



TOWN OF AVON
2021 JUL 16 A 8:06
TOWN CLERK

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

Avon Planning Board

Date: June 3, 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: Amy Knight of Civil & Environmental Consultants, Inc.
Peter Richer and Ed Connelly from Waste Management, Inc.,
Robert Borden, Building Inspector

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 7:10 p.m. with all members present. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

Public Hearing: 20 Ledin Ave.

The Public Hearing for 20 Ledin Ave. opened at 7:15 p.m. Chair Comeau read the Public Hearing notice.

Amy Knight of Civil & Environmental Consultants, Inc. introduced herself as the applicant's representative. They are looking for site plan approval and special permit within the water supply district. They met with the Zoning Board of Appeals earlier in the week and received approval for the use of the property and the reduction of parking spaces were approved. They met a few weeks

ago with the Conservation Commission. The Conservation Commission is looking for comments/determination from the Planning Board prior to taking action.

On behalf of Waste Management of MA, Inc., Peter Richer of Waste Management discussed the site plan for 20 Ledin Ave.

The Site is identified as parcel B6-1-16, and contains approximately 2.3-acres of area. Per the Assessor's Database, the Site currently contains an existing 25,220 square foot (SD industrial building). The Site also contains existing parking, loading and landscape areas. The current Owner (Thomas Morrissey from Boston Brace International) has provided a letter of authorization allowing the Applicant, Waste Management of MA, Inc. to submit this and future permit applications to the Town for consideration.

The rear of the property will be modified from a current undeveloped area to a paved lot with three catch basins, including one water quality unit, three drainage manholes, and an infiltration chamber with a retaining wall along the east and south of the property. The stormwater system in the rear of the property is designed to capture rainfall on the rear of the property, as well as from the property to the west, 40 Ledin Avenue, that flows onto the property, and to prevent stormwater from draining to the adjacent property to the east, 10 Ledin Avenue. The proposed stormwater system will better capture stormwater when compared to the existing system, and will provide water quality measures and an infiltration system.

In addition, an existing stormwater catch basin located adjacently east of the building, as well as the roof drain leading to the catch basin, and the drainage culvert draining away from the catch basin, will be replaced.

The expansion will include a canopy and siding on the east wall to minimize debris from being blown from the facility. The south facing wall will remain open for vehicle ingress and egress to and from the facility. The proposed roof expansion does not increase the existing floor area of the building or impervious area on the site, and would have no impact on existing utilities, landscape features, walkways, parking or site drainage. Internal vehicular and pedestrian circulation would be minimally impacted as the expansion simply partially encloses existing site operations.

The project promotes the health, safety, and general welfare of the community by better managing stormwater runoff and overall improving the management of the site, without any negative impacts to the groundwater table or surface water.

Planning Board discussed the following:

- 17,200 sq. ft. add on to the building
- reconstruction of the storm water drainage
- the building will come 100ft off the property line
- landscaping plans must be improved, including trees and the reconstruction of fencing
- site and building plans must be sent and reviewed by Mr. Borden
- discussion with the fire chief
- pending letters from the Board of Health
- send review to the Conservation Commission for comments
- pending check for consulting fees

No comments/questions from the public.

A motion was made by Charles Marinelli. to continue the Public Hearing on 20 Ledin Avenue to July 15, 2021 at 7:15 p.m., seconded by Charles Comeau, Jr. No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau voted aye.

Mr. William Self submitted a plan for a small sub division for 28 North Main under the family Wait. T.L. Edwards is purchasing the rear portion of the property (he already owns number 46) it will be subdivided into two lots. Lot 1 will remain with Barbara Wait (40,211 sq. ft.). T.L. Edwards will own Lot 2 (99,653 sp. ft.) will be combined with T.L. Edwards property shown as number 46 North Main Street. Lot 2 becomes one lot being combined with 46 North Main Street. Mr. Borden clarified that the lot is in the low density district and requires only a hundred foot of frontage and an area of 25,000 sq. ft. The proposed lot has more area required for the zoning.

A motion was made by Charles Comeau, Jr. to approve the subdivision of lot 1 and lot 2 at 28 North Main Street, seconded by Charles Marinelli. No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau voted aye.

Bob Borden, Building Inspector update:

- Lot 443 on South Street has been cleared to be sold to build a single family home
- 361 West main street in Avon is pending due to the cost of materials
- Small residential maintenance and slight upgrades to decks, solar panel installation
- Commercially 1 Kiddie Drive project has primary plans to do a small amount of the additional work to construct new bathrooms and an overhead door, other work is on hold
- 91 Wales Avenue has been sold to Sheehan Pipe from 625 Bodwell Street, they will be completing some minor renovations.

The next Planning Board meeting is scheduled for July 15, 2021 at 7:00 p.m.

A motion was made by Charles Marinelli. to adjourn the meeting 8:24 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. June 3, 2021 meeting agenda
2. Public Hearing notice for 20 Ledin Ave.
3. Site Plans, Stormwater Report, application for 20 Ledin Ave.
4. Letter from Boston Brace International, Inc., owner of the property at 20 Ledin Ave.



Charles Comeau, Jr., Clerk