. The Planning Board agrees that the Town of Avon should adopt the Housing Protection Plan. Chairman, Comeau will discuss this with the Town Administrator and the Board of Selectman on how to start this process to adopt it. The Housing Protection Plan will need to have the backing of the Planning Board. The Planning Board members discussed possibly having a fifty-five and older community (40B project). Mr. Bordon, Building Inspector referred to what other towns have done nearby. The Housing Protection Plan will be further discussed at the next Planning Board meeting scheduled for November 5, 2020.

## **Mail**

Chairman Comeau reviewed the mail with the Planning Board members.

## **Bob Costa of B.C. Tent Awning for 175 Main Street**

Mr. Bob Costa owner of B.C. Tent discussed the plans for an awning for 175 Main Street. The previous awning was destroyed due to weather. Due to the building being just shy of 11 feet off the ground the best they can do is 8 feet in height due to the size of the building. The Planning Board members discussed with Mr. Bob Costa what the height of the previous awning was, snow accumulation, what type of fabric the new awning will be made of, if it is fire retardant. Mr. Costa stated that it is a vinyl fabric, fire retardant, it sheds the snow better than the previous Sunbrella style awning that was previously there. Mr. Bordon, Building Inspector spoke to the Planning Board members about the size of the awning, stating that it goes by all of the required standards.

A motion was made by Robert Pillarella to approve the installation of an awning at 175 Main Street at eight feet in height, seconded by Charles Marinelli. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau voted aye. The motion carries.

## **540 Bodwell Street Ext.**

The applicant of 540 Bodwell Street Ext. asked for a continuance to November 5, 2020 at 7:30 p.m.

A motion was made by Robert Pillarella at the applicants request to continue the public hearing for 540 Bodwell Street Ext. to the next meeting scheduled for November 5, 2020 at 7:30 p.m., seconded by Charles Marinelli. A roll call was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau voted aye. The motion carries.



**Discussion:**

Chairman Comeau discussed with the Planning Board members rolling funds into a revolving account to pay for misc. bills.

The Planning Board members discussed reorganizing at the next meeting scheduled for November 5, 2020. The board discussed having one member track all the information and keep track of the balances in the account regarding town accountant information. They discussed adding a line item to their budget that would get funded at town meeting. This will help the Planning Board better track money coming in and going out. The Planning Board discussed a way to make the application process easier and more organized. There needs to be a better way to make sure the application is completed correctly before it gets time stamped. Mr. Bordon discussed the need to develop and have funds available to review proposed zoning changes before they go to town meeting. This is a sizable expense. The Planning Board and Mr. Bordon, Building Inspector discussed speaking with the Board of Selectman regarding the need to have someone in the building to do these things that has knowledge of the components of the planning, building, and zoning boards. Outside counsel has been a necessity due to the increased size and amount of the projects by the Planning and Zoning Boards. Which is an extra expense. Chairman Comeau discussed with the board members and Mr. Bordon having someone inspect the project site and complete a report for the Planning Board to review. The Planning Board needs extra help for specific things like this.

The Planning Board members received a three-page summary from Frank Marinelli, Attorney for 1 Kiddie Drive to review. The members will review the summary and possibly vote on it at the next meeting scheduled for November 5, 2020.

Update from Robert Bordon, Building Inspector:

- T-Mobile started work this past week.
- The Lowe's store is starting work this coming week.
- The old Staples building is doing a clean out.
- Robbie Road is expanding. There are drainage & parking lot concerns at Robbie Road. It looks good but we need to know what their plans are.
- The frontage of Home Depot needs to be cleaned up.

**Adjournment**

At 8:04 p.m., Mr. Robert Pillarella made a motion to adjourn the Planning Board meeting., seconded by Mr. Charles Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Chuck Comeau, Jr., voted aye, Chuck Comeau voted aye. The motion carries.

**List of Documents:**

1. October 15, 2020 Meeting Agenda
2. Stormwater Rules and Regulations
3. Housing Protection Plan
4. Summary from Frank Marinelli, Attorney for 1 Kiddie Drive



Chuck Comeau, Chairman

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Robert Pillarella, Vice Chair