



TOWN OF AVON  
2023 JAN 27 A 8:52  
TOWN CLERK

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

## **Avon Planning Board**

**Date:** December 8, 2022

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

**Members Absent:** n/a

**Others Present:** Rene Gagnon, Zenith Consulting Engineering; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau, Chair called the meeting to order at 7:25 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. Due to technical difficulties, the meeting was not accessible via remote Zoom access.

### **Minutes**

A motion was made by Charles Comeau, Jr. to approve the meeting minutes of November 17, 2022, seconded by Jason Suzor, Jr. No discussion on the motion. A roll call vote was taken, Robert Pillarella voted aye; Charles Marinelli voted aye, Charles Comeau, Jr. voted aye; Jason Suzor, Jr. voted aye; and Chuck Comeau, Chair voted aye.

## **Warrants**

A motion was made by Jason Suzor, Jr. to approve the warrant for \$482.00 to pay Gatehouse Media for advertising for 11 Ledin Drive, seconded by Charles Marinelli. No discussion on the motion. A roll call vote was taken, Robert Pillarella; Charles Marinelli voted aye, Charles Comeau, Jr. voted aye; Jason Suzor, Jr. voted aye; and Chuck Comeau, Chair voted aye.

## **Discussions:**

Informal discussion with Rene Gagnon of Zenith Consulting Engineering to discuss an addition to the building located at 225 Bodwell Street. The Marshall Paper Tube Company would like to occupy the 76,000 square foot building. The client would like to add a 4,700 square feet addition for storage and upgrades to the building in addition to a bathroom and septic improvements. The building will consist of a metal roof with a clean runoff. The main issue is the parking. Zoning requires 150 parking spots. A zoning relief will be required for lack of parking. Due to the wetlands, the Conservation Commission will have to be involved. Input will be needed from the Board of Health for drainage improvements. The Paper Tube Company specializes in the manufacture of custom cardboard tubes and cores. The company is based in Canton, MA.

Mr. Gagnon is not aware of the exact number of employees. The owner believes the current parking spaces they have now are adequate for the number of employees. The elevation will be the same size or lower (size of the addition). The Board of Health will determine the number of people in the building versus whether the septic system is adequate or not. The current septic system is approximately 10 years old.

The Planning Board members discussed required maintenance. The head wall needs to be repaired; there is currently a lot of trash in that area. The new owner is required to have a maintenance program and maintain it. There will be no exterior work being completed. The Site Plan requires elevations, parking, handicap/van accessible parking spaces, speak with the Fire Chief regarding the fire lane, parking around the back is not permitted, emergency generator on side of building.

Any outside lighting is required to be dark sky compliant, 12 feet above finish grade if changes are made to exterior lights. Additional requirements that need to be shown on the Site Plan are dumpster location, snow storage, coverage area, good on coverage max 60% just under 44%, Egress doors need to be shown on plan if you have any, vehicles cannot block fire lane. If any paving (not altering) needs to be completed, it is required to be documented. Since the location is in the Watershed Protection Area, engineering information is required. This information may be listed on a previous site plan.

Mr. Pillarella asked if there would be any exterior lighting changes, if they had a plan for landscaping (hardy plants that do not require a lot of watering are best).

The Planning Board members reviewed mail.

The Planning Board is almost complete with reviewing the 2020 Model Floodplain Bylaws and the Review of the Town of Avon Rules and Regulations Governing the Subdivision of Land. The members of the board would like input from their consulting engineer.

### **Discussion:**

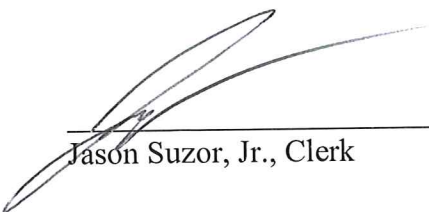
The Planning Board members discussed a new project in the Town of Stoughton regarding Maple and Turnpike Street. There is discussion regarding 900,000 square feet of storage area and a warehouse loading dock project. The Planning Board has not received any Public Hearing notices from the Town of Stoughton regarding this project. This projects looks to disrupt truck traffic access onto Bodwell Street and Turnpike Street. There will be truck parking for 600-1000 trucks off of Page Street to Route 139.

### **Building Inspector Update:**

- 57 Littlefield Street is proposing nine more loading docks for the new tenant
- Residential permits are slow
- Commercial permits aren't getting finished due to the supply issues
- 11 Ledin Drive is completing site work

The next Planning Board meeting will be scheduled January, 2023.

A motion was made by Charles Comeau, Jr. to adjourn the meeting at 8:02 p.m., seconded by Jason Suzor, Jr.



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Jason Suzor, Jr., Clerk

### **List of Documents:**

November 17, 2022, meeting minutes  
Planning Board misc. mail  
December 8, 2022, meeting agenda  
Gate House Media warrant