



TOWN OF AVON
2022 JUL 15 A 8:25
TOWN CLERK

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

Avon Planning Board

Date: May 19, 2022

Members Present: Chuck Comeau (via Zoom), Chair; Charles Comeau, Jr.; Vice Chair ; Robert Pillarella, Member; Jason Suzor, Jr.; Clerk (rest in person)

Members Absent: Charles Marinelli, Member

Others Present: Christine Coughlin, Bantry Way Brokerage; Randy Eaton, Local Motion; Noreen O' Toole, Platinum Partners; Evan Lewis, Platinum Partners; Barry Crimmins, Platinum Partners; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary (in-person)

Chuck Comeau, Chair called the meeting to order at 7:05 p.m. with all members present except Charles Marinelli. 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

No minutes approved.

Discussions

The Planning Board and Building Inspector discussed that the hours of operation are not needed on the Certificate of Action for One Kiddie Drive.

A motion was made by Jason Suzor, Jr. to approve the Certificate of Action with edits to remove the time of operation hours for One Kiddie Drive, seconded by Robert Pillarella. 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 Building Inspector will be on vacation from June 3-10, 2022.

The Planning Board discussed the warrant for Gate House media (advertising) for the following projects:

- Katherine's Way for \$308.48
- One Kiddie Drive for \$462.72
- Total of \$ 771.20

The Planning Board will confirm account funding prior to approving the warrant.

The Planning Board members discussed the following:

- Public Hearing notices from the Town of Stoughton
- Notice regarding 139 East Main Street
- Certificate of Approval for 20 Stockwell Drive

Informal Discussion with "Local Motion of Boston"

Local Motion is a company out of Boston. The storage facility is located in Braintree. Local Motion representatives discussed the following:

- 180 buses (100 school buses), 180-200 employee parking spots
- 2 parking lots (bus parking & employee parking)
- The vehicle service building will be in between the lots (14,000 sq. ft.). This will be the infiltration/detention area which is zoned for automobile repair shop. All work will be completed inside
- Braintree receives \$80K-\$100K in taxes per year
- The service building will consist of a six bay garage, one being a wash bay (9,000 sq. ft.)
- The office space will consist of 10,000 sq. ft. (two floors) 5,000 sq. ft. per floor
- 300 gallons of water will be used on a daily basis
- Buses will be departing between the hours of 6-7:30 a.m.
- 5,000 gallon fuel tank storage at site (fuel attended, outside building)
- Local Motion discussed the benefits of the company occupying the space. (employment opportunities, taxes, excise \$100K.

The Planning Board members discussed the following:

- The area of Pond Street and Harrison Boulevard is a heavy traffic area already which will block D.W. Field Park. The driveway will be 25-30 feet after the D.W. Field Park gate.
- The Planning Board is concerned with the amount of water that will be used on a daily basis (water main access)
- The site is in the wetlands / Zoning Section F / 18AC Business / 7AC Residential
- The current land clearing is project footprint

- There are currently no water lines or hydrants on the property (protection fire building)
- There will need to be on site dumpsters, snow storage, site lighting, landscaping.
- It was discussed that Local Motion should reach out to Brockton and MA DOT
- Follow up with the City of Brockton and D.W. Field Park
- The Planning Board needs to get the definition of Bus. Is it a truck or not?

Building Inspector Update

- Messina to establish food vending truck business hours along Stockwell Drive
- 20 Stockwell Drive plans are moving forward
- 75 Stockwell Drive will open up a retail furniture store
- JoAnna Road project is moving along slowly
- Discussion regarding letters of support for A & B Campbell regarding the project on 188-200 Central Street
- Multiple inspections going on for house siding, roofing, and a big amount for solar panels

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:11 p.m., seconded by Robert Pillarella.



Jason Suzor, Jr., Clerk

List of Documents:

1. May 19, 2022 meeting agenda
2. Planning Board misc. mail