



AVON TOWN CLERK
REC'D APR 8 2024 AM8:32

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

Date: March 7, 2024
Members Present: Robert Pillarella, Jason Suzor, Jr., Tracy Self
Members Absent: Chuck Comeau
Others Present: Bill Self, Curley & Hansen Land Surveyors, Richard Jordan, Town Planner; Robert Borden, Building Inspector, Wayne Feiden, Master Planning Consultant (via Zoom)

Acting Chair, Jason Suzor, Jr. called the meeting to order at 7:04 p.m. with all members present except Chuck Comeau, Chair. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

Jason Suzor, Jr., Acting Chair, reviewed the agenda for the meeting.

Motions

Tracy Self made a motion to approve the meeting minutes of January 23, 2024, seconded by Jason Suzor, Jr. No discussion on the motion. All in favor. The motion carries.

Robert Pillarella made a motion to pay the warrant for \$340.00 to JDE, Civil for the 780 West Main Street project, seconded by Tracy Self. No discussion on the motion. All in favor. The motion carries.

ANR – Parkview Lane

Bill Self of Curley & Hansen Land Surveyors was introduced by Jason Suzor, Jr. The applicant Terry Edwards was represented by Bill Self. A check was received for \$250.00.

The location of the property is located off South Street shown as Fieldstone Way, Pine Knoll Lane, Oak Ridge Road, Parcel "C", Lot 8D, Lot 8E, and (Lot 21A), Map B1, Block 2, Plot 10 Katherine's Way combined with a total area of 1,305,547 ft. (29.97 acres) is to be conveyed to the Town of Avon. Site Plan of Land in Avon, MA., Sheet AL-946 dated 2/22/24 by Curley &

Hansen Surveyors of 160 Pond Street, Avon, MA 02322. This plan shows the area that is being sold to the Town of Avon, which was approved at the town meeting. The plan represents parcels that are being divided. He explained that the subdivision was previously completed.

There were no additional questions from the Planning Board.

Robert Pillarella made a motion to approve the ANR, Plan of Land in Avon, MA., Sheet AL-946 dated 2/22/24 as shown by Curley & Hansen Surveyors of 160 Pond Street, Avon, MA 02322, property located off South Street shown as Fieldstone Way, Pine Knoll Lane, Oak Ridge Road, Parcel "C", Lot 8D, Lot 8E, and (Lot 21A), Map B1, Block 2, Plot 10 Katherine's Way combined with a total area of 1,305,547 ft. (29.97 acres) and sign the mylar, seconded by Tracy Self. No discussion on the motion. All in favor. The motion carries.

Bill Self will email a scanned copy to the Planning Board along with a copy of the mylar sheet. Copies will be given to the Building Inspector, Town Clerk, and Town Assessor.

Open Discussion

Robert Borden, Building Inspector discussed the recently received application for Special Permit for Costco, 120 Stockwell Drive. Mr. Borden explained that the applicant will also require Site Plan Review due to changes to the parking layout in the existing parking lot(s) in addition to a Special Permit. He explained that it would be more cost effective and less of a time delay between hearings. The recording secretary will contact the applicant to explain this.

Rick Jordan, Town Planner stated that the Town of Stoughton Planner will sending over a copy of the Costco paperwork.

Working Meeting – Town of Avon Master Plan

The Planning Board is charged with the Master Planning process every 10 years. It has the role of approving the master plan in coordination with the Select Board.

Richard Jordan discussed that Wayne Feiden showed a brief presentation at the last Planning Board meeting. He explained that tonight would be a working session meeting. Wayne Feiden discussed the PowerPoint presentation regarding the Master Plan. Mr. Feiden explained that no focal points were changed. The vision is to keep the small-town feel. He feels the Town of Avon should focus on the following areas:

Land Use

- Industrial Park – Tax Base
- Stockwell Drive – Tax Base & Housing Needs
- Downtown – Sense of Place & Identity
- Village Overlay – Tax Base & Housing Needs
- Residential Districts – Quality of Life

The members discussed mixed use at Stockwell Drive (business on bottom floor, apartments on second floor). Richard Jordan explained that this would imply a zoning change to mixed use. Robert Pillarella, Planning Board member discussed commercial development to be built out. He doesn't agree with housing in the Stockwell Drive area. Tracy Self discussed that there is already too much traffic in the area now. Wayne Feiden explained that the state may pay a portion if housing is added to the Stockwell Drive area. The Planning Board will discuss this further at the next working meeting. A Comprehensive Permit was discussed which gives the Planning Board the ability to waive certain parts of zoning.

Richard Jordan discussed the option to soften, decarbonize public buildings to encourage other fuels for heating. He discussed if there was a need for public transit. It was discussed that there is not enough volume in the town for additional public transit. Robert Pillarella discussed the option of congestion fees (toll) to reduce traffic, this would exclude residents. Wayne Feiden explained that there are other ways to decrease traffic or slow traffic down. Jason Suzor, Jr. discussed D.W. Field Park. Richard Jordan explained that the Town of Avon would encourage the City of Brockton to fix up the Brockton section of the park.

The Planning Board discussed the follow up meetings to discuss the Master Plan. The following dates were discussed:

- April 4, 2024 Public Hearing Costco
- April 18, 2024 Working Meeting, Final Review
- April 18, 2024 Public Hearing, Zoning Height bylaw
- May 2, 2024 Public Forum, Public Hearing Master Plan

Robert Pillarella made a motion to schedule the meetings above, seconded by Tracy Self. No discussion on the motion. All is favor. The motion carries.

Chuck Comeau, Chair discussed the issue with Avon being a cut through town. There are currently some streets that exclude trucks. The Planning Board would like to maintain the neighborhood feel. The truck traffic is continuously monitored.

A motion was made by Tracy Self to adjourn at 8:29 p.m., seconded by Jason Suzor, Jr.



Jason Suzor, Jr., Clerk

List of Documents:

Meeting agenda – 3/7/24

Meeting minutes – 1/23/24

Warrant \$ 340.00

Presentation on The Master Plan