



TOWN OF AVON  
2022 OCT 21 A 8:31  
TOWN CLERK

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

## **Avon Planning Board**

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**Date:** September 22, 2022

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

**Members Absent:** Robert Pillarella

**Others Present:** Scott Faria, J.K. Holmgren Engineering, Inc.; Adley Bernadin, Adley Electric; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau, Chair called the meeting to order at 7:14 p.m. with all members present except Robert Pillarella. 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 Charles Comeau, Jr. to approve the meeting minutes of August 11, 2022 and September 1, 2022, seconded by Charles Marinelli. No discussion on the motion. A roll call vote was taken, Charles Marinelli; Charles Comeau, Jr. voted aye; Jason Suzor, Jr. voted aye; and Chuck Comeau, Chair voted aye.

### **Discussions:**

The Planning Board members reviewed mail.

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.

### **Informal discussion:**

On behalf of Adley Electric, Scott Faria of J.K. Holmgren Engineering, Inc. informally discussed the plans for the recently purchased property located at 68 East Main Street. Mr. Faria explained that the client, Adley Electric would like to use the property for a mixed use project. The total size of the building is 3,600 sq. ft. He explained the first floor would consist of 1,200 sq. ft. of office space; the second and third floor would be used as a two bedroom apartment. They are also proposing a basement. The client is proposing six parking spaces. The client has filed with the Conservation Commission. Mr. Faria explained that the septic will be a tight fit. Drainage will be behind the building within the 100 ft. buffer zone, 80% will go into the infiltration system. A treatment structure will be put in as part of the system. The paving will stop at the front corner. Lot size is 55 feet wide.

The Planning Board discussed the following project requirements and concerns:

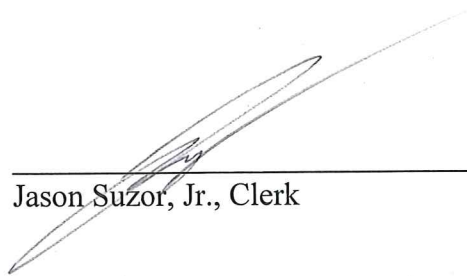
- Special Permit required for multiple dwelling units
- Special Permit required for work in the Watershed Protection Area
- Site Plan review approval required
- Variance required for frontage
- The Town of Avon's engineering consultant will review the plans
- Planting/Landscaping plan required
- Elevation of building and exit/entrance doors required on site plan
- Outside lighting must be dark sky compliant
- How will this project affect the drinking supply
- Currently the project does not meet the parking requirement by-law (short two spots)
- Possible sprinkler requirement (six inch service)
- Data for the flow test needs to be less than twelve months old
- Vegetation/Bio-retention report submitted on a yearly basis

The Planning Board and Mr. Borden, Building Inspector discussed the conflict with the bylaw Section 255-5.3, line 4 Apartments permitted by right table of use regulations and Section 255-7.5A Specific requirements for particular uses. This will further be discussed with town counsel.

Building Inspector Update:

- Commercial building permits are busy
- Residential building permits for solar, decks, roofs, siding, kitchens
- Work is continuing with Avon West Assoc.
- Shaunessey is moving forward with their project
- Medical marijuana project issues with sprinkler unit
- 11 Ledin Ave. pending application
- 54 Bodwell Street moving forward
- 57 Littlefield (south end) new tenant (redoing sprinkler system)
- 40 Straffello pending electric meter
- 491 West Main Street building sold

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 8:20 p.m., seconded by Charles Comeau, Jr.



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Jason Suzor, Jr., Clerk

**List of Documents:**

1. August 11, 2022, meeting minutes
2. September 1, 2022 meeting minutes
3. Planning Board misc. mail
4. September 22, 2022 meeting agenda