

TOWN OF AVON

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# TOWN OF AVON, MASSACHUSETTS

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TOWN CLERK

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

## *Avon Planning Board - Meeting Minutes*

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**Date:** October 23, 2014

**Members Attending:** Charles Comeau, Robert Pillarella, Jason Suzor, Matthew Curley, Charlie Marinelli

**Absent:** None

**Visitors Forum:** Bill Self, Paul Feldman, John Vogel, Pat Vogel, Ryan Feldman, Paul Chute, Tony Padovano, Mary Padovano, Michael DePesa, Sara DePesa, M. DePesa, Patricia Flaherty, Robert Borden, Avon Building Inspector, David Young, Avon Conservation, James Panagopoulos, Liaison Avon Finance Committee

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Charles Comeau called the meeting of the Planning Board to order at 7:30 P.M.

- **PUBLIC HEARING- 407 PAGE STREET** –Format- Applicant presents Project, Planning Board ask questions, questions from the Floor. Questions are to be addressed through the Chairman of the Planning Board. To keep order.

Mr. Pillarella read the Public Hearing Notice:

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, October 23, 2014 at 7:30 P.M. regarding property located at 407 Page Street, B7-6-1. This hearing will consist of Site Plan Review under Section 12-2 and a Special Permit section 7-5 A., for the for the construction of Five Townhouses with associated parking and drainage area at this property.

**Applicant's Presentation:** Bill Self and Paul Feldman will speak through the Presentation. The house at 407 Page Street was purchased last year by Mr. Feldman. The house is an older structure with multi additions to be in dis-repair, basically a tear down structure. This gave Mr. Feldman the opportunity to apply for a permit to build townhouses. Bill put plan together for the five townhouses. They had preliminary meeting with the Planning Board. Their plan is to set back the units from the street 60-70 feet from the street and make it better looking by keeping the design of the architecture in the neighborhood. The traffic would be off of King Street. They plan to have two car garages per unit and additional parking for guests. King Street is very narrow so they want to add a 6 foot strip to King Street, especially on the entrance way. They want to widen the pavement on King Street for easy access from Page Street. Open drainage goes to right corner of property to improve drainage, which will be to the rear of the parking

area. They want to have as much natural vegetation and maintenance will be maintained. The landscaping includes fruit trees, planting beds of flowers.

Mr. Feldman said the townhouses would be 3 bedroom, 2 ½ bathrooms. 1800 square feet, two story with full basements. All gas townhouses. The units are planning to sell in the high 300's low 400's. They look to attract professional couples, not child friendly environment. There would be no parking in the front. Rear entrance will be the main entrance. The exterior plans to have multiple colors for individual taste. There will be an association with monthly dues to help maintain property and common areas. National Grid will add another pole for electric to accommodate. There will be a place in back for dumpster trash removal and snow removal. The septic reserved for the front.

**Discussion and Comments:** Mr. Comeau asked what kind of enclosure for dumpster materials. Mr. Feldman said there would be a 10 yard container, surrounded by a 6 foot fence.

National Grid from pole to building will be underground. They will move the poles 25-30 feet down street. (6 foot wide easement poles.) They need to look at National Grids proposal, King Street will be larger 14 feet plus 6 feet. Mr. Comeau asked about the edge of the pavement. There would be a walkway to access the edge of buildings. Utility pole will be 6 feet back. They would prefer that the mailman comes down into the area. Let the Planning Board know if the Postman has an issue coming into area from Page Street. Mr. Comeau asked for the Board of Health comments. Mr. Self said that the Board of Health has done all the testing. Mr. Comeau commented they need a letter from the Board of Health. Mr. Pillarella wanted to know about the Landscaping. Mr. Self said there would be multiple grass area's a series of plantings. Plant beds along the walkway. Seasonal flowers, low variety, set back on Page Street. Their plan is to make it look nice esthetically. Most of the trees would be on the South side. They will save any natural they can. Mr. Comeau asked if there was any progress of the location of the gas meters. Mr. Self said the proposal is to have all utilities on King Street. Gas would be opposite side of King Street and water down by sidewalk area. Mr. Self said there would be a hydrant for future water use and trench maintenance and overlay. Mr. Comeau also commented that the Water Department may have to inspect so there will not be any problems in the future.

**Open to the Floor:** The Board recognized Mike Depesa and Son abutters of King and Page Street. Had question about granite curb and sidewalks. Mr. Feldman said they would add 6 feet to town property off property 30 foot radius. They would open up pavements 15 feet along Page Street. There are no sidewalks. Mr. Depesa asked if there were 5 units where is the septic system and reserve area. Mr. Self said it would be reviewed by the Board of Health under title 5.

The Board recognized John Boyle, 4 Blanchard Street. His concern is the water. He has water on his property already. Mr. Self said the drainage ditch was put in 35 years ago. He suggests improving existing drainage ditch and piping it off. The area of drainage should equal ratio of runoff. There needs to be a solid plan to drainage. Mr. Boyle has a well for drinking and has concerns of water coming down the hill. Mr. Self said title 5 states that 100 feet minimum buffer to stay away from all wells. His distance is 200 feet. Mr. Comeau asked how deep Mr. Depesa's well is. He said 175 feet. So there was plenty of room to keep his drinking water safe.

The Board recognized Tony Padovano of 2 Blanchard Street. He asked about the Special Permit. Mr. Comeau said that a Special Permit allowed under certain conditions under the Zoning By-Laws. There is a list of conditions attached to the Special Permit. Mr. and

Mrs. Padovano are concerned about the property becoming rentals. Mr. Self said there was a property Association that will control what was done on the property. They would want to keep in the current makeup of the neighborhood. What about Fire Trucks getting down in that driveway Mr. Comeau said 18 feet should be enough. That should be addressed with the Fire Chief.

Mr. Comeau said we need to depend on the town's Engineers to make sure things are what they proposed; we do not want concerns of an issue becoming worse. Mr. Self brings to towns attention that maintenance needs to happen.

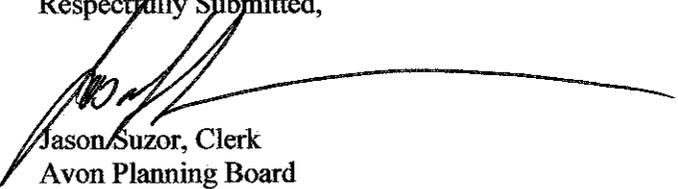
Mr. Tony asked about what kind of lighting. Mr. Self said 20 feet from window. Also a 25 foot buffer with Trees Mr. Self said he would be meeting with Conservation. Mr. Tony said he was concerned about his pool. Mr. Self said they would be 200 feet away. And it would protect his privacy. Mr. Tony said he already had low water pressure and if you add 30 people would that be an issue. Mr. Self said it shouldn't make an impact. Mr. Self said that this project will take some time. He also knows it's an "eyesore" for the neighborhood and as soon as they get all their permissions and permits from the Town Engineer, the Fire Department, DPW, and Board of Heath they plan to start the project. Mr. Pillarella motioned to Move to Continue the Public Hearing to November 20, 2014 at 7:30 P.M. seconded by Mr. Suzor. All in favor.

**ADJOURNMENT:** Meeting adjourned at 9:00 P.M.

A motion was made by Robert Pillarella to adjourn the meeting of the Planning Board, seconded by Jason Suzor, all in favor.

Next meeting of the Planning Board is scheduled for December 18, 2014

Respectfully Submitted,



Jason Suzor, Clerk  
Avon Planning Board