



TOWN OF AVON  
2023 OCT -6 A 8:35  
TOWN CLERK

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

**Date:** August 17, 2023

**Members Present:** Chuck Comeau, Robert Pillarella, Tracy Self

**Members Absent:** Jason Suzor, Jr.

**Others Present:** Sami Hirsch, Project Engineer for RRT Design & Construction (via Zoom); Ed Conley, Waste Management; Simona Ciuta, RRT Design & Construction; Robert Borden, Building Inspector (all in-person)

Chuck Comeau, Chair called the meeting to order at 7:23 p.m. with all members present. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

### **Minutes**

A motion was made by Tracy Self to approve the meeting minutes of June 22, 2023, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

A motion was made by Tracy Self to approve the meeting minutes of June 29, 2023, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

### **Warrant**

A motion was made by Tracy Self to pay the warrant in the amount of \$ 443.33 for advertising for 225 Bodwell Street to Gate House Media, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

A motion was made by Tracy Self to pay the warrant in the amount of \$ 1,799.90 for supplies to WB Mason, seconded by Robert Pillarella. No discussion on the motion. A roll call vote was taken. Vote unanimous. The motion carries.

### **Informal Discussion regarding 40 Ledin Drive - Waste Management**

On July 25, 2023, a letter was received from Nathiel Egosi, President of RRT Design & Construction on behalf of their client Waste Management regarding the proposed storage container containing the new fire rover unit stating that it will not result in any of the following:

1. Involve the handling of toxic or hazardous materials in quantities beyond normal household use.
2. Result in a one percent or greater reduction in groundwater yield of the public wells in the district.
3. Result in pollution from sewage waters, 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 waters supplies.
4. Result in the violation of underground injection control regulations under 320 CMR 27.

Ed Conley of Waste Management introduced Simona Ciuta, represented by RRT Design & Construction on behalf of their client, Waste Management. The Planning Board and client, Waste Management informally discussed their request for information for Site Plan review and a Special Permit under Section 255-5.4 for the proposed work in the Water Supply Protection District with the installation of a self-contained compressor skid package with weather enclosure and two air storage tanks located to the northeast of the building. The proposed work is to construct one 13.5' x 44' concrete pad for the enclosure unit and two 6' x 6' concrete pads, one for each air tank. On behalf of RRT Design & Construction, Project Engineer, Sami Hirsch also presented a brief PowerPoint presentation for better understanding of the informal discussion regarding 40 Ledin Drive.



The Planning Board members informally discussed and clarified any questions and concerns regarding the proposed project with the petitioner. The Planning Board explained since there is minimal changes regarding Site Plan review, the petitioner may write a letter asking for a waiver of full Site Plan review.

Robert Pillarella made a motion to waive full Site Plan review for 40 Ledin Drive as presented pending letter from petitioner, seconded by Tracy Self. No discussion on the motion. All in favor. The motion carries.

The Planning Board explained to the petitioner that they are required to complete a building application and request a Public Hearing for Special Permit in the Watershed Protection District. Zoning By-Law 255.5-4.

The next meeting of the Planning Board will be held on September 21, 2023. The Public Hearing notice is required to be published two weeks prior to the public hearing. (September 6<sup>th</sup> and September 14<sup>th</sup>, 2023.)

A motion was made by Tracy Self to adjourn the meeting at 8:20 p.m., seconded by Robert Pillarella.

  
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Jason Suzor, Jr., Clerk  
Robert Pillarella vice chairman

**List of Documents:**

Meeting minutes – June 22 & 29, 2023

Meeting agenda – August 17, 2023

Letter dated 7/25/23 – RRT Design and Construction

Planning Board misc. mail

Waste Management site plan review-000