



TOWN OF AVON
2022 MAR 18 A 8:
TOWN CLERK

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

Avon Planning Board

Date: January 20, 2022

Members Present: Chuck Comeau, Chair; Charles Comeau, Jr.; Vice Chair; Robert Pillarella, Member; Jason Suzor, Jr.; Clerk (in person)

Members Absent: Charles Marinelli, Member

Others Present: Paul Seaburg, Grady Consulting; Robert Borden, Building Inspector; Kathleen Waldron, Board of Health; Lynne McKenney, Recording Secretary

Chuck Comeau called the meeting to order at 7:15 p.m. with all members present except Charles Marinelli. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

This meeting of the Planning Board is being conducted via a hybrid method. The public may attend the meetings in-person or may continue to participate via remote Zoom access. Until further notice, in-person attendees, who are not vaccinated, will be recommended to wear a mask.

Minutes

A motion was made by Charles Comeau, Jr. to approve the meeting minutes of December 2, 2021, seconded by Jason Suzor, Jr. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

A motion was made by Charles Comeau, Jr. to approve the meeting minutes of December 16, 2021, seconded by Jason Suzor, Jr. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

A motion was made by Charles Comeau, Jr. to approve the meeting minutes of January 6, 2022, seconded by Jason Suzor, Jr. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella voted aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.

Discussions:

The Planning Board members reviewed the 2021 updated version of the Annual Town Report of the Planning Board.

The Planning Board members discussed updating the Planning Board Petitioner Checklist. The new updates will be reviewed at the next Planning Board meeting.

Continued Public Hearing: 540 Bodwell Street Ext.

The Public Hearing for 540 Bodwell Street Ext. opened at 7:34 p.m.

Chuck Comeau, Chair read in the Public Hearing notice:

Notice is hereby given that the Avon Planning Board will hold a Public Hearing on Thursday, September 17, 2020 at 7:05 P.M. regarding property located at 540 Bodwell Street. This hearing will consist of Site Plan Review under Section 12-2 for a proposal to raze the existing 6,307s.f. building and construct a 85' x 160', 13,600s.f. commercial warehouse building. Also, in conjunction with a Site Plan Public Hearing the Avon Planning Board will hold a Public Hearing in regards to a Special Permit under Section 5-4 Water Supply Protection District. The hearing will either be held in the Avon Planning Board Office at the Avon Town Hall, Buckley Center or will be conducted via remote participation. The meeting link can be found at <https://www.avon-ma.gov/node/59/agenda/2020>.

Paul Seaburg of Grady Consulting discussed the revisions that were made regarding 540 Bodwell Street Ext. These changes were recommended by Jacobs Driscoll Engineering, Inc. per the request of the Town of Avon Planning Board.

Robert Borden, Building Inspector discussed the Avon Bylaw 255-8.9 G. Parking and loading space standards. The Bylaw states that all parking and loading areas containing over five spaces, including automotive and drive-in establishments of all types, shall be either contained within structures or subject to the following:

G. Parking spaces shall not be located within the required front yard area except in residential districts.

The Planning Board suggested in order to fix the issue with the parking spaces that the building be moved back five feet. This will not affect the septic design.

The following is a list of the Order of Conditions that are required by the Avon Planning Board:

1. Jacobs Driscoll Engineering recommends the following conditions of approval in regard to construction period monitoring, should the Board wish to approve the above referenced project;
 - a. One week prior to any land disturbance activities, the Applicant shall conduct an onsite inspection with the Town of Avon's designated representative to observe the erosion controls installed at the site and review the erosion controls anticipated to be employed during construction.
 - b. At any point during construction, the Applicant shall allow the Town of Avon's designated representative, Town employees and/or members of the Planning Board, to enter the site for the purpose of making observations as to the compliance of construction with the approved Site Plans.
 - c. At minimum, the Town of Avon's designated representative shall observe the construction of the Stormwater Management System at the following times;
 - i. Subsurface Infiltration Systems:
 1. Groundwater verification test pit prior to system excavation. The Applicant's approved soil evaluator shall be present to make the groundwater determination. A soil log with the groundwater determination shall be submitted to the Planning Board.
 2. Upon completion of excavation.
 3. Upon completion of subsurface drainage system pipe and crushed stone installation and prior to covering over the pipes
 - ii. Vegetated filter strip:
 1. Upon completion of grading and seeding.
 2. Upon establishment of vegetation / stabilization of the filter strip.
 - d. The Applicant shall provide at least 72-hours' notice for said inspections.
 - e. The Town of Avon, may, at its discretion, use consultants to supplement Town Staff for, but not limited to, the purpose of construction observation. The cost of these services shall be paid for by the Applicant from an escrow account. The escrow account shall be fully funded 30-days prior to any land disturbance activities.

f. Upon completion of construction, the Applicant's engineer shall provide a report to the Town of Avon Planning Board certifying that the stormwater management system was installed in accordance with the approved plans. The report shall include a certification that the excavations of the proposed infiltration systems were inspected prior to backfilling. An as-built of the stormwater management system shall be provided with the report.

2. The Applicant has included a Long Term Pollution Prevention Plan with maintenance inspection forms for the proposed stormwater management system (included in the Stormwater Report). The O&M Plan includes Inspection and Maintenance Logs to be completed during each inspection. As a condition of approval, the Owner should be required to submit a copy of the completed Inspection and Maintenance Forms, stamped by a Professional Engineer, annually to the Planning Board in order to document compliance with the approved O&M Plans.

3. The Applicant shall provide the Planning Board a copy of the IWHT Certification Form (DEP01) upon their completion and submittal to MassDEP.

4. It appears that the project work area is within jurisdictional distance to wetland resource areas and that a filing with the Avon Conservation Commission will be required. It also appears that the septic system will have to be permitted with the Avon Board of Health. The Applicant shall secure all necessary permits from the Avon Conservation Commission, Board of Health, and any other Town, State, and/or Federal agencies as applicable prior to commencing construction.

The approval is contingent on:

- Order of Conditions per the Planning Board/Jacob's Driscoll Engineering, Inc. letter date 10/30/20 stated above
- Standard Conditions apply
- Letter from the Board of Health
- Conservation Commission Order of Conditions
- Snow storage updates
- Van accessibility/Parking spaces
- Yearly inspection with DEP approved inspector
- Board of Appeals approval
- FEMA Zone X (Flood Zone certificates documented)
- No parking of construction vehicles on any public way needs to be documented
- Standard Order of Conditions are required by the Avon Planning Board:

There will be a separate set of Standard Order of Conditions that are required by the Avon Conservation Commission as well.

A motion was made by Jason Suzor, Jr. to approve the Site Plan review for 540 Bodwell Street, Ext. contingent on the submission of an updated Site Plan to include parking spaces and Order of Conditions, seconded by Charles Comeau, Jr. A roll call vote was taken. Bob Pillarella vote aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr., and Chuck Comeau voted aye. The motion carries.

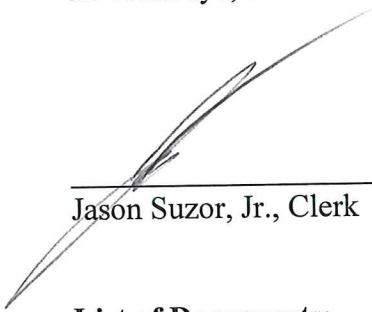
A motion was made by Charles Comeau, Jr. to approve the construction in the Watershed District for 540 Bodwell Street, Ext. contingent on the submission of an updated Site Plan, Order of Conditions from the Planning Board and the Conservation Commission, and letter from the Board of Health, seconded by Jason Suzor, Jr. A roll call vote was taken. Bob Pillarella vote aye, Jason Suzor, Jr. voted aye, Charles Comeau, Jr., and Chuck Comeau voted aye. The motion carries.

A motion was made by Charles Comeau, Jr. to close the Public Hearing on 540 Bodwell Ext. at 8:10 p.m., seconded by Jason Suzor, Jr. There was no discussion on the motion. A roll call vote was taken. Robert Pillarella 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:

- New tenant at 21 Parker Drive
- Pond Street and Harrison residential development is moving forward
- Nothing going on residentially

A motion was made by Charles Comeau, Jr to adjourn the meeting at 8:11 p.m. seconded by Jason Suzor, Jr. A roll call vote was taken. Bob Pillarella vote aye, Charles Comeau, Jr., Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye. The motion carries.



Jason Suzor, Jr., Clerk

List of Documents:

1. January 20, 2022 meeting agenda
2. December 2, 2021 meeting minutes
3. December 16, 2021 meeting minutes
4. January 6, 2022 meeting minutes
5. 540 Bodwell Street Ext. Site Plan
6. Jacobs Driscoll Engineering, Inc. Site Plan Review letter dated 10/30/20.
7. Avon Planning Board Petitioner Check List