



TOWN OF AVON
2021 NOV -5 A 8:38
TOWN CLERK

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

Date: August 19, 2021

Members Present: Chuck Comeau, Chair, Charles Comeau, Jr., Vice Chair, Robert Pillarella, Member, Charles Marinelli, Member

Members Absent: Jason Suzor, Jr. Clerk

Others Present: Mr. William Self on behalf of Parkview Lane Subdivision
Michael Feroni representing Briarwood Construction regarding Parkview Lane
Paul Seaberg, Grady Consulting, LLC. representing 540 Bodwell Street, Ext.
Karlis Skulte, P.E. and Ed Connelly Staff Consultant for Civil & Environmental Consultants representing 20 Ledin Ave.
Peter Richer representing Waste Management.
Michael Borgeson, Unbreakable, LLC. applicant for 105 Memorial Avenue
Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Charles 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. Vice Chair Charles 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 7:15 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:

The meeting minutes from July 15, 2021 were not approved.

Discussions:

Mr. William Self informally discussed Parkview Lane Subdivision. Mr. Self clarified some questions he had regarding the plans for the improvement on Parkview Lane Subdivision. Mr. Self is hoping to get on the September 16, 2021 agenda once the application is filled out with the required paperwork.

A motion was made by to schedule a Public Hearing on Parkview Lane Subdivision for September 16, 2021 at 7:30 p.m., seconded by . No discussion on the motion. A roll call vote was taken. Charles Comeau, Jr. voted aye, Charles Marinelli voted aye, Robert Pillarella voted aye, and Charles Comeau voted aye. The motion carries.

Mr. Mike Feroni from Briarwood Construction discussed the plans for Parkview Lane streetlights. He stated that the Edison Company has approved the streetlights to be installed. There will be two streetlights: one before the cul-de-sac starts, just past the last house on the left, the other streetlight on the intersection of Katherine's Way. Briarwood Construction will complete the bases next week then the Edison Company will complete the posts. The Planning Board members clarified with Mr. Feroni what is needed prior to the Town of Avon taking the street over. Briarwood Construction will forward the streetlight plans, overall finishing of the paving, etc. Once everything is complete, Mr. Feroni will touch base with Mr. Terri Edwards. The project will hopefully be completed by the fall. The Planning Board requires all information for the town to take the street over.

Continued Public Hearing: 540 Bodwell Street Ext.:

The Public Hearing on 540 Bodwell Street Ext. opened at 7:45 p.m.

A motion was made by Charles Comeau, Jr. to continue the Public Hearing on 540 Bodwell Street, Ext. on behalf of the applicant to October 7, 2021 at 7:30 pm, seconded by Charles Marinelli. No discussion on the motion. A roll call vote was taken. Charles Comeau, Jr. Robert Pillarella voted aye, Charles Marinelli voted aye, and Chuck Comeau voted aye. The motion carries

Continued Public Hearing: 20 Ledin Ave.

The Public Hearing on 20 Ledin Avenue opened at 8:05 p.m.

No questions from the public.

Karlis Sulte of Civil & Environmental Consultants discussed the changes that were made to the plans for 20 Ledin Drive per the request of the Town of Avon consulting firm:

- More intense storm design added
- Additional two test pits were completed
- Back spaces will be repaved/easement in place
- Site lighting updated
- Architectural plans updated to show elevations
- New landscaping added

Mr. Comeau discussed that there should be no parking on the south corner due to safety concerns. There needs to be no parking signs.

Ed Connelly, Plant Manager of 40 Ledin Drive was asked by the Planning Board members the hours of operation. Mr. Connelly stated vehicles are accepted from 6 a.m. to 4 p.m. only and the plant runs 5 days, 24 hours a day, two shifts and a maintenance shift. It will be shut down between the hours of 5 and 6 p.m. There will be no truck traffic from 4 p.m. on.

A motion was made by to approve the Site Plan review for 20 Ledin Ave. by Charles Comeau, Jr., seconded by Charles Marinelli. No discussion on the motion. A roll call vote was taken. Charles Comeau, Jr. Robert Pillarella voted aye, Charles Marinelli voted aye, and Chuck Comeau voted aye. The motion carries

A motion was made by Charles Comeau, Jr. to approve the Special Permit for 20 Ledin Ave., seconded by Charles Marinelli. No discussion on the motion. A roll call vote was taken. Charles Comeau, Jr. Robert Pillarella voted aye, Charles Marinelli voted aye, and Chuck Comeau voted aye. The motion carries

Public Hearing - 105 Memorial Drive

The Public Hearing regarding 105 Memorial Drive opened at 8:30 p.m.

Chuck Comeau, Chair read in the following letter from Jacob Driscoll Engineering regarding the Special Permit and Site Plan Review on the one story building project at 105 Memorial Drive.

Letter dated: August 5, 2021 from Jacobs Driscoll Engineering.

At the request of the Town of Avon Planning Board, Jacobs Driscoll Engineering (JDE) has performed an initial general review the site plan for the above referenced project for the 3,600 square foot building project. The property is zoned General Business District (GEN BUS) and is also located within the Water Supply Protection District (WSPD), which is an overlay district. Although not stated, it does not appear that wetland resource areas are located within jurisdictional distance to the proposed work on this property.

The property has an existing building and is currently a developed/ disturbed site.

The proposed project plan does not meet the requirements as presented in Chapter 255 Zoning and therefore only an initial general review was performed to provide the Applicant and his design engineer with some direction in preparing the update submission documents.

DOCUMENTS REVIEWED

We received the following documents for this review:

- A PDF plan for "Proposed Building 105 Memorial Drive, Avon MA, by Essex Eng. & Survey, dated June 20, 2021 and July 27, 2021.

The following are the findings and recommendations:

Based on our review of the above referenced documentation, Jacobs Driscoll Engineering offers the following initial general review findings and recommendations relative to the documentation reviewed for compliance with the Town of Avon's Zoning Bylaws.

Article V Use Regulations

1. § 255-5.3 Table of Use Regulations: Please define the proposed use for the existing building and the proposed building.
2. § 255-5.4 Water Supply Protection District: Please define the proposed use for the existing building and the proposed building to confirm that the use is allowed within the overlay district.

Article VI Dimensional and Density Regulations

3. § 255-6.4 Dimensional and Density Regulations Table: Please provide a table on the plan to show the requirements and what is being proposed.

Article VII Special Permits

4. Please refer to § 255-5.3 Table of Use Regulations in conjunction with the proposed use to determine if a Special Permit will be required.

Article VIII Off-Street Parking and Loading Requirements

5. § 255-8.1 Off-street parking and loading requirements: Based on the proposed construction, the parking and loading spaces have to be in compliance with the Table of Off-Street Parking Regulations and the Table of Off-Street Loading Regulations. In addition, parking spaces per § 255-8.9.G shall not be located within the required front yard area (the four existing parking spaces in the front yard area, which require backing out onto Memorial Drive will have to be relocated). Please define the proposed use and provide the determination of the parking and loading required. Please show on the plan.

Article XII Administration and Enforcement

6. § 255-12.2D Site Plan requirements: Please use this Section as a checklist for the submission requirements associated with the plan and supporting report.
7. Reminder: in-ground stormwater disposal systems need to comply with the State and Local Sanitary Codes (see minimum setback from the primary and reserve areas).
8. Reminder: Rainfall Depth: Use the latest NOAA Atlas-14 rainfall data for the Town of Avon: 2yr: 3.41", 10yr: 5.22", 25 yr: 6.35", 100 yr: 8.10".
9. For the proposed stormwater system, please perform soil testing in the proposed system area (MA soil evaluator) and coordinate with the Planning Board to have the testing observed by a representative of the Board.

Conclusion:

Jacobs Driscoll Engineering recommends the continuation of the Public Hearing until such time that the Applicant can perform the soil testing, provide a revised Site Plan with supporting calculations/report, a response letter, individually addressing each of the above listed comments, as well as any concerns that the Board may have. Once revised documents are submitted, a subsequent comprehensive peer review can be performed by Jacobs Driscoll Engineering, Inc. prior to the continued hearing date.

Michael Borgeson from Unbreakable, LLC discussed the update site plan for 105 Memorial Drive. The new 3,600, 60 x 60 building will be used for heavy equipment storage. He explained that the fence is existing; new asphalt will be put down; no bathrooms will be added; no windows will be installed; the new building will be brown; there will be a main door and an emergency door added to the new building (towards the existing building, one in the rear with two 10 x 14 garage doors. The hours of operation are as follows: Monday-Friday 8 a.m. to 4 p.m., Saturdays 8 a.m. to 12 p.m. Closed on Sundays. There is an existing two yard dumpster that needs to have a fence enclosure on the residential side.

The following needs to be added to the Site Plan:

- Elevation of the exterior wall
- Gas traps (needed due to there being two overhead doors)
- Lighting (needs to be dark sky compliant)
- Label existing parking
- Front landscaping between the sign and the property line, some distance off the building, be care not to cut the line of site off.
- Layout including the overhead doors, main doors, garage doors

A motion was made by Charles Comeau, Jr. to continue the Public Hearing on 105 Memorial Drive to September 2, 2021 at 7:30 p.m., seconded by Bob Pillarella. No discussion on the motion. A roll call vote was taken. Charles Comeau, Jr. voted aye, Robert Pillarella voted aye, Charles Marinelli voted aye, and Chuck Comeau voted aye. The motion carries.

Bob Borden, Building Inspector update:

- Residentially: new house being built at 443 South Street
- Permits given for roofing, siding, bathroom remodeling
- No much going on at the Industrial Park


The Planning Board reviewed mail received.

The next Planning Board meeting is scheduled for September 2, 2021 at 7:00 p.m.

A motion was made by to adjourn Charles Comeau Jr. to adjourn the Planning Board meeting at 9:07 p.m., seconded by Charles Marinelli. No discussion on the motion. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, and Charles Comeau voted aye. The motion carries.

List of Documents:

1. August 19, 2021 meeting agenda
2. Updated Site Plan review and application for special permit approval for 20 Ledin Ave.
3. Updated Site Plan review and application for special permit approval for 105 Memorial Drive
4. Planning Board meeting minutes for July 15, 2021



Charles Comeau, Jr., Vice Chair