



TOWN OF AVON, MASSACHUSETTS

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TOWN OF AVON

2016 JAN 22 PM 12:52

TOWN CLERK

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

Avon Planning Board - Meeting Minutes

Date: January 7, 2016

Members Attending: Charles Comeau, Charlie Marinelli, Jason Suzor, Robert Pillarella, Matthew Curley

Absent:

Visitors Forum: Conrad Boone, Sean Sears, Brian Beauford, Aaron Mackey, Todd Morey, Tom Nolan, Robert Borden- Building Commissioner

Charles Comeau, Chairman called the Planning Board meeting to order at 7:05 P.M.

PUBLIC HEARING APPOINTMENTS— None

Mr. Comeau stated to the Board that the Selectman have asked the Planning Board to attend their meeting at 8:00 P.M. tonight.

DISSCUSSION-

(A) Furniture Décor, Mr. Joel Sadow – Verbal continuance for 1-7-16, Place on agenda for next Planning Board Meeting on January 21st, 2016

(B) 101 Wales Ave – Mr. Tom Nolan- Casey Brothers

(1)- Sean Sears, Pastor of Grace Church introduced himself and stated that they were looking to expand next to Church, adding 76 car spaces. The warehouse use is very limited. They occupy the warehouse during the week days and the Church weekend only. Mr. Nolan stated that they had gone to the Avon Conservation Board and they recommended going to the Planning Board.

(2)-Mr. Comeau asked the age of the Building and pavement. Mr. Borden stated he thought around 1980's. Also what the vehicle count is on Saturday and Sunday. It was noted that some cars have parked along the street. Mr. Comeau stated that there was a parking ban from November to April. Mr. Sears stated that he was not aware of the parking restrictions since there were no signs, but would make sure cars did not park along the street. Mr. Comeau asked what their longevity would be in Avon and Mr. Sears stated that they had just signed a new lease and they planned on staying. They liked Avon. Mr. Comeau stated that finishing off the lot would be good for future users.

The Planning Board looks at the whole lot and looks at both sides of the building. . DEP Standards, water quality structure. Mr. Sears states that the lighting was wall packages, but they plan to change to LED lighting.

(3) Mr. Borden stated that 8-5 By-Law of parking spaces was that more then 200 feet would be Zoning Board of Appeals.

(4) Mr. Comeau stated that they should come up with figures; get it in writing any agreement and to do a walk through with Conservation. And file with the Board of Appeals for a variance.

(5) It was advised from the Planning Board not to cut down trees until they have a walk through with Conservation Commission, checking out stormwater issues. After meeting with them you would have to file a Site Plan Review, but wouldn't need a Special Permit.

PLANNING BOARD MEETING WITH THE BOARD OF SELECTMAN; (notes from Shanna BOS)

The Planning Board closed the discussion to attend the Board of Selectman's meeting. Mr. Comeau, chairman of the Planning Board stated to the Board of Selectman an update on current events and what they have addressed lately. Mr. Comeau stated that typically the Master Plan is updated every ten years and that the Master Plan for the Town needs updating. The last plan was done in 2001. Mr. Comeau also stated that the Planning Board will need financial assistance with this project and will approach the Old Colony Planning Council and the Board of Selectman. Mr. Comeau stated that once the Master Plan is updated, the intent is to get a digital copy on the website.

The Planning Board is also working with the OCPC to review the Ladge Drive situation.

Mr. Comeau informed the Board that they need to address several other issues: such as electronic billboards, mitigation Bylaws, The Sewer Commission, solar projects and vacancies in the Industrial Park. Mr. Hegarty stated to the Planning Board the need to explore with OCPC the redevelopment of vacant buildings and empty sites. Mr. Hegarty asked the Planning Board for their input on marketing ideas to encourage industries to come to the Town of Avon. Mr. Comeau suggested the Town expedite a sewer system in the industrial park. Mr. Pillarella suggested using a college intern or a public interest group to research ways to market the Town. Mr. Hegarty stated that it is worth exploring as the Town needs to invest in the Industrial Park to make it flourish.

ADJOURNMENT- Motion was made by Jason Suzor to adjourn the meeting of the Planning Board at 9:00 P.M., seconded by Robert Pillarella, all in favor, Unanimous vote. The next Planning Board Meeting January 21st, 2016

Respectfully Submitted,


Jason L. Suzor, Clerk
Avon Planning Board