



BUCKLEY CENTER, Avon, MA 02322

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Avon Planning Board

TOWN OF AVON
2021 APR -2 A 8:38
TOWN CLERK

Date: March 18, 2021

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

Members Absent: n/a

Others Present: Robert Borden, Building Inspector

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.

Chuck Comeau, Chair 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

A motion was made by Jason Suzor, Jr. to approve the meeting minutes of March 4, 2021, seconded by Charles Marinelli. There was no discussion on the motion. A roll call vote was taken. Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, Chuck Comeau voted aye. The motion carries.

Mr. Borden noticed new containers on Ladge Drive. Mr. Comeau, Chair had a discussion with Mr. Borden, Building Inspector regarding the containers. These containers are new containers that are being worked on, it should be o.k.

Mr. Comeau, Chair discussed that there will probably be a suggestion that Avon Storage is looking to do something with the parking lot to the North of Ladge Drive. Mr. Comeau will address an email to Avon Storage on Ladge Drive that they speak to the Conservation Committee prior to them coming to the Planning Board. The Planning Board members will be copied on this email. The applicant hasn't made an application yet, but is planning to from the informal conversation he had with the Planning Board. Mr. Marinelli discussed what the storage companies plans are. The storage company is looking to see how many containers will be allowed and to develop a parking lot on the other side to store motor coaches and vehicles. The Planning Board discussed that this might be a problem due to it being in the Watershed Protection District.

540 Bodwell Street Ext.

A motion was made by Chuck Comeau, Jr. to continue the public hearing for 540 Bodwell Street Ext. until May 20, 2021 at 7:30 p.m. per request of Paul Seaberg, Grady Consulting, seconded by Charles Marinelli. A roll call vote was taken. Jason Suzor, Jr. voted aye, Robert Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, and Chuck Comeau, Chair voted aye. The motion carries.

Discussions

Mr. Comeau, Chair discussed the application fees. If someone submits an application to the Planning Board for permission to do work in the Watershed Protection District and it does not involve site work it would just be a review because they need a special permit, the current \$ 250.00 does not cover the application fee.

If the Planning Board completes a site plan review and special permit in conjunction with the site plan then the sum of the two fees will cover the advertisement. If someone does a standalone application then the fee does not cover it. The suggestion is to add language to our paperwork where we give direction to people, list our fees and how to make the application. Mr. Comeau, Chair is proposing that a line is added that states if it's just for a Special Permit in the Watershed Protection District the fee needs to be a minimum of \$ 500.00 due to the cost of the advertisement. Mr. Marinelli asked if the Planning Board has looked into what other towns charge. He thinks the Planning Board should raise the fee to \$ 750.00 to cover everything, whatever is not used will be returned to the applicant. This is if it is standalone application only. If the applicant is making two applications; \$ 750.00 for site review and \$ 250.00 for the special permit a total of \$ 1, 000.00 will be collected.

A motion was made by Charles Marinelli to set the standalone application fee to \$750.00, seconded by Charles Comeau, Jr. There was no discussion on the motion. Robert Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye and Chuck Comeau voted aye. The motion carries.

Bob Borden, Building Inspector update:

- Messina's last lot on Stockwell Drive, old lot 11. The equipment there has been removed. Not much else has been completed. There is no buyer for the processed material.
- Mr. Borden received a call from someone regarding permit fees for an industrial or commercial building.
- He has been receiving calls regularly regarding the property on the corner of Harrison Boulevard and Pond Street.
- There have been a lot of inquiries regarding commercial uses. Minimal inquiries regarding residential use.

The next Planning Board meeting will be April 1, 2021 at 7:00 p.m.

A motion was made by Charles Comeau, Jr. to adjourn the meeting at 7:28 p.m. seconded by Bob Pillarella. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

List of Documents:

1. March 18, 2021 meeting agenda
2. March 4, 2021 meeting minutes
3. Planning Board application



Charles Comeau, Jr., Clerk