



TOWN OF AVON
2021 MAR 19 A 8:10
TOWN CLERK

BUCKLEY CENTER, Avon, MA 02322

Telephone: 508-588-0414

Avon Planning Board

Date: March 4, 2021

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

Members Absent: n/a

Others Present: Robert Borden, Building Inspector; Joe Simas, Home Depot Store Manager

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.

Chuck Comeau, Chair 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 Charles Comeau, Jr. to approve the meeting minutes of February 4, 2021, 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, Jason Suzor, Jr. voted aye, Chuck Comeau voted aye. The motion carries.

Chuck Comeau, Chair received an update on the general ledger from the Town Clerk stating what the balances are in the account. There will be a copy for the Planning Board members to review at Town Hall.

Discussions

Joe Simas, Store Manager of Home Depot shared his proposed site parking plan with the Planning Board regarding spring and summer mulch setup adjacent to Stockwell Drive. Mr. Simas' proposal is to keep the customers and associates safe to try to keep things as separated as they can be. Mr. Simas is looking to take 8 parking spaces adjacent to Stockwell Drive to create a mulch wall with a drive lane to keep everything away from the front of the store. The two handicap spaces will stay as is. His assumption is that the store will be as busy as it was a year ago.

Chuck Comeau, Chair discussed that one of the problems is that there are two catch basins in the lower left hand corner. There have been many problems in several areas previously, such as bags being torn open, cars hitting the bags, rain, etc. The bark mulch ends up the drain and into the catch basins which plugs up the system. It ends up not looking good. The material stacked down by the garden center according to the agreement is not supposed to be there. It should be in the back of the store. Mr. Comeau, Chair stated that when there is a change in managers or time goes by, everything ends up out front again, overloaded and not kept up. There are times where the access road is blocked. This takes away from the street view of the store. The other business on the street do not have their product out in the front area, it is either in the store or out in the back of the building. Mr. Simas, store manager is concerned with theft on the other side of the building; new cameras have been set up due to the theft in this area. Mr. Comeau discussed the option of a chain link fence in the southeast corner where Home Depot currently has the large equipment area. Possibly close it off around the back and leave a gate open for fire department and safety access. Customers can enter that area where it would be controlled by an associate of Home Depot.

Bob Pillarella discussed that the southwest parking spaces would be the best spot for the pallets of mulch. The garden center area is a busy area and is always backed up with vehicles. He believes that the area perpendicular to the shed area would be the best area for the bulk pick up of the mulch due to public safety. Customers can enter and exit easier. Mr. Pillarella and the members of the Planning Board do not want the fire lane blocked.

Charles Marinelli discussed another option; the mulch being placed in the east side of the building, the customer can pick up the mulch and exit out the back road with a right turn only sign possibly.

After discussions with the Planning Board members, Mr. Simas believes the best option is the area perpendicular to the shed area. Mr. Simas, Home Depot store manager will discuss this with his leadership team and get back to the Planning Board.

Mr. Borden, Building Inspector will discuss with the Home Depot store manager that there is a limit of 10-12 parking spaces that are allowed to be used.

Building Inspector update

- Karas & Karas at One Kiddie Drive project has started. They are working on removing the asbestos from the single story building. They are starting the abatement process on Tuesday and will then get the permit to demo. Once that is completed, the project will move along faster.
- Messina is working with Ashley Furniture regarding remodeling 75 Stockwell Drive and has started negotiations with another company that is interested in the entire building of 20 Stockwell Drive.
- 61 Ledin Drive (Party by Design building) is under agreement to be sold to new tenants.
- 91 Wales Avenue building is being sold.
- Aqua Leisure was sold to an investment group.
- There is nothing currently going on residentially.
- Mr. Borden discussed the passing of some long time Avon residents.
- One of the owners of Curtis Estates made a number of inquiries on what needs to be done to have the road accepted by the town. The owner's association has hired a management company. The initial proposal and presentation to the Planning Board and their approval of that was based on Curtis Estates staying private. The roadway construction does not meet the standards of it being a public road.
- Lowe's Outlet is open.

The Planning Board members discussed the Joanna Road project. Chuck Comeau, Chair discussed that they are ready to do test pits either March 16-18, 2021 or March 22-24, 2021 on the big retention and septic areas. They are looking to break ground in May or June. The paperwork has been submitted to MA Housing for local preference on Joanna Estates. Which means there will be thirteen or fourteen either condos or houses or two family units available to residents and employees in the Town of Avon in a separate lottery. The Planning Board is hoping that this serves the town if they would like to sell their house and buy a new house that they will be able to stay in town. They are hopeful that people take advantage of that. It will be heavily advertised once more information comes out.


The next Planning Board meeting is scheduled for March 18, 2021

Adjournment

A motion was made by Charles Comeau, Jr. to adjourn the Planning Board meeting at 7:47 p.m., seconded by 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. March 4, 2021 Meeting Agenda
2. Home Depot site parking plan
3. Planning Board general ledger



Charles Comeau, Jr., Clerk