



TOWN OF AVON
2022 SEP 23 A 8:50
TOWN CLERK

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

Avon Planning Board

Date: September 1, 2022

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

Members Absent: n/a

Others Present: Austin Chartier, McKenzie Engineering Group, Inc. (via Zoom).; Brian and Roy Catignani, Jason Jarvis and Mitchell Blum, New England Truck Solutions, Inc.; 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. 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 11 Ledin Drive

The continued Public Hearing for 11 Ledin Drive opened at 7:15 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, August 11, 2022, at 7:15 P.M. regarding property located at 11 Ledin Drive. The hearing will be held in the Avon Planning Board Office at the Avon Town Hall, 65 East Main Street, Avon, MA. Please visit <https://www.avon-ma.gov/node/63/agenda/2022> for updates on hybrid participation and Covid protocols.

This hearing will consist of Site Plan Review under Section 255-12.2 for a proposal to construct a 3,800 square foot addition to the existing 7,226 structure. Also, in conjunction with a Site Plan Public Hearing the Avon Planning Board will hold a Public Hearing in regards to a Special Permit under Section 255-5.4 Water Supply Protection District. The site is located within the Industrial Zoning District

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: July 26, 2022, and August 2, 2022 in The Brockton Enterprise

Charles Comeau, Chair read in the memo dated August 27, 2022 from Jacobs Driscoll Engineering, Inc. Jacobs Driscoll Engineering completed a review of the site plans for the 11 Ledin Drive, Avon, MA 02322 project. The following recommendation is required:

32. Closed Drainage System Calculations: Please address the following: a. Provide a drainage area map. b. Provide the Rational Method rainfall intensities using the latest NOAA Atlas-14 rainfall data for the Town of Avon. c. Provide the documentation on the Time of Concentration. d. Provide the calculations for every new catch basin and drainage pipe. e. Please provide the calculations for the actual flow depth, since these pipes will not be flowing full.

Austin Cartier, McKenzie Engineering Group, Inc. discussed the following updates with the Planning Board members:

- Title 5 inspection; pre-treatment of septic tank
- Erosion control updated; witness not required for test pit
- Existing galley system
- Pump catch basin and install hood required
- Condition for blasting
- Notify DPW on 36" pipe
- Flow test within two years required
- The applicant will provide a revised plan
- Flood Plane Certificate (FEMA Map or Flood Zone)
- Proposed vegetation plan, buffer at property line
- Elevation/exit doorways for safety
- Dumpster set up and enclosure
- Interior floor drains and gas trap
- Trench drain plan (industrial holding tank)
- Lighting (dark sky compliant) on building
- Snow storage; Rainfall data
- Handicap parking spaces/signs; Van accessible
- Addition height to match existing building height
- Fence elevation to match existing, drilled into ledge
- Building sprinklers
- Over 500 yards of site work

A motion was made by Charles Comeau, Jr. to grant a SPECIAL PERMIT under Section 255-5.4 Water Supply Protection District, under By-Laws Town of Avon Section 5(4) (E)(4) Standards. Plans submitted by McKenzie Engineering Group, Inc., labeled CS-1 dated June 28, 2022, and updated on August 25, 2022. Site Plan sheet A0.0 prepared by ConServ Group, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye.

A motion was made to approve the Site Plan, as presented and revised by Charles Comeau, Jr. and a second by Charles Marinelli. No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye.

Both of the aforementioned votes are subject to the following:

ORDER OF CONDITIONS Exhibit A (hereby incorporated by reference);

1. A one percent or greater reduction in the groundwater yield of the public wells in the district;
2. Pollution from sewage wastes, stormwater runoff or other liquid or water-soluble materials that would reduce the affected aquifers or streams to below drinking water standards or otherwise reduce the quality of water available in the public wells in the district or in downstream surface water supplies.
3. Violation of underground injection control regulations under 310 CMR 27.
4. In addition, the applicant shall demonstrate that creation of any impervious surface greater than 15% of the lot or 2,500 square feet, whichever is larger, includes facilities sufficient to recharge water from a fifty-year storm without endangering the groundwater. The facilities shall use vegetated infiltration basins where possible rather than dry wells, and shall be protected by oil, grease and sediment traps.

In the Water Supply Protection District, the following uses are explicitly prohibited:

5. The application of pesticides, including herbicides, insecticides, fungicides and rodenticides for nondomestic or nonagricultural uses in accord with state and federal standards.
6. The application of fertilizers for nondomestic or nonagricultural uses so as to minimize nutrient transport and deposition.
7. Uses which render impervious more than 15% or 2,500 square feet of any lot, whichever is larger.
8. Activities involving the handling of toxic or hazardous materials in quantities beyond normal household use.

9. The storage of liquid petroleum products except for the approved above-ground or in-building storage in a freestanding container with secondary containment for the tank's full capacity of fuel for household heating, for legally required waste oil retention facilities, for emergency generators or for water treatment works designed and approved according to 314 CMR 5; however, replacement of existing tanks or systems for keeping, dispensing or storing of gasoline is allowed consistent with state and local requirements.

A motion was made to close the Public Hearing on 11 Ledin Drive at 8:00 p.m., seconded by No discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye.

Minutes

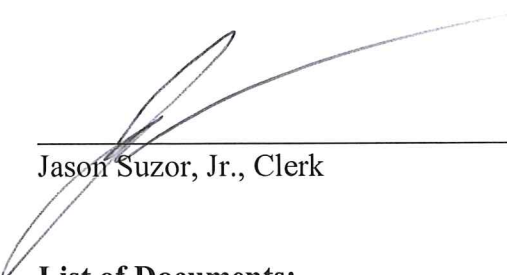
No meeting minutes were approved.

Discussions:

The Planning Board members reviewed mail.

The next Planning Board meeting is scheduled for September 22, 2022.

A motion was made by Charles Comeau, Jr. to adjourn the meeting at 8:05 p.m., seconded by Charles Marinelli.



Jason Suzor, Jr., Clerk

List of Documents:

1. September 1, 2022, meeting agenda
2. Planning Board misc. mail
3. Public Hearing Notice, Application, Site Plan, Abutters list for 11 Ledin Drive
4. Meeting minutes for August 11, 2022
5. Jacobs Driscoll Engineering Memo dated 8/27/22