



TOWN OF AVON  
2022 APR -8 A 8:14  
TOWN CLERK

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

## Avon Planning Board

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**Date:** March 17, 2022

**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:** Patrick Carrara, PMP Associates; Mark and Cynthia Edwards; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau 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.

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 February 17, 2022, seconded by Charles Marinelli. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of January 20, 2022 seconded by Charles Comeau, Jr. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

### **Discussions:**

The Planning Board members reviewed mail and discussed the upcoming Public Hearing on April 7, 2022 regarding 20 Stockwell Drive.

The Planning Board is reviewing the 2020 Model Floodplain Bylaws and the Review of the Town of Avon Rules and Regulations Governing the Subdivision of Land. The Planning Board Fee Schedule will be reviewed at the next scheduled meeting.

### **Informal discussion regarding 188 Page Street**

Patrick Carrara of PMP Associates represented Mark and Cynthia Edwards. Mr. Carrara discussed the plan regarding 188 Page Street. Mr. and Mrs. Edwards would like to build a multi-family, single building with four condos. The current layout shows the condo's located in the back with parking in the front. They will need frontage relief due to the shortage. The required parking is eight spaces; they plan on having ten spaces. They discussed that the septic will be in the front. The perk tests were completed and went very well 7-8 feet, 5 ½ feet water table.

Mr. Comeau, Chair discussed when having a condo type set up, you have your own trash pick and the dumpster is located in the back. Mr. Comeau, Chair discussed that they might want to flip the layout. The condos located in the front and the parking spaces located in the back. The bylaw states there is no paving allowed on the side lot. It would look similar to the recently build four units at 409 Page Street. The front yard area will have to be landscaped with a couple trees, etc. to have the residential feel.

Jason Suzor, Jr. discussed the water pressure in that area. He asked if they would be installing booster pumps. This will have to be further discussed with the water department.

Mr. Pillarella inquired about the size of the units. He suggested that the condos match the neighborhood. It is very important for the neighbors to have a good site lines; possible tree line to the north; landscape plan in place. Mr. Carrara of PMP Associates discussed that the condos will be two stories, possibly three bedrooms each (1200 square feet).

Bob Borden, Building Inspector discussed that a Variance will be needed prior to the Special Permit. The plan will need to show where the nearest fire hydrant is located. Mr. Borden discussed the Town of Avon Bylaw 255.8 regarding location of parking spaces.

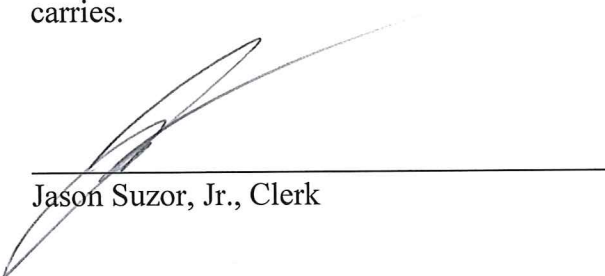
Mr. Comeau, Chair discussed the next steps for them to move forward.

**Bob Borden, Building Inspector update:**

- Discussion regarding The Town of Avon not being a MBTA Community
- Karis & Karis will not be completing the addition, instead they will be completing 5,000 square feet of office space
- 30 Strafello is relocating a tenant
- JoAnna Road foundation is in the planning stage

The next Planning Board meeting is scheduled for April 7, 2022 at 7:00 p.m.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:10 p.m. seconded by Charles Comeau, Jr. A roll call vote was taken. Bob Pillarella vote aye, Charles Marinelli voted aye, Charles Comeau, Jr., Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.



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Jason Suzor, Jr., Clerk

**List of Documents:**

1. March 17, 2022 meeting agenda
2. January 20, 2022 meeting minutes
3. February 17, 2022 meeting minutes
4. Planning Board misc. mail
5. Letter from JoAnna Hills