



TOWN OF AVON, MASSACHUSETTS

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TOWN OF AVON
2018 JUN -8 A 9:25
TOWN CLERK

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

Avon Planning Board - Meeting Minutes

Date: February 1, 2018

Members Attending: Charles Comeau, Robert Pillarella, Charlie Marinelli, Jason Suzor, Chuck Comeau Jr.

Absent:

Visitors Forum: Robert Borden, Building Commissioner and Various abutters (see list dated 2-1-18)

Chuck Comeau – Chairman called the Planning Board meeting to order at 7:15 P.M.

- **PUBLIC HEARINGS** –
Continued Public Hearing – 190-200 Central Street, 7:30 P.M.
- **APPROVE MINUTES**- next meeting
- **WARRANTS**- next meeting
- **DISCUSSION** – ACG – Review Prior meeting

DISCUSSION:

Mr. Comeau re-opened the meeting for 190-200 Central Street and welcomed Mr. Pilling to continue his presentation.

Mr. Pilling stated that he received report from the consulting Engineer, Jacobs Driscoll Engineering and reviewed their recommendations.

Mr. Pilling stated that the only changes they made were to change the existing two door side by side front to one door, and to have a garage front, along with the attached addition located on the side angled and not seen from the Street.

The Planning Board had recommended that it would be a better appearance for a street view and fit into the neighborhood.

Mr. Pilling also stated that the garage would be like a utility/mud room and would not have access to the apartments. Also there would be four driveways. Mr. Pilling stated that with the Landscaping you will not see the pavement. The building in the back cannot be occupied until it's all complete.

Mr. Pillarella made a motion to close the Public Hearing for 190-200 Central Street, seconded by Jason Suzor, Unanimous vote

Mr. Pillarella stated prior to making a motion for Special Permit, he read from the By-law book 7-1 Special Permits required for certain Uses: The uses authorized by this section, and as designated by Section V-3, Table of Use Regulations, are to be permitted only in those districts as specified and then, only upon the prior issuance of a Special Permit, as provided in this Section. A Special Permit shall only be issued for a use which is in harmony with the general purposes and intent of this By-Law. A Special Permit issued under this Section may impose conditions, safeguards and limitations on time or use in order to further the objectives of this By-Law.

Procedures: Rules, filing of Applications, Public Hearing, Notice of Public Hearing, Action on Application, Voting, Withdrawal of Application, Copy of Decision, Time of Taking Effect, Lapse of Permit - two years, Conditions, Repeat of Application.

Mr. Pillarella stated that to even consider a Special Permit you need to look at the By-Laws.

DISCUSSION – Mr. Pillarella made a motion, seconded by Mr. Suzor to Approve Special Permit 7-5A, Multiple dwelling in zoning districts where not permitted by right. The Planning Board, as a Special Permit Granting Authority, may issue a Special Permit for the construction of a building or building intended to be used for three or more dwelling units provided that the following conditions are met with respect to any particular parcel of land:

- 1) The lot shall have not less than two hundred feet of frontage and shall contain not less than forty thousand square feet of land.
- 2) Each dwelling unit will require the following land areas:
First 8 units 12,500 sq. ft.
Added units 8,000 sq. ft.
Max. dwelling unit 6(3/acre)

Roll Call Vote: Mr. Marinelli-yes, Mr. Suzor-yes, Mr. Comeau-yes, Mr. Pillarella-yes, Mr. Comeau Jr.-yes. Unanimous in vote.

Mr. Pillarella made a motion, seconded by Mr. Suzor to Approve Special Permit in Water Protection District. The applicant to affirm to the following:

The project will not cause a one percent or greater reduction in the ground water yield of the public wells in the district: The project will not cause pollution from sewage wastes, storm water runoff. And not cause a violation of underground injection.

Roll call Vote: Mr. Marinelli-yes, Mr. Suzor-yes, Mr. Comeau-yes, Mr. Pillarella-yes, Mr. Comeau Jr.-yes. Unanimous in vote

Mr. Pillarella stated that the Permit would meet all the Order of Conditions, all discussions we had and the consulting Engineer recommendations. Mr. Pillarella stated that the Planning Board obligation to the Town is to have a variety of dwellings, apartments, handicap adaptable moving forward in the Master Plan for Avon.

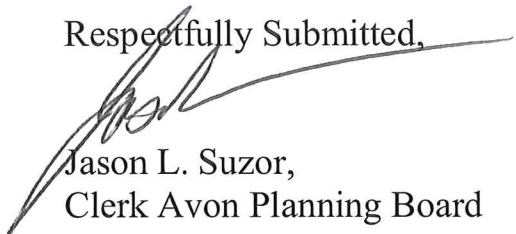
Mr. Comeau stated that the Order of Conditions would be discussed and voted on at the next Planning Board Meeting for February 15th, 2018.

BUILDING COMMISSONERS REPORT- None

The next Planning Board meeting is February 15th, 2018 at 7:00 P.M.

- **ADJOURNMENT-** Motion was made by Robert Pillarella to adjourn the meeting of the Planning Board seconded by Jason Suzor, Unanimous.

Respectfully Submitted,



Jason L. Suzor,
Clerk Avon Planning Board