



TOWN OF AVON
2021 NOV -5 A 9:14
TOWN CLERK

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

Date: September 2, 2021

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

Members Absent: n/a

Others Present: Mark Bogan, Bogan Tree Service, 110 Ladge Drive
Michael Borgeson, Unbreakable, LLC. applicant for 105
Memorial Avenue
Chuck Clinton
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 7:00 p.m. with all members present. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

Informal Discussion :

Mark Bogan discussed drainage improvements for 110 Ladge Drive.

The current tenants are existing:

Sunbelt Pump and Power Equipment

Items stored there:

- Generators; various sizes and tow behinds

Lumber yard:

- All of the trucks need to be parked on the pavement (not dirt)
- All oil spills need to be handle properly. Spill kits need to be everywhere on site for all tenants
- The fire department needs to be notified right away if there are any spills

Landscaping company:

- All tenants need to abide by the same guidelines
- Spill kits are required for all tenants

Mark Bogan has no plans to add any tenants at this time at 110 Ladge Drive. The property is currently at full capacity.

Mr. Comeau, Chair and Fire Chief Spurr discussed what type of equipment will be stored at the 110 Ladge Drive location. The fuel storage has to be empty or close to empty at all times. The Planning Board is worried about dripping and/or leaking of oil. Containment has to meet the Standards of the Area Watershed District. Mr. Bogan's engineer has to thoroughly make sure any contamination is out of that area and he will work with the Town of Avon, Engineering Consultant, Jacobs Driscoll to ensure the guidelines of the Town of Avon Watershed District Area is met.

Mark Bogan stated that each company at 110 Ladge Drive has spill kits currently in each of the buildings and has spoken to Clean Harbors. He will additionally place spill kits outside of each building as well.

Mr. Comeau, Chair discussed having access to the back of the building and each tenant is required to have a lockbox for the fire department to access. Mr. Bogan stated that the gate is currently open. Mr. Bogan will speak with Sunbelt in regards to a lockbox. Per the Planning Board, there must be a lockbox at all locations. In order for Mr. Bogan to proceed, he will have to fill out a formal submission for a Public Hearing. Once that is received the site plan will be forwarded to the Town of Avon's consulting engineer, Jacobs Driscoll.

The Site Plan needs to outline the following:

- Outline of where vehicles can and cannot park (no parking near Trout Brook)
- Enough berm is required, that way Trout Brook cannot be breached or contaminated
- The Planning Board will plan a day visit to view the site
- If any additional fencing is being installed it will need to be included in the formal application

Continued Public Hearing - 105 Memorial Drive

The Public Hearing regarding 105 Memorial Drive opened at 7:35 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.

Bob Borden, Building Inspector requested a verbal description of the building. The building with a conventional roof gable is 60 x 60 gutter line is 26 feet gable parallel to the street with overhead doors under the gutters. No other questions from the Planning Board.

The Planning Board requires Michael Borgeson, Unbreakable, LLC. applicant for 105 Memorial Avenue to submit the following:

- Five hard copies of the architectural plans and three thumb drives.
- Building elevations
- As build submission

The Planning Board received a letter from the Avon Board of Health stating there are no issues with the building. The landscaping looks good.

A motion was made by Jason Suzor, Jr. to approve the construction in the Watershed District Area contingent on receiving a list of chemicals that will be stored in the building, any fuel storage containers, anything over household quantity, drums of oil and anything else the Fire Department requires, seconded by Charles Comeau, Jr. No discussion on the motion. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye and the Chair, Chuck Comeau voted aye. The motion carries.

A motion was made by Charles Comeau, Jr. to close the Public Hearing on 105 Memorial Drive, 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, Jason Suzor, Jr. voted aye and the Chair, Chuck Comeau voted aye. The motion carries.

The applicant at 105 Memorial Drive will receive an Order of conditions and Certificate of Action.

Discussions:

The Planning Board reviewed mail.

Minutes:

A motion was made by Charles Comeau, Jr. to approve the meeting minutes of July 15, 2021, seconded by Jason Suzor, Jr. 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.

Robert Borden, Building Inspector update:


- 33 residential permits and 4 business permits given out in August
- 1 Kiddie Drive is underway with sprinkler modifications and bathroom construction
- 275 Bodwell Street was rented to the US Postal Service. In speaking to the postal service, the facility will be used for sorting of mail due to the Brockton Post Office being overloaded. The building will require a building permit.
- 61 Strafello Drive passed papers due to an absentee landlord. Interior demolition in process, pending plans. Unsure who the new tenants will be.
- 25 Doherty Drive has been leased, unsure who the new tenants will be.
- Residentially: There is a single family home being built on 43 South Street, as of now there is no foundation. Foundation to be completed in 2 weeks.
- Residentially: West Main Street plan are on hold.
- 188 Page Street house is on market. Someone inquired on how many units can be built on the property.
- There are appraisers asking questions regarding property on Page Street.
- 57 Littlefield Street is currently being rented for movie production and staging from June 1, 2021 through October 1, 2021. If the movie is pickup by a network, the movie production crew may come back.

The next Planning Board meeting is scheduled for September 16, 2021 at 7:00 p.m.

A motion was made by Charles Comeau, Jr. to adjourn the Planning Board meeting at 8:07 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. September 2, 2021 meeting agenda
2. Updated Site Plan review for special permit approval for 105 Memorial Drive.
3. Planning Board meeting minutes for July 15, 2021



Charles Comeau, Jr., Vice Chair