



BUCKLEY CENTER, Avon, MA 02322

Telephone: 508-588-0414

## **Avon Planning Board**

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

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**Date:** November 19, 2020

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

**Others Present:** Robert Borden, Building Inspector

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 7:01 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**

NO minutes were approved.

### **Discussion with John Barry regarding 30 Leo's Lane (D2-1-4 building permit (previous building permit) D218 lot 90, 000 sf. off the primary residence; D21I 6,100 Sf.**

John Barry of J.S. Barry development has been in business for 33 years on the south shore. Mr. Barry discussed purchasing the piece of parcel above. He asked to informally meet with the Planning Board with questions regarding zoning. There is 71 feet of frontage. He discussed that a variance was granted previously by the Zoning Board of Appeals and a building permit was issued along with water line building permit for three bedroom permit that was extended to 2015, but expired. The permit was revoked by the building inspector. Since this is considered a residential district area, Mr. Barry would

like the Planning Board to consider a grant waiver to create a private way to create frontage for a possible duplex. He is asking what waivers the Planning Board would consider.

Chairman, Comeau spoke about the lot on 30 Leo's Lane. The land was always maintained by Leo Issa, the previous owner. There are possible water table issues and testing will need to be completed on the land. The area of land was filled with no control impaction. This will need to be reviewed by the Conservation Commission. There will have to be a discussion with the DEP regarding the setbacks and site plan.

Chairman, Comeau asked Mr. Barry what plans he had for the land.

Mr. Barry reviewed the size of the lot with the Planning Board (75ft. of frontage, 24 ft. wide). He explained that he would like to make improvements, base coat, and rain guard to mitigate drainage. Possibly have a cul-de-sac in terms of the lot geometry; one dwelling unit or a duplex? Mr. Barry discussed if he creates frontage that is twice the zoning amount it would allow for a duplex, which is what he would prefer. Mr. Barry would like to get an idea on what can be done prior to having site plans created.

Further discussions can be held, once the Planning Board and Mr. Borden, Building Inspector has looked into past records regarding the property. The Planning Board also discussed with Mr. Barry that it would be a good idea to have a conversation with Conservation Commission and the police chief regarding the property. If Mr. Barry produces a preliminary layout, Chairman, Comeau will review it and give him feedback. The correct lot and parcel calculations for the property are needed. Bob Pillarella would like to review past town records prior to discussing it. Mr. Barry will get back in touch shortly with the Planning Board.

The Housing Production Plan received approval by the Planning Board.

In speaking with the town administrator and the Board of Selectman, they would like to hold a public hearing to combine all three items on December 17, 2020 at 7:00 to incorporate the Housing Production Plan, to accept Fagan Drive as a town road and hold a hearing on self serve versus full serve gas stations. There will be one advertisement in The Enterprise for all three items. The Planning Board will vote and make recommendations for town meeting.

A motion was made by Bob Pillarella to hold a Public Hearing on December 17, 2020 regarding the Housing Production Plan at 7:00 p.m., Fagan Drive at 7:20 p.m. and self service gas in Avon versus full service gas at 7:40 p.m. to be advertised in The Enterprise on December 3, 2020 and December 10, 2020, seconded by Charles Marinelli. A roll call was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Chuck Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye. The motion carries.

### **Robert Borden, Building Inspector Update**

- 100 Ladge Drive – storage facility is looking to expand/increase capacity. (modular type storage units). They will need to prepare a site plan. There is a lack of access to storage units.
- Stockwell Drive – there will be a Lowe's outlet store going into the old Golftown location.
- The property manager for Messina is trying to get people in the buildings.
- Discussion regarding 341 West Main Street
- John Nye is building a new home on Johnson Road
- Discussion regarding North Main Street (parcel 12) one section is in Avon, the rest is in Randolph

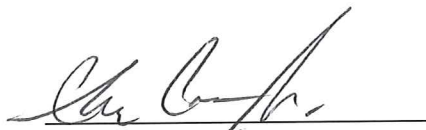
The next planning board meeting will be held December 3, 2020 at 7:00 p.m.

### **Adjournment**

At 7:53 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, Jason Suzor voted aye, Chuck Comeau voted aye. The motion carries.

### **List of Documents:**

1. November 5, 2020 Meeting Agenda
2. Housing Protection Plan



Chuck Comeau, Jr., Member