



BUCKLEY CENTER, Avon, MA 02322

Telephone: 508-588-0414

Avon Planning Board

TOWN OF AVON

2021 JAN 22 A 7:56

TOWN CLERK

Date: December 3, 2020

Members Present: Charles Comeau, Chairman, Robert Pillarella, Vice Chair, Charles Comeau, Jr., Member, Charles Marinelli, Member, Jason Suzor, Jr.

Others Present: Robert Borden, Building Inspector, T.J. Curtis Estates

Chairman Comeau announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, Subchapter 20 and the Governor's March 23, 2020 Order imposing limitations on the number of people that may gather in one place, this hearing of the Avon Planning Board will be conducted via remote participation. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public can adequately access the proceedings as provided for in the Order. Chairman Comeau reminded the viewing audience that persons who would like to view this meeting while in progress may do so by joining the Zoom link for the videoconference in session.

Chairman Comeau called the meeting to order at 7:00 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

NO minutes were approved.

Discussion:

Chairman Comeau discussed that the rolling funds will be put into a revolving account to pay for miscellaneous bills.

T.J. from Curtis Estates discussed with the Planning Board that there was an issue/disconnect regarding the installation of booster pumps. A water pressure study was completed; there is no issue with water pressure in this area. The language in the decision states in order to provide sufficient water pressure, booster pumps will be required. The water pressure at Curtis Estates is good.

The town received information from the DPW stating that the data logs that were installed and what was in the system confirms that the worst condition, 35 pounds of

pressure, which is the threshold meets the requirements. Curtis Estates should have adequate water pressure.

At the time, it was reinforced in the Order of Conditions. The Town of Avon completed pressure tests, one in August and one late September, both at 40 pounds of pressure. There was pressure testing completed outside of the units as well.

The developer did not follow the rules regarding the booster pumps. The Planning Board does not want the liability to lie with the Town of Avon. Mr. Pillarella has an issue when rules are not followed.

The Town of Avon Council will draw up an Order of Conditions that will be signed by the Board of Selectman. The Planning Board will vote on the Order of Conditions to remove the use of booster pumps from Curtis Estates. Once this paperwork has been completed, it will be emailed to the Planning Board.

A motion was made by Charles Comeau, Jr. to table the conversations on Curtis Estates until December 17, 2020 at 7:45 p.m., seconded by Charles Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye. The motion carries.

The January Planning Board meetings will be held on January 7, 2021 and January 21, 2021.

540 Bodwell Ext. asked to postpone their meeting to January 2021.

A motion was made by Robert Pillarella on behalf of the applicant of 540 Bodwell Ext. to grant an extension to the Planning Board meeting scheduled for January 21, 2020, seconded by Charles Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye. The motion carries.

The 20 day period has passed for 1 Kiddie Drive and they will be issued a Special Permit.

The occupancy notices were issued for 7, 8, and 9 Curtis Circle.

The Planning Board discussed the Central Street project.

Building Inspector update

- Expansion 100 Ladge Drive – proposal in Planning Board office
- 110 Ladge Drive - Sunbelt would like to rent half the building to move their service center into. Mr. Borden will meet with them next week.
- Housing Production Plan, the Board of Selectman and town administrator will meet with the Planning Board at 6:30 p.m. December 17, 2020.

Adjournment

A motion was made by Charles Comeau, Jr. to adjourn at 7:43 p.m., seconded by Charles Marinelli. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye. The motion carries.

List of Documents:

1. December 3, 2020 Meeting Agenda
2. Email from 540 Bodwell Street

A handwritten signature in black ink, appearing to read 'Chuck Comeau, Jr.', written over a horizontal line.

Chuck Comeau, Jr., Member