



# TOWN OF AVON, MASSACHUSETTS

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TOWN OF AVON  
2017 MAY -5 AM 7:23  
TOWN CLERK

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

## *Avon Planning Board - Meeting Minutes*

**Date:** April 20<sup>th</sup>, 2017

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

**Absent:**

**Visitors Forum:** Matthew Curly, Robert Borden/Building Commissioner, General Public (see sign in sheet of attendance filed at Town Hall)

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

### ➤ PUBLIC HEARING APPOINTMENTS–

(A) Notice is hereby given that the Avon Planning Board will hold a Public Hearing on April 20, 2017 at 7:15 P.M. regarding property located at 15 Stockwell Drive, Avon, Massachusetts. Christmas Tree Shops. This Public Meeting is in regards to a **Special Permit 7-5** "Specific Requirements for Particular Uses by Special Permit", **L #2** (Trailers use for storage) Assessors Map A5/1/1. The hearing will be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center.

(B) Notice is hereby given that the Avon Planning Board will hold a Public Hearing on **April 20, 2017 at 7:30 P.M.** in regards to a Special Permit under section 7-5 "Specific Requirements for Particular uses by Special Permit" regarding property located at the end of Joanna Road and Lothrop Drive, Map C7-3 Plot 15 for the proposed construction of 10 (ten) buildings containing 122 Condominium Units. The hearing will be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center.

(C) Notice is hereby given that the Avon Planning Board will hold a Public Hearing on **April 20<sup>th</sup>, 2017 at 8:15 P.M.** for a potential Zoning by-Law change related to creating an Overlay District along 31-69 Memorial Drive, Avon, Mass. The Board will review potential changes to the Avon Zoning By-Law Section 2-Definitions, Section 5-3 Table of Use Regulations – Principle Uses, and other By-Law sections that may need updating as it

relates to this proposed Overlay District. The hearing will be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center. Text and maps may be inspected at Town Clerks Office at Avon Town Hall during regular business hours.

➤ **DISCUSSION -**

(A)- 15 Stockwell Drive, Christmas Tree Shops, Special Permit for 8x40 trailers (2) needed for extra storage space for a variety of contents.

Petitioner presented receipts sent to abutters. Mr. Pillarella read the Public Hearing.

Fire Chief stated that a permit from the Fire Department was needed. Mr. Pillarella made a motion to Issue a Special Permit to the Christmas Tree Shops, seconded by Mr. Marinelli, all in favor, unanimous. Stipulation that Permit would not be in effect until the Fire Department gave a permit.

(B)- Joanna Road/Lothrop Drive- Special Permit for the proposed construction of 10 Buildings, containing 122 Condominium units. Petitioner presented receipts sent to abutters. Mr. Pillarella read the Public Hearing. The petitioners had several reports presented and discussions from the General Public. Petitioners made a request to continue the Public Hearing, since they had to also meet with Conservation Commission. Mr. Suzor made a motion to continue the Public Hearing to June 1<sup>st</sup> at 7:30 P.M., seconded by Charlie Marinella, all in favor, Unanimous.

(C)-31-69 Memorial Drive- Potential by-law change creating an overlay district. Overlay district is being proposed and not changing existing Zoning. Land owners can do any business; metal scrap yard is industrial zone. Potential development with overlay district, it would be an opportunity to help protect the drinking water and fix drainage. Conservation Commission supports and will have control on area. Mr. Pillarella made a motion for potential overlay district at 31-69 Memorial Drive to support article to be placed at Town Meeting, seconded by Mr. Suzor, all in favor, Unanimous vote of the Planning Board.

- **APPROVE MINUTES-** Motion was made by Mr. Suzor to approve the minutes of March 16, 2016, seconded by Mr. Pillarella. All in favor, Unanimous. Motion was made by Mr. Suzor to approve the minutes of April 6<sup>th</sup>, 2017, seconded by Mr. Pillarella, all in favor, Unanimous.

➤ **Building Commissioners Report:**

Mr. Borden presented DPW request for placement of two storage containers located at 2 Avon Place. Mr. Suzor made a request to waive the full requirements of Special Permit 7-5 L #2, "trailers used for storage", seconded by Mr. Pillarella, Unanimous vote. A Certificate of Action to be issued to the DPW.

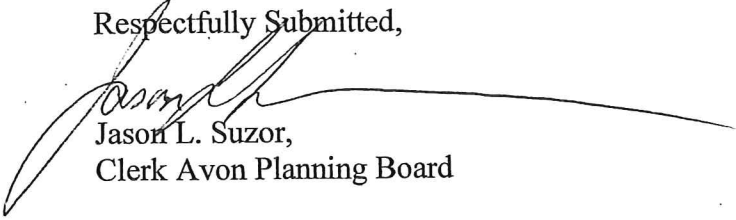
Mr. Borden presented a request from the Building Department for placement of one storage container located at 65 East Main Street. Mr. Suzor made a request to waive the full requirements of Special Permit 7-5 L #2, "trainers used for storage", seconded by Mr. Pillarella, Unanimous vote. A Certificate of Action to be issued to the Building Department.

- Reorganization of the Board - Motion made by Mr. Suzor, seconded by Mr. Comeau Jr. to keep the Avon Planning Board as currently organized – Mr. Chuck Comeau – Chairperson, Mr. Robert Pillarella- Vice Chairperson, Mr. Jason Suzor- Clerk, Mr. Charlie Marinelli- Associate and newly elected Mr. Chuck Comeau Jr. - Associate. Unanimous vote.
- The Planning Board wanted to Thank Mr. Matthew Curley for his service and dedication to the Planning Board and wishes him well in Retirement.
- Review and respond to memos, letters, plans, applications, notices and other correspondence and mail received.

The next Planning Board meeting is May 4, 2017 at 7:00 P.M.

**ADJOURNMENT-** Motion was made by Robert Pillarella to adjourn the meeting of the Planning Board at 10:50 P.M., seconded by Charlie Marinella, Unanimous.

Respectfully Submitted,



Jason L. Suzor,  
Clerk Avon Planning Board