



BUCKLEY CENTER, Avon, MA 02322  
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TOWN OF AVON  
2020 DEC 29 A 9:21  
TOWN CLERK

## Avon Planning Board

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**Date:** September 3, 2020

**Members Attending:** Charles P. Comeau, Robert Pillarella, Charles Comeau, Jr., Charles Marinelli

**Absent:** n/a

**Present:** Fire Chief Spurr, Robert Borden, Building Inspector, Cathy Kenney, Rami Sidani, Rickie Elkhaouli, Mike Carter, Paul Konowicz, John Nye, John Smith, Kathy MacDonald, Chris Godino, Superintendent, Tracy Sheehan

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 7:10 p.m. with all members present. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

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### Minutes

No minutes were approved.

### Old Business

n/a

**Continued Public Hearing -273 East Main Street opened at 7:10 p.m.**

The Planning Board received a letter from the consulting firm, Jacob Driscoll Engineering, and Chairman, Chuck Comeau read the letter to the Planning Board.

Mr. Rami Sidani discussed the plans for the self-service gas station. The applicant has not received a response from the Board of Selectman regarding changing from a full-service station to a self-serve station. Chief Spurr does not have any concerns with the station being self service. The applicant will have to wait to proceed until the Board of Selectman discuss the option of full serve to self-serve, otherwise the Planning Board thinks the project looks good. There will be technical issues that will need to be worked out by the engineers. The applicant will not proceed with the project unless they can convert to a self-service station. The applicant will send a letter to the Planning Board to continue the public hearing until after they receive confirmation that they can convert to a self-serve station.

A Motion was made by Robert Pillarella to continue the Public Hearing on 273 East Main Street beyond the 90 days on behalf of the applicant, seconded by Charles Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Chuck Comeau, Jr. voted aye, Charles Comeau voted aye. The motion carries.

**Continued Public Hearing – 144 South Street opened at 7:40 p.m.**

A letter was received from the Town of Avon's consulting firm, Jacob Driscoll Engineering regarding recommendations for 144 South Street. Chuck Comeau, Chair discussed these recommendations with the Planning Board.

The Planning Board received Mike Carter's response regarding the engineering letter. Mr. Carter discussed the possibility of adding a stockade fence to the south side of the driveway from the tree line as well as another stockade fence behind the old church so the lights will not glare into the abutter's yard. Mike Carter discussed soil testing. The Planning Board will add a condition that the three test pits in the drainage basins will not need to be completed again.

Charles Marinelli discussed the option of adding a 6ft. fence for blocking vehicle lights and provide some privacy to the abutters and the possibility of the addition of trees. The east/west property line of 7 Leo's Lane might require a 6 ft. fence due to the glaring lights of vehicles as well.

Mr. Paul Konowicz of 3 Leo's Lane asked if the fence would be permanent. Mr. Comeau responded that a 6 ft. fence will be on the school property and continue straight down from South Street along 1, 3 and 7 Leo's Lane on the easterly side of the property. Mr. Konowicz discussed the option of updating the crosswalks by the new entrance, possibly a raised cross walk. He is concerned with speeding cars. The Superintendent will take care of any issues with speeding in the parking lot. Mr. Konowicz discussed the option of the school being patrolled by the police. He discussed the option of raised crosswalks to help with speeding vehicles.

Mr. Robert Pillarella discussed the option of electric charging stations for vehicles. Robert Borden, Building Inspector discussed the option of two parking spaces being utilized for electric vehicles for any commercial lot. The energy code does not state that the charging



stations for the electric vehicles need to be in a specific spot. There is no mandate that they are free, you can charge a fee for the use of them. Robert Pillarella had questions about energy commission, solar signs, and parking zones. There was no correspondence received from the other boards regarding this project. Charlie Marinelli asked the engineer what the difference is in number of parking spaces from the first set of plans approved a few years ago to this current set of plans. The increase was 2-4 spaces on this plan.

Christine Godino, Superintendent of Avon Public Schools discussed the option of fencing along the easterly side and agreed to the charging stations for the electric vehicles.

Nick Celia of Leo's Lane stated that his yard will have to be raised 2-3 ft. due to the septic. He asked if the curb would help with the flow of water into his yard and if the curb is dislodged will it still control the water flow. Mr. Mike Carter said it should not be an issue, the vertical granite curbing being used is stronger than an asphalt curb.

A motion was made by Robert Pillarella to approve the site plan under 255-12-2D, Site Plan review, and having met the criteria under 255-12-2.4 and the conditions set forward by the Planning Board, seconded by Charles Comeau, Jr. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau Jr., voted aye, and Chuck Comeau voted aye.

A motion was made by Robert Pillarella to approve the Special Permit under 255-5-4 for construction performed in the water supply district with consideration that the project engineer list pesticides and respond to A, B, and C standards. The motion was seconded by Charles Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau voted aye.

A Certificate of Action will be drawn up for 144 South Street.

A motion was made by Robert Pillarella to close the Public Hearing on 144 South Street, seconded by Charles Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

#### **Informal ANR – 314 West Main Street, Owner John Nye**

John Nye is requesting a subdivision of land on 314 West Main Street. A section will be sold to 330 West Main Street and another section divided and sold to 90 West Main Street.

A motion was made by Chuck Comeau Jr. to sign the ANR for 314 West Main Street, seconded by Robert Pillarella. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

The next meeting of the Planning Board will be held September 17, 2020 at 6:30 p.m.

#### **Adjournment**

The meeting was adjourned at 8:39 p.m.

Respectfully Submitted,

*Chuck Comeau Jr*

Chuck Comeau Jr., Recording Secretary  
Avon Planning Board

**List of Documents:**

1. Meeting Agenda September 3, 2020
2. Letter from Board of Health dated September 1, 2020
3. Letter from Jacob Driscoll Engineering regarding 144 South Street
4. Site Plan for 144 South Street
5. Site Plan for 273 East Main Street
4. Recommendations for 273 East Main Street