



TOWN OF AVON
2022 JAN 21 A 9:01
TOWN CLERK

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

Avon Planning Board

Date: December 2, 2021

Members Present: Chuck Comeau, Chair; Charles Comeau, Jr.; Vice Chair; Robert Pillarella, Member; Jason Suzor, Jr.; Clerk (in-person)
Charles Marinelli, Member (via Zoom at 7:40 p.m.)

Members Absent: n/a

Others Present: Richard Jordan, David Klenert, Collins Engineering; Amanda Timperman-Freda, Law Office of Mirrione, Shaughnessy & Uitti;
Meghan Bruckman, Engineer for Costco (all via Zoom)

Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary (in-person)

Chuck Comeau called the meeting to order at 7:07 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.

The Planning Board reviewed mail from the Town of Stoughton regarding Public Hearings.

Minutes

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of November 18, 2021, seconded by Charles Comeau, Jr. There was 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, and Chuck Comeau voted aye. The motion carries.

Bob Borden, Building Inspector update

- Discussed an article in the MMA newsletter regarding zoning requirements for Communities that are in the MBTA system that they have to following by right a district for multi-family housing. He does not believe it affects the Town of Avon. He is check to see if Avon is a MBTA Community
- 188-200 Central Street to bring in a friendly 40B to increase the total units to fifty. This is currently being discussed with the Board of Selectman.
- Call was received regarding a possible 40B project at Harrison Boulevard and Old Pond Street. If the applicant decides to move forward, he will have to speak with the Board of Selectman. A lot of that land is not able to be developed.
- Busiest year 2021, issued at least one permit a day. Approximately 350 permits this year.
- 11 Ledin Drive unauthorized site work will move forward. A site plan will be brought in to add at least two bays to existing building. Site plan to include rubble removal. They are currently remodeling the offices and the facade.
- 91 Wales Ave. Sheeting company remodel/renovation complete
- 1 Kiddie Drive's proposed big project is on hold. They have completed the four new restrooms and overhead door. Permit is for 42,000 square feet of storage warehouse, 4,000 square feet of occupied office space, and 30,000 square feet of unapproved office space.
- Email inquiry from someone looking to put in a natural gas filling station at the vacant lot at the end of Stockwell possibly number 95. This requires a special permit. Mr. Borden suggested Bodwell Street instead. This may or may not be related to the fueling of Amazon delivery trucks. Amazon recently bought the old Ocean State Building in Randolph on route 139.

ANR Application: 59 Littlefield Street (Parcel: OE5003007; Land Area: 3.10 Acres

Mr. David Klenert representing Collins Engineering is in attendance to answer any questions as well as Amanda Timperman-Freda of the Law Office of Mirrione, Shaughnessy & Uitti representing the client, Ms. Ana Davey. Ms. Timperman-Freda explained that these plans were previously brought to and approved by the Planning Board. Since the land is registered land, it had to be approved by land court. Now that the land is registered and has gone through court approval, they have submitted the ANR application as they do not feel that the land is subject to Subdivision approval.

Chuck Comeau, Chair explained that the technical issues were discussed previously to get the plan to where it is now. Since the client has gone through land court, it is now a formality for the Planning Board to give approval. Subdivision Planning Controls and Subdivision Rules and Regulations do not apply because of the configuration of these two lots. Mr. Comeau, Chair asked if any Planning Board members or any members of the audience if they had any questions regarding the ANR for 59 Littlefield Street. Hearing none the Chair will take a motion to accept the ANR for 59 Littlefield Street.

A motion was made by Charles Comeau, Jr. to approve the ANR plan not required for Subdivision Control for lots four and five, seconded by Jason Suzor, Jr. No discussion on the motion. A roll call vote was taken. Bob Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, and the Chair, Chuck Comeau voted aye. The motion carries.

Costco ADA Improvement Project (Map A7, Block 1, Lot 1)

Meghan Bruckman, Engineer for Costco is requesting a site plan waiver. Ms. Bruckman reviewed the updates to the existing parking (which is the bulk of the work being completed to make sure it is ADA compliant.) The parking areas will be restriped and re-graded in order to demonstrate ADA compliance. They will be losing one handicap space due to grading. The parking will still meet the Town of Avon parking requirements. The catch basins and storm water run-off will not be affected by the work performed.

The Planning Board is requesting copies of catch basin maintenance reports and inspections, which should be completed and submitted it on a yearly basis. Ms. Bruckman will confirm with the client that the fire lane will not be closed off during the updates. Mr. Comeau is concerned that emergency vehicles will not be able to access the building while the work is being completed.

A motion was made by Bob Pillarella to waive the full requirements of Site Plan review 12-2-D, for the minor site upgrades for ADA compliance directly adjacent to the main entry of the existing building at 120 Stockwell Drive with conditions, seconded by Charles Comeau, Jr. This was based upon a finding, by the Board, that the project had limited or minor impacts consistent with the purposes of this By-Law. The conditions were discussed. A roll call vote was taken. Bob Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, and the Chair, Chuck Comeau voted aye. The motion carries.

A motion was made by Bob Pillarella to approve site plan modification as submitted/presented to the Planning Board regarding 120 Stockwell Drive as drawn by on sheet C 0.1, sheet 1 of 3 dated 11/5/21, sheet C 1.0; sheet C 1.2; sheet C 0.1; sheet C 2.0; sheet C 3.0; and sheet C 4.0 all dated 11/30/21 as drawn by Kimberly Horn.

A motion was made by Bob Pillarella to change the motion to approve the site plan as presented on 120 Stockwell Drive to include the following conditions as discussed:

1. Catch basin maintenance reports to be submitted on a regular basis and sent to the Planning Board (Copy of contract as well)
2. The Fire lane cannot be closed off (it needs to be available for ambulance, fire, police).
3. Order of Conditions
4. Winter conditions need to be followed
5. Final sign off as the As-built submission

seconded by Charles Comeau, Jr. A roll call vote was taken. Bob Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, and the Chair, Chuck Comeau voted aye. The motion carries.

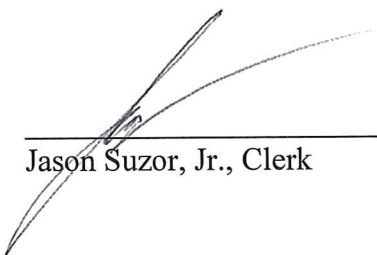
Discussion

The Planning Board discussed 200 Central Street (thirty-six units, over five acres of buildable upland on the lot, four buildings, 2: 8 units and 2: 10 units, total of 36 units, total of 50).

JoAnna Road is work is moving along.

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

A motion was made by Jason Suzor Jr. to adjourn the meeting 7:51 p.m. seconded by Charles Comeau, Jr. A roll call vote was taken. Bob Pillarella voted aye, Charles Comeau, Jr., Jason Suzor, Jr. voted aye, Charles Marinelli voted aye, and Chuck Comeau voted aye. The motion carries.



Jason Suzor, Jr., Clerk

List of Documents:

1. December 2, 2021 meeting agenda
2. Planning Board meeting minutes November 18, 2021
3. ANR application for 59 Littlefield Street
4. ADA application for Costco located at 120 Stockwell Drive