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TOWN OF AVON

2021 APR -2 A 8:38

Avon Planning Board

TOWN CLERK

Date: February 18, 2021

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; Shawn Hardy, 110 Ladge Drive; Norman Kotoch, 100 Ladge Drive,

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

A motion was made by Bob Pillarella to approve the meeting minutes from March 5, 2020, seconded by Charles Marinelli. 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.

A motion was made by Bob Pillarella to approve the meeting minutes from November 19, 2020, seconded by Charles Marinelli. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau Jr. voted aye, Jason Suzor, Jr. voted aye and Chuck Comeau voted aye. The motion carries.

A motion was made by Charles Comeau, Jr. to approve the meeting minutes from January 7, 2021, seconded by Charles Marinelli. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau Jr. voted aye, Jason Suzor, Jr. voted aye and Chuck Comeau voted aye. The motion carries.

A motion was made by Charles Comeau, Jr. to approve the meeting minutes from January 21, 2021, seconded by Charles Marinelli. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted ay, Charles Comeau Jr. voted aye and Chuck Comeau voted aye. The motion carries.

Planning Board mail received

- The Planning Board received correspondence from the Board of Health regarding someone looking for a Certificate of Compliance.
- A letter from the Registry of Deeds stating how much money the Town of Avon receives from the Community Preservation Act CPA funds, 2020. Avon received a total of \$ 60, 260.00.
- A letter was received from the Avon Conservation Commission regarding Antone Road regarding an ORAD issue regarding Stonebridge Homes, Inc.
- Public records request form filled out for information regarding 91 Wales Avenue.
- Public records request form request from 15 Curtis Circle looking for information from the special town meeting from October 9, 2007.

Informal discussion 110 Ladge Drive

Mr. Hardy discussed the property of 110 Ladge Drive on behalf of the owner. The owner, Mark has maintained the property that he purchased over a year ago. The owner has repaved the front section and along the back for the tenants to get in and out of the garage. He has renovated the building with new windows and HVAC units. The new tenants, Sunbelt would like more security around the perimeter. Mr. Hardy is requesting on behalf of the owner to install a chain link fence.

Mr. Comeau, Chair discussed that when the owner of the property, Mark first came in to speak with the Planning Board, he requested that a landscape company come in; then discussed that a lumber company may take over a portion of the building; then the buses showed up and were parked along the edge which is not allowed. The generators that are there are not supposed to have fuel in them. Chuck Comeau, Chair and the Fire Chief have been there several times, the generators had fuel in them; the buses were parked incorrectly; vehicles are parked out beyond the area; and it is a health hazard. The Planning Board takes this as the owner not cooperating with what was asked of him by the Planning Board. Now, a full drainage system will need to be installed and everything needs to be brought up to the MA DEP specs. No more storage will be allowed there on the outside. Mr. Comeau, Chair stated that Trout Brook is right next to you, it feeds our wells directly. Mr. Comeau, Chair was at 110 Ladge Drive recently, an engine was being worked on outside in the middle of the parking lot. This should not be happening. The Planning Board does not want any type of spill anywhere in that area. If there is mechanical work being completed inside the building, the Planning Board needs to have a list of all chemicals, where floor drains are located and where they drain out to, and containment. This all needs to be inspected. The area needs to be cleaned up. The Planning Board will work with the owner, but terms need to be agreed upon. They will not be allowed to do what they want.

Mr. Marinelli discussed how many feet the equipment should be away from Trout Brooke. The owner will have to speak with the Conservation Commission regarding these issues. Bob Pillarella is concerned about making sure that our wetlands are protected. He feels

that the Planning Board has given the owner many opportunities. Sunbelt has a multitude of equipment, Mr. Pillarella is concerned with equipment being parked there; what could possibly leak out of the equipment. He feels that this area needs to be controlled prior to moving forward. Jason Suzor, Jr. visited the site recently; he agrees with Mr. Pillarella, there is a lot of equipment down there at this time. He feels that the area needs to be cleaned up as well. Mr. Comeau, Chair made Mr. Hardy aware that there is a list of what is required for site plan review. If he has any further questions, Mr. Comeau can be reached through town hall. Mr. Harding will speak with Mark, the owner of 110 Ladge Drive in regards to possibly having another informal discussion with the Planning Board.

Continued Public Hearing on 273 East Main Street

Mr. Comeau, Chair discussed with the Planning Board that nothing be completed with this project until after the annual town meeting if the town decides to change the bylaw.

A motion was made by Charles Comeau, Jr. to continue the public hearing on 273 East Main Street to May 20, 2021, seconded by Charles Marinelli. Discussion on the motion: Mr. Bob Pillarella asked if the Planning Board has received any written correspondence from the Board of Health, Fire Chief, or Police Chief. Mr. Comeau, Chair discussed that the BOS would like to have a public forum prior with a couple different groups so they can be more informed. A roll call vote was taken. Bob Pillarella voted aye, Charles Marinelli voted aye, Charles Comeau, Jr. voted aye, Jason Suzor, Jr. voted aye and Chuck Comeau voted aye. The motion carries.

Informal discussion 100 Ladge Drive – Extra Space Storage

Mr. Kotoch discussed the option of adding 10 x 10 mass storage portable units to the property located at 100 Ladge Drive. He would like to have the support from the Town of Avon. The units will run on the back end of the property along the back driveway area. He looked into the local competitors. The current and proposed storage units will have a master keyed system to give access to police and fire. They will add an addendum to their lease regarding what can be stored in the units. Mr. Kotoch discussed the parking lot plan

He explained to the Planning Board members that they would be permanent structures, taxable units, and is a more efficient way of utilizing the space. These mass units are better with condensation.

Mr. Comeau, Chair stated there can be no construction completed in that area unless there is a special permit issued by the Planning Board due to the area being in the Watershed District, which is close to a waterway and underground structures that go to the Town of Avon's drinking water supply. There can be no highly contaminated buildings near the area and no expansion will be allowed that would disrupt or disturb the ground area there.

Mr. Kotoch stated that the mass units will not affect the ground area. The mass units sit on top of the ground, not on a concrete pad therefore no foundation will be dug. Mr. Kotoch will have his engineer speak more on the how the mass units work. The mass units can be removed by a forklift. Mr. Kotoch discussed that if the mass units are not working out for the town, they can be easily removed.

Mr. Comeau and the Planning Board is concerned with what types of items will be stored that can spill and possibly leak into the water supply. Mr. Kotoch wants the town to be 100 percent satisfied and would like to improve the area.

Mr. Bob Pillarella, member of the Planning Board discussed his concerns and is not in favor with the project moving forward. He discussed that any disturbance in the Watershed District will have to meet with the Conservation Commission and the water way district. The Planning Board members emphasized how concerned they are with disturbing the Watershed District area due to how close it is to the Town of Avon's drinking water. The parking area across the street (which is leased by Extra Space Storage) will have to come under the Stormwater Rules and Regulations of the state and the Town of Avon to be discussed with the Conservation Commission. If they would like to proceed with the project, Mr. Kotoch will need to fill out an application and go through the process of meeting with the Conservation Commission and other boards. This would involve having a public hearing as well as input from the Board of Selectmen, Fire Chief, Police Chief, Board of Health, etc.

The next Planning Board meeting is scheduled for March 4, 2021

Adjournment

A motion was made by Jason Suzor, Jr. to adjourn the Planning Board meeting at 8:30 p.m., seconded by Charles Comeau, Jr. A roll call vote was taken. Robert Pillarella voted aye, Charles Marinelli voted aye, Chuck Comeau, Jr., voted aye, Jason Suzor voted aye, Chuck Comeau voted aye. The motion carries.

List of Documents:

1. February 18, 2021 Meeting Agenda
2. 110 Ladge Drive site plan
3. 100 Ladge Drive site plan



Charles Comeau, Jr., Clerk