



BUCKLEY CENTER, Avon, MA 02322
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Avon Planning Board

TOWN OF AVON

2020 DEC 29 A 9:21

TOWN CLERK

Date: September 17, 2020
Members Attending: Charles Comeau, Robert Pillarella, Charles Comeau, Jr.,
Absent: Charles Marinelli
Also, Present: Sheila Meader, Chief Spurr, Kevin Uniacke, UDA Architects, David Mackwell, William Fitzgerald, DPW, Frank Marinelli, Attorney, Joseph Karas, owner of 1 Kiddie Drive, Kristen Braun, owner of 6 Kiddie Drive, and Nick Cristofori.

Mr. Charles P. Comeau, Chair called the meeting of the Planning Board to order at 6:30 p.m. A roll call vote of the members present was conducted.

Minutes

n/a

New Business:

Public Hearing for 57 Littlefield Street opened at 6:45 p.m.

The Public Hearing below was published in the Enterprise on September 3, 2020 and September 10, 2020.

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, September 17, 2020 at 7:30 P.M. regarding property located at 57 Littlefield Street. This hearing will consist of Site Plan Review under Section 12-2 for a proposed construction of a new one-story, concrete pad on grade, stand-alone fire pump enclosure approximately 15' x 22' in size. Also, in conjunction with a Site Plan Public Hearing the Avon Planning Board will hold a Public Hearing in regards to a Special Permit under Section 5-4 Water Supply Protection District. The hearing will either be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center or will be conducted via remote participation. The meeting link can be found at <https://www.avon-ma.gov/node/59/agenda/2020>.

Plans may be viewed prior to the hearing at Town Offices by appointment only or found on the Town Website <https://www.avon-ma.gov>

Mr. Kevin Uniacke of UDA Architects reviewed the site plan for the construction of a new one-story, concrete pad on grade, stand-alone fire pump enclosure approximately 15' x 22' in size. The location on site is within required setbacks as described in attached plans and 3D renderings on the property. It will be maintained yearly. The structure will be blocked from the residential homes across the street by landscaping (arbovitae). The Planning Board members asked multiple questions regarding the color of the panel (gray); the metal panel will be insulated to reduce any noise. Once the fire pump is tested and complete, the existing water tank behind the main building will be removed. The Planning Board decided that the project had limited or minor impacts consistent with the purposes of this By-Law and that the following conditions will apply:

1. Installation of silt fence per plan
2. Installation for drainage improvements per plan dated January 30, 2017 and revised 9-22-17.
3. Notify Planning Board for inspection when project is substantially completed.

There were no comments or questions from the public.

A motion was made by Robert Pillarella to approve the 12-2 site plan project at 57 Littlefield Street, seconded by Charlie Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charlie Marinelli voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau voted aye. The motion carries.

A motion was made by Robert Pillarella to allow construction in the Water Supply Protection District per Section 5-4 of the bylaws that we approve the project. Seconded by Charles Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Charles Comeau voted aye. The motion carries.

A Certificate of Action will be completed and filed with the town clerk for this project, and then the application for the building permit can be completed.

A motion was made by Bob Pillarella to close the Public Hearing for 57 Littlefield Street, 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. The motion carries.

Public Hearing for 540 Bodwell Street Ext. 12-2 opened at 7:00 p.m.

The Public Hearing below was published in the Enterprise on September 3, 2020 and September 10, 2020.

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, September 17, 2020 at 7:05 P.M. regarding property located at 540 Bodwell Street. This hearing will consist of Site Plan Review under Section 12-2 for a proposal to raze the existing 6,307s.f. building and construct a 85' x 160', 13,600s.f. commercial warehouse building. Also, in conjunction with a Site Plan Public Hearing the Avon Planning Board will hold a Public Hearing in regards to a Special Permit under Section 5-4 Water Supply Protection District. The hearing will either be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center or will be conducted via remote participation. The meeting link can be found at <https://www.avon-ma.gov/node/59/agenda/2020>.

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The Board received a letter from the applicant to continue the Public Hearing to October 15 at 7:30 p.m.

A motion was made by Charlie Marinelli to continue the Public Hearing for 540 Bodwell Street, seconded by Robert Pillarella. Mr. Comeau asked if there was any discussion on the motion. No discussion on the motion. 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.

Adopt Stormwater Management Rules and Regulations

Nick Cristofori discussed the Stormwater Management Rules and Regulations. Mr. Marinelli would like our engineer to look over the Town of Avon's projects. The Planning Board members discussed a 90-day waiting period, this way there are no conflicts with any current projects being permitted. The Planning Board will set a date to implement the Stormwater Rules and Regulations. At the next meeting, the Planning Board will adopt and/or discuss the Stormwater Rules and Regulations.

Discussion

Chuck Comeau, Chair discussed the warrant on work completed by Jacob Driscoll Engineering at 273 East Main Street for \$3150.00 as well as a warrant for Gatehouse Media for 273 East Main Street for \$440.88.

A motion was made by Charles Marinelli to pay the warrant for \$3590.88, seconded by Charles Comeau, Jr. A roll call vote was taken. Charles Marinelli voted aye, Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau vote aye. The motion carries.

The board will hold off on the warrant for 540 Bodwell Street Ext. The Planning Board discussed sending an invoice to the applicants of 273 West Main Street and 1 Kiddie Drive.

Public Hearing for 1 Kiddie Drive opened at 7:35 p.m.

The Public Hearing below was published in the Enterprise on September 3, 2020 and September 10, 2020.

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, September 17, 2020 at 7:35 P.M. regarding property located at 1 Kiddie Drive. This hearing will consist of Site Plan Review under Section 12-2 for a proposal will entail constructing an 18,000s.f. addition to the existing building along with associated parking, utilities, and stormwater improvements for the site. Also, in conjunction with a Site Plan Public Hearing the Avon Planning Board will hold a Public Hearing in regards to a Special Permit under Section 5-4 Water Supply Protection District. The hearing will either be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center or will be conducted via remote participation. The meeting link can be found at <https://www.avon-ma.gov/node/59/agenda/2020>.

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Mr. Frank Marinelli, Attorney for Karas & Karas Glass spoke in depth about Karas and Karas, glass distributor shipping and receiving company.

The Planning Board read the letter from the Board of Health, Kathleen Waldron. The applicant needs to get in touch with her to discuss the septic system.

Chief Spurr has no issues with this project. He has all positive feedback. The building has a very good sprinkler system.

The owner of 6 Kiddie Drive has concerns regarding tractor trailers coming in and out of Kiddie Drive. The applicant discussed these concerns with the owner of 6 Kiddie Drive. The Planning Board discussed that in the Town of Avon's bylaws there are restrictions regarding backing into a site from the main road. It is not allowed in the Industrial Park Zone.

A motion was made by Charles Marinelli to continue the Public Hearing on behalf of the applicant Karas & Karas to October 1, 2020 at 7:00 p.m., seconded by Robert Pillarella. A roll call vote was taken. Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Robert Pillarella voted aye, Chuck Comeau voted aye. The motion carries.

Discussion for the next Planning Board meeting:

The plans need to be revised prior to the next Planning Board meeting for the members to review which is scheduled for October 1, 2020.

Discuss StormWater Rules & Regulations further.

Discuss the letter of interest for the open Planning Board seat.

The next meeting of the Planning Board will be held on October 1, 2020 at 7:00 p.m.

Adjournment

A motion was made by Charles Marinelli to adjourn the meeting of the Planning Board at 8:50 p.m., seconded by Charles Comeau, Jr. A roll call vote was taken. Charles Marinelli voted aye, Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Charles Comeau voted aye. The motion carries.

Respectfully Submitted,

Chuck Comeau Jr

Chuck Comeau Jr., Recording Secretary
Avon Planning Board

List of Documents:

1. Meeting Agenda for September 17, 2020
2. Public Hearing notice for 57 Littlefield St.
3. Site Plan for 57 Littlefield St.
4. Public Hearing notice for 540 Bodwell Ext.
5. Public Hearing notice for 1 Kiddie Drive
6. Site Plan for 1 Kiddie Drive
7. Warrant for Jacob Driscoll Engineering