



TOWN OF AVON  
2021 DEC -3 A 8:11  
TOWN CLERK

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

## **Avon Planning Board**

---

**Date:** November 18, 2021

**Members Present:** Chuck Comeau, Chair; Charles Comeau, Jr.; Vice Chair; Robert Pillarella, Member; Jason Suzor, Jr.; Clerk (all in-person)

**Members Absent:** Charles Marinelli, Member (unavailable via Zoom due to technical difficulties)

**Others Present:** Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau called the meeting to order at 7:05 p.m. with all members present. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

This meeting of the Planning Board is being conducted via a hybrid method. The public may attend the meetings in-person or may continue to participate via remote Zoom access. Until further notice, in-person attendees, who are not vaccinated, will be recommended to wear a mask.

### **Minutes**

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of November 4, 2021, seconded by Charles Comeau, Jr. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye and Chuck Comeau voted aye. The motion carries.

### **Public Hearing: 540 Bodwell Street Ext.**

A motion was made to extend the Public Hearing on 540 Bodwell Street, Ext. on behalf of the applicant to December 16, 2021 at 7:30 p.m. by Charles Comeau, Jr., 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, Chuck Comeau voted aye. The motion carries.

### **Informal Preliminary Plan Discussion:**

Michael Yentile of Kimley-Horn representing his client, Costco located at 120 Stockwell Drive discussed the scope of work that will be completed with the Planning Board. He would like to obtain any and all permit(s) that would apply to this limited scope of work; any and all applicable application(s) and fee(s); Agency processing timeline/schedule. Mr. Yentile explained that the project is limited to minor site upgrades for ADA compliance directly adjacent to the main entry of the existing building. The project will involve the removal of existing striping and/or portions of the existing pavement, repaving non-compliant areas where applicable, restriping, and installation of wheel stops and accessible signage. Mr. Yentile explained that there would not be any infrastructure changes. There are currently 598 stalls, this will decrease to 410 stalls (reduction of parking stalls will still be compliant with the Town of Avon bylaws). The Planning Board members discussed that the catch basins need to be cleaned on a yearly basis and to follow up with them. The Planning Board members also clarified that there will be no utility, no drainage, or any additional parking stalls. The work will be completed during the daylight hours.

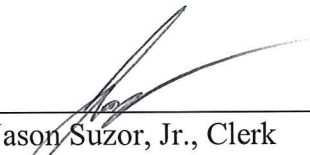
The Planning Board members agreed that the full site plan requirements review will not be required due to the scope of work being completed. The Planning Board suggested Mr. Yentile get a written request from their client, Costco to waive the formal site plan review due to the scope of work being minimal. The Planning Board has to receive a full set of plans showing no major changes will be completed, upgrades only. The next Planning Board meeting will be held on December 2, 2021.

### **Bob Borden, Building Inspector update:**

- Best Pizza in Avon posted a sign on the telephone poll located at Avon/Randolph line. Bob Borden will inspect. Signs are not allowed to be posted on telephone poles.
- Jo Anna Road opened up the road to start work, set erosion protection, cut down trees. They currently only have a comprehensive permit
- 61 Strafello Drive is being cleaned up
- 1 Kiddie Drive work is currently at a stand still
- New tenants to move into 40 Strafello Drive
- Property across the street from the town hall on East Main Street has been purchased
- Received a record request for 100 Ladge Drive

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

A motion was made by Charles Comeau, Jr to adjourn the meeting 7:35 p.m. seconded by Jason Suzor, Jr. A roll call vote was taken. Bob Pillarella voted aye, Charles Comeau, Jr., Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.



---

Jason Suzor, Jr., Clerk

**List of Documents:**

1. November 18, 2021 meeting agenda
2. Planning Board meeting minutes October 4, 2021.
3. Record request for 100 Ladge Drive
4. Town of Avon memo regarding ANR for 59 Littlefield Street