



TOWN OF AVON
2021 FEB 19 A 8: 14
TOWN CLERK

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

Avon Planning Board

Date: March 5, 2020

Members Attending: Charles Comeau, Sr., Jason Suzor, Robert Pillarella,
Charlie Marinelli, Jason Suzor, Jr.

Absent: Charles Comeau, Jr.

Also, Present: Steve Hallissey, Robert Borden, Building Commissioner,
Patricia Bessette, Mr. & Mrs. Ogilvie, Mr. Boyle, David
Clinton, Kyle Robertson, Project Architect, Jonathan
Novak, Coneco Engineers & Scientists, Inc.

Mr. Charles Comeau, Sr. called the meeting of the Planning Board to order at 7:33 P.M.

Minutes

Motion was made by Mr. J. Suzor and seconded by Mr. Pillarella to approve the minutes from February 4, 2020.

Old Business

Annual Town Report for 2019

New Business:

Mr. Jonathan Novak, from Coneco Engineers & Scientists, Inc. reviewed the plans for the new fire station and addressed any concerns the Planning Board may have. The parking was realigned; the old rock wall will be taken out and replaced with stone faced retaining wall (veneer style). In regards to the site drainage, the parking area will have sheet flow, curb breaks, then into an infiltration basin. The building and expanded building will be captured in roof drains then tied back into the town system. There will not be any sediments or oils going into the system. The septic will be relocated; everything will be brought up to current code. There will be an emergency generator and new water and gas coming into the building. Mr. Comeau clarified that the run off rate calculation for the southeast corner has been reduced. Mr. Novak stated that it is a 40-50% reduction. Mr. Comeau asked about the proposed lighting for the building itself. Mr. Novak said there would be two poles erected for lighting. Mr. Novak was asked by the board about landscaping. A majority of the trees in the back will need to be removed. Mr. Novak will try to keep as many trees as possible. Mr. Comeau asked about the exiting fence that

projects into the property. They are proposing to relocate the fence. Mr. Comeau requested that if the fence is not in a condition that it can be relocated that it be replaced.

Mr. Nancy & Robert Ogilvie, one of the abutters have concerns about the runoff, whether clean or dirty. Mr. Novak stated that the site will be wrapped with Cape Cod Curbing (angled asphalt) with a two foot break in the curbing for the runoff to flow through to get treated. Mr. Ogilvie has concerns with plows tearing up the curb. The Cape Cod Curbing allows the plow blade to ride up over the curb. Mr. Ogilvie asked if there are any variances required regarding the septic. The Planning Board has a letter from the Board of Health stating there are no issues with the Fire Station renovation regarding a variance. Mr. Ogilvie had a question regarding where the vent will be placed. Mr. Novak stated it will be determined in the location of the field along the property line. It has to be within 50 feet of the system. Mr. Ogilvie questioned why there will be a retainer wall at the end of Butler Ave. Mr. Novak responded that there will be a two foot retainer wall due to the fact that they will not be able to grade down in that area. Mr. Ogilvie asked if the elevation will be higher and if it would be Cape Cod Curbing? Mr. Novak stated that it would be higher and that it would be grass. Mrs. Ogilvie asked if there would be a dirt path like there is now. Mr. Novak stated that there is currently no plan for a path. There will be a two foot retaining wall. Mrs. Ogilvie is concerned about the old fieldstone wall that has been there for a long time. Mr. Novak will try to incorporate the old fieldstone wall into the retaining wall when it is built. Mr. Ogilvie has big concerns about the water drainage; the water table is very high. Mr. Novak is required to have a four foot ground water separation, technically two foot, four feet if we don't do the calculations. Based off test bits that were completed, we held elevation based off of this test bit. There won't be a water issue for the infiltration basin that's why it's raised up. Mr. Novak said the basin is a little bit higher than it needs to be, which protects the abutters. Mrs. Ogilvie asked about the second building. Chief Spurr responded that the second building will be a temporary home for vehicles while the main building is being renovated. Mrs. Ogilvie asked if the living quarters will be on their side. Chief Spurr stated that the bunk rooms are facing the Butler Avenue side. Mrs. Ogilvie asked if there would be an opportunity to walk the property with a member/members of the board for a visual overlay. Mr. Comeau will set the date. Mr. Ogilvie has concerns about privacy. Mrs. Bessette has concerns regarding the end of Butler Avenue looking industrial due to the retaining wall that will be put in. Mr. Comeau proposed a possible wooden guard rail be erected. Mrs. Bessette also had questions regarding snow removal and the six foot fence that will be erected. Mr. Comeau stated that it would be on the Town's property line. Mr. Boyle asked what the gross square footage of all of the structures and how many parking spots there will be. Mr. Novak is proposing 31 paved parking spots. Mr. Borden stated that the bylaw for all municipal buildings is one parking spot for every 400 square feet of floor space. Mr. Ogilvie asked when the project will start. Mr. Comeau stated the job is slated to start May, 2020.

A motion was made by Mr. J. Suzor, Seconded by Mr. Marinelli, Vote: Unanimous MOTION CARRIES to approve the Special Permit for 150 Main Street, Avon Fire Station renovation and related site work with a condition to the motion that a Public Hearing for a finalized landscape plan will be scheduled for another public hearing.

A motion was made by Mr. J. Suzor, Seconded by Mr. Pillarella, Vote: Unanimous MOTION CARRIES to approve the Special Permit under section 5-4 water supply and protection district for the Avon Fire Station Project.

The next meeting of the Planning Board will be March 26, 2020 at 7:00 p.m.

Warrant

A motion was made by Mr. J. Suzor, Seconded by Mr. Marinelli to pay invoice # 5353 for Planning Board Supplies of \$75.00.

Adjournment

A motion was made by Mr. Suzor to adjourn the meeting of the Planning Board at 9:45 p.m. Seconded by Mr. Pillarella. Vote: Unanimous MOTION CARRIES

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Chuck Comeau, Jr.", written over a horizontal line.

Chuck Comeau, Jr. , Member
Avon Planning Board