



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 5, 2022

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

Members Absent: n/a

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

Chuck Comeau, Chair called the meeting to order at 7:10 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.

Public Hearing for 1 Kiddie Drive

The Public Hearing for 1 Kiddie Drive opened at 7:17 p.m. Charles Comeau, Chair read in the following Public Hearing Notice:

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, May 5, 2022 at 7:15 P.M. regarding property located at One Kiddie Drive, also known Karas Glass Company Inc.

A Special Permit under Section 5-4 for alteration of allowed use and for the proposed site work in a Water Supply Protection District, in conjunction with a Site Plan Review under Section 12-2 for a proposed 20' x 50' concrete ramp at a loading dock area. The hearing will be conducted via hybrid participation and maybe accessed remotely or in person at the Avon Town Hall. The meeting link can be found at <https://www.avon-ma.gov/node/59/agenda/2022>.

Plans may be viewed by appointment prior to the hearing at Town Offices or found on the Town Website. <https://www.avon-ma.gov>.

Charles Comeau, Chairman
AVON PLANNING BOARD

Publication dates: The Brockton Enterprise on April 19, 2022 and April 27, 2022

The petitioner from Karis & Karis discussed his request for a Special Permit for alteration of allowed use and for the proposed site work in a Water Supply Protection District, in conjunction with a Site Plan Review for a proposed 20' x 50' concrete ramp at a loading dock area at One Kiddie Drive.

The Planning Board members asked for clarification regarding the Site Plan.

A motion was made by Jason Suzor, Jr. to grant the Special Permit under Section 5-4 for alteration of allowed use and for the proposed site work in a Water Supply Protection District, in conjunction with a Site Plan Review under Section 12-2 for a proposed 20' x 50' concrete ramp at a loading dock area at One Kiddie Drive, seconded by Charles Comeau, Jr. This was based upon a finding, by The Board, that the project has limited or minor impacts consistent with the purposes of this By-Law.

The following Order of Conditions apply:

1. Use silt sock during construction of the concrete ramp to protect non-work areas.
2. Comply with all Local and State plumbing codes in regard to drains, sumps, vents, etc.
3. Construction of the concrete ramp shall not be within the 100' buffer zone as shown on the plan.
4. Submit a list of all chemicals stored onsite that are greater than household quantity.
5. Submit to the Planning Board a Letter of response from a registered professional engineer in regard to section 255-5.4 (4) which requires that the applicant prove, that the project meets the standards of subsections 1,2,3, and b in order to receive final approval (The Decision) from the Avon Planning Board.

The Public Hearing for One Kiddie Drive closed at 7:56 p.m.

Minutes

No meeting minutes were approved.

Discussions:

The Planning Board members reviewed mail.

The Planning Board is in process of reviewing the 2020 Model Floodplain Bylaws and the Review of the Town of Avon Rules and Regulations Governing the Subdivision of Land.

The next Planning Board meeting is scheduled for May 19, 2022 at 7:00 p.m.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:14 p.m., seconded by Robert Pillarella.



Jason Suzor, Jr., Clerk

List of Documents:

1. May 5, 2022 meeting agenda
2. Planning Board misc. mail
3. Public Hearing Notice, Application, Site Plan, Abutters list for One Kiddie Drive