



TOWN OF AVON
2021 SEP -3 A 8:39
TOWN CLERK

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

Avon Planning Board

Date: July 15, 2021

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

Members Absent: Charles Comeau, Chairman, Charles Marinelli, Member

Others Present: Michael Borgeson, applicant for 105 Memorial Avenue; Robert Borden, Building Inspector; Richard Jordan, member of the public; Lynne McKenney, Recording Secretary

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. Vice Chair Charles Comeau, Jr. 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 except Chairman Chuck Comeau and Member Charles Marinelli. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

Minutes

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of June 3, 2021, seconded by Robert Pillarella. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. voted aye. The motion carries.



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Minutes

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of June 3, 2021, seconded by Robert Pillarella. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. voted aye. The motion carries.

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of May 20, 2021, seconded by Robert Pillarella. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. voted aye. The motion carries.

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of May 6, 2021, seconded by Robert Pillarella. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. voted aye. The motion carries.

Warrant:

A motion was made by Jason Suzor, Jr. to pay the \$ 2,212.50 warrant for 20 Ledin Avenue to Jacobs Driscoll Engineering, Inc., seconded by Robert Pillarella. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. voted aye. The motion carries.

Public Hearing: 20 Ledin Ave.

The Public Hearing on 20 Ledin Avenue opened at 7:15 p.m.

A motion was made by Jason Suzor, Jr. to continue the Public Hearing on 20 Ledin Avenue on behalf of the applicant to August 19, 2021 at 8:00 p.m., seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye.

A motion was made by Robert Pillarella to take a fifteen-minute recess, seconded by Jason Suzor, Jr. No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye.

Informal discussion - 105 Memorial Drive

Michael Borgeson from Unbreakable, LLC. of 105 Memorial Drive informally discussed his proposed plans to build a new 3, 600 building 60 x 60. He explained that the building will be one story with a two bay garage. The purpose of the new building is for storage.

Planning Board Discussion:

- gas trap location
- dimensions on site plan
- building elevation, (front, rear view)
- fire rating
- overhead doors need to be marked up
- exterior lighting needs to be on site plan (lighting needs to be dark sky compliant)
- utilities need to be marker out on site plan (building currently electrically heated)
- dumpster location
- verify location of the drain

- landscape plan needed including existing trees and plans on site plan
- snow storage location needed
- fence needs to be marked out
- edge of the pavement needs to be marked out on the site plan
- roof drains/retention need to be marked out on the site plan
- will a trench drain be needed inside the building?
- parking needs to be added to the site plan
- storm water calculations for property runoff needed
- signage needs to be marked out on the site plan
- curb cut needs to be filed with MASSDOT for approval
- location of sewer and water lines need to be added to the site plan
- location of water and sewer lines (both will be tied in from the existing building)
- the project is in the Watershed Supply District (no chemicals will be stored at that location)
- Mr. Borden, Building Inspector stated that it meets the requirements for zoning.
- Mr. Pillarella has concerns regarding the Northwest set back (he is concerned about the tight area and would like feedback from the Fire Chief.)

The Planning Board discussed with Mr. Michael Borgeson, applicant that once the site plan is revised and the \$3,500 engineering consulting fee has been received, the Planning Board will provide our consulting engineer with the plans for feedback. There were no questions from the public.

A motion was made by Jason Suzor, Jr. to schedule a Public Hearing on 105 Memorial Drive for August 19, 2021 at 8:30 p.m., seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye.

Bob Borden, Building Inspector update:

- Minor updates residentially
- 1 Kiddie Drive addition and office remodel on hold
- Transfer of property in the Industrial Park by an investing company
- AT & T building addition


The next Planning Board meeting is scheduled for August 19, 2021 at 7:00 p.m.

A motion was made by Robert Pillarella to adjourn the meeting 8:32 p.m. seconded by Jason Suzor, Jr. A roll call vote was taken. Bob Pillarella voted aye, Jason Suzor, Jr. voted aye, and Charles Comeau, Jr. The motion carries.

List of Documents:

1. July 15, 2021 meeting agenda
2. Site Plan review and application for special permit approval for 105 Memorial Drive

3. Warrant for \$ 2,212.50 for 20 Ledin Ave. to pay Jacobs Driscoll Engineering, Inc.
4. Planning Board meeting minutes for June 3, 2020; May 20, 2021; and May 6, 2021.



Charles Comeau, Jr., Vice Chair