



TOWN OF AVON

2021 MAY 21 A 8:04

TOWN CLERK

BUCKLEY CENTER, Avon, MA 02322

Telephone: 508-588-0414

Avon Planning Board

Date: April 15, 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, Ed Conley, Peter Richer, Danny Petrovic

Charles Comeau, Jr. 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, Jr. 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

No meeting minutes were approved.

Public Hearing

Mr. Comeau, Chair opened the Public Meeting at 7:00 p.m. to discuss the following proposals:

1. *Proposed Zoning By-Law changes to §255-5.3 Table of Use Regulations F 1.b. Automotive Service and Open-Air Drive-In Retail Service. Currently only full service fueling by an attendant is allowed. Proposal would allow self-serve fueling as well.*

Discussions:

Mr. Pillarella discussed his concerns regarding self serve fueling.

Mr. Borden, Building Inspector clarified 40A, Section 9 regarding special permits. It states in the first paragraph that zoning ordinances or bylaws shall provide for specific types of usage which shall only be permitted in specified districts upon the issuing of a special permit. Special permits may be issued only for uses which are in harmony with the general purpose and intent of the ordinance or bylaw and shall be subject to general or specific provisions set forth there in and such permits may also impose conditions, safeguards, and limitations of time of use. Mr. Borden clarified that the amendment would only apply to the special permit in the general business district and self service in not allowed in any other district in the town.

Jason Suzor, Jr. asked for more information regarding the gas station project that is asking to change the bylaw. Mr. Comeau, Chair discussed that the gas station would not move forward with the project if it was not cost effective for them.

A motion was made by Jason Suzor, Jr. that the Planning Board recommends and supports the proposed bylaw change to Section 255-5.3 Table Use Regulations F 1.b. to allow self-service gasoline sales in the general business district through a special permit, seconded by Charles Marinelli. There was no discussion on the motion. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. and Chuck Comeau voted aye. The motion carries.

2. *Discuss the acceptance of Fagan Drive on Assessors Map D5-6, Street Directory J11, K11, K12, which was recently reconstructed, as a Public Way.*

A motion was made by Bob Pillarella that the Planning Board recommends and supports the acceptance of Fagan Drive as a public way, seconded by Charles Marinelli. There was no discussion on the motion. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. and Chuck Comeau voted aye. The motion carries.

3. *Discuss the acceptance of the new altered roadway layout on Pond Street, near the Bodwell Street intersection, as a public way. The new roadway configuration is part of a Mass Highway reconstruction project to rebuild the intersection of Pond Street and Harrison Blvd.*

A motion was made by Bob Pillarella that the Planning Board recommends the acceptance of the new altered roadway layout on Pond Street, near the Bodwell Street intersection as a public way, seconded by Charles Marinelli. There was no discussion on the motion. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. and Chuck Comeau voted aye. The motion carries.

Discussion:

Mr. Bob Pillarella was concerned about there not being a final drawing on the roadway. He supports the changes that are being proposed, but does not accept it as a public way because it has not been completed. Mr. Borden, Building Inspector and Mr. Chuck Comeau, Chair discussed the roadway layout with the Planning Board to clarify what the new altered layout will look like.

A motion was made by Bob Pillarella that the Planning Board support the proposed altered roadway layout as shown by CHA Consulting, seconded by Charles Marinelli. There was no discussion on the motion. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. and Chuck Comeau voted aye. The motion carries.

A motion was made by Charles Comeau, Jr. to close the Public Hearing, seconded by Jason Suzor, Jr. There was no discussion on the motion. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. and Chuck Comeau voted aye. The motion carries.

Mail:

- Stoughton building department zoning notices
- Public Hearing notice advertised in The Enterprise on March 31, 2021 and April 7, 2021 by law.

The Planning Board can officially welcome Mr. Jason Suzor, Jr., newly elected official.

Bob Borden, Building Inspector update:

- The Fire Station addition and the auxiliary building have a temporary occupancy permit good through August 1, 2021. They are both substantially complete. The remodel of the old quarters and some exterior site work will be starting.
- Waste Management dropped off a site plan for the redevelopment of 20 Ledin Drive.


- Nothing new with Messina renting out spaces.

The next Planning Board Public Hearing meeting will be May 6, 2021 at 7:00 p.m.

A motion was made by Charles Marinelli to adjourn the meeting at 7:55 p.m. seconded by Charles Comeau, Jr. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

List of Documents:

1. April 15, 2021 meeting agenda
2. Plans for the new altered roadway layout on Pond Street/Bodwell Street



Charles Comeau, Jr., Clerk