



TOWN OF AVON
2022 MAY -6 A 9:03
TOWN CLERK

BUCKLEY CENTER, Avon, MA 02322

Telephone: 508-588-0414

Avon Planning Board

Date: April 21, 2022

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

Members Absent: n/a

Others Present: Mr. & Mrs. Terry Edwards, Petitioners; William Self, Land Surveyor; Robert Borden, Building Inspector; Lynne McKenney, Recording Secretary

Chuck Comeau, Chair called the meeting to order at 7:29 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 Jason Suzor, Jr. to approve the meeting minutes of April 7, 2022, seconded by Charles Comeau, Jr.. There was no discussion on the motion. A roll call vote was taken. Robert 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.

Public Hearing for Katherine's Way

The Public Hearing for Katherine's Way opened at 7:30 p.m. Charles Comeau, Chair read in the following Public Hearing Notice:

Notice is hereby given that the Avon Planning Board will hold the following Public Hearing on Thursday, April 21, 2022 at 7:15 P.M regarding the acceptance of Katherine's Way on Assessors Map B1 and B2 as a Public Way. The hearing will be conducted via remote participation and in the Avon Town Hall, 65 East Main Street. The meeting link can be found at <https://www.avon-ma.gov/node/59/agenda/2022>.

Text and Plans may be viewed prior to the hearing in the Town Clerk's office.
Publication dates: March 30, 2022 and April 7, 2022 in The Brockton Enterprise

William Self, Surveyor for the Petitioner Mr. & Mrs. Edwards discussed the infrastructure of Katherine's Way. A copy of the final master deed will be provided by Terry Edwards to the Town of Avon to include the right away lines. Mr. Self will also provide the documents regarding the Conservation Commission concerns and order of conditions to the Planning Board members.

Chuck Comeau, Chair read in the letter from the Board of Health dated April 21, 2022 stating that the Board of Health has no objection to the acceptance of Katherine's Way on Assessors Map B1 and B2 as a Public Way. The Chair read in Section 27 of the Rules and Regulations for subdivisions. The members of the Planning Board discussed and clarified these Rules and Regulations. The Planning Board members will walk Katherine's Way with a checklist to review the infrastructure (curbing, roadway, etc.) to ensure the order of conditions have been met prior to the next meeting. The Planning Board requires a clean out to be completed prior to the town meeting on May 3, 2022.

Abutter, John Costa discussed his concerns regarding the unaddressed issues regarding the Katherine's Way. He stated there is currently a partial certificate of completion and they are working on an amended order of conditions. The Planning Board members will touch base with Kevin Mooney, Chair of the Conservation Commission to clarify any issues.

Edward Mekjian, member of the Conservation Commission discussed that he and Kevin Mooney, Chair of the Conservation Commission walked the property (Katherine's Way) and agreed that everything has been completed. Kevin Mooney met with the owners and made them aware of the conservation land.

Robert Borden, Building Inspector viewed Katherine's Way in the last week and noted that there were broken curbs that need to be fixed. Mr. Borden also discussed the easement of entry and care of the water basins.

Robert Pillarella has concerns regarding the roadway pavement that was just completed. He discussed a bond for a period of time in case something comes up regrading maintenance.

A motion was made by Jason Suzor, Jr. to continue the Public Hearing for Katherine's Way to April 28, 2022 at 7:15 p.m., seconded by Charles Comeau, Jr. No discussion on the motion. A roll call vote was taken., Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye.

The Public Hearing for Katherine's Way closed at 8:52 p.m.

Discussions:

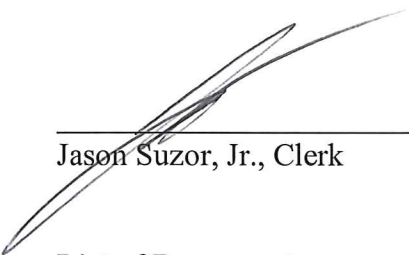
The Planning Board members reviewed mail.

The Planning Board is in process of reviewing the 2020 Model Floodplain Bylaws and the Review of the Town of Avon Rules and Regulations Governing the Subdivision of Land.

The next Planning Board meeting is scheduled for April 28, 2022 at 7:00 p.m.

A motion was made by Robert Pillarella to stay status quo that Jason Suzor, Jr. will continue to be the Planning Board Clerk, seconded by Charles Comeau, Jr. No discussion on the motion. A roll call vote was taken., Robert Pillarella voted aye, Charles Comeau, Jr. voted aye, Charles Marinelli voted aye, Jason Suzor, Jr. voted aye, and Chuck Comeau voted aye.

A motion was made by Jason Suzor, Jr. to adjourn the meeting at 9:21 p.m., seconded by Robert Pillarella.



Jason Suzor, Jr., Clerk

List of Documents:

1. April 7, 2022 meeting agenda
2. March 17, 2022 meeting minutes
3. Planning Board misc. mail
4. Public Hearing Notice, Application, Site Plan, Abutters list for Katherine's Way
5. Board of Health Letter regarding Katherine's Way date 4/21/22