



## **ZONING BOARD OF APPEALS**

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TOWN OF AVON  
2019 DEC -4 A 8:24  
TOWN CLERK

### **PUBLIC HEARING MINUTES - November 5, 2019**

CASE #19-3 | JOANNA HILLS ESTATES, LLC continued from October 29, 2019

The Public Hearing is the result of the Petition of Joanna Hills Estates, LLC., at the property located off Joanna Road, and known as Assessors Map C7 Block 3 Plot 15, Avon, Massachusetts.

The following were present:

Appeals Board Members- Gerald Picardi,, Charles Comeau, Carl Walker; Kevin Foster; Edward Mekjian; Special Counsel, Brian Winner; Paul Cusson of Delphic Associates, Muhammad Itani of Stonebridge Homes, Inc.; Rami Itani of Joanna Hills LLC, and Brian Dunn of MBL Land Development Corp., Visitor's- Abutters/ Members of the Community.

Charles Comeau called the meeting to order at 7:26 p.m. and welcomed everyone and noted that the meeting is being televised and explained the procedures of the meeting.

#### Comments, Open Discussion, Questions and Answers

Brian Dunn MBL Land Development introduced himself and referred to the letter received from Tom Houston of Professional Services Corp. in which he requests further soil testing. The testing was done on October 4 and 9 with MBL's engineers, engineers from Outback Engineering, Wade Saucier, Soil Evaluator from Professional Services Corp., and Kathleen Waldron, Board of Health Agent.

There are five basins with 3 test pits in each. Testing confirms all data that was presented in the site plan.

There will be engineering changes to regrade the roadways, basins and update the drainage design.

Tom Houston, Professional Services Corp. is not available tonight but has the soil testing information.

Charles Comeau any questions from the board. None.

The Petitioner will need 3 to 4 weeks to get the plan together and will submit it to Tom Houston prior to the next meeting.

Brian Dunn notes that they had submitted a formal letter to FEMA to verify the floodplain area.

Charles Comeau requested that the Conservation Commission receive a copy of the updated plans. Kevin Mooney will let the zoning board know the time from for their next meeting to review the plans.

Brian Dunn noted that they looked at mapping and found the water protection area to the north that does not touch the site. Brian will check with the DPW Director, Bill Fitzgerald for more information.

Charles Comeau requested that the first-floor elevations and basement elevations be established on the next plans.

Edward Mekjian noted his concerns about basement water.

Muhammad Itani states that the foundation is 2 feet higher than the water table. They will be raising the streets 2 to 3 feet higher so the foundations will be 3 feet higher than the street.

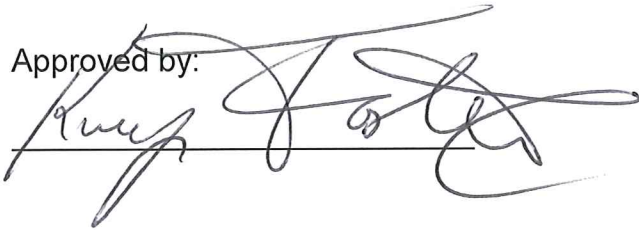
Charles Comeau requested that they show where the roof drains will be dispersed, and sump pump information and they will need to incorporate safety information from the Fire Chief.

Brian Dunn that they have talked with the Fire Chief about the parking areas, roadway access for emergency vehicles and hydrant locations will be highlighted.

The board discussed the next hearing date with the applicant, and it was agreed to continue the hearing to December 3, 2019 at 7:00 p.m.

Motion was made by Kevin Foster to continue the meeting of the zoning board to December 3, 2019 at 7:00 p.m., seconded by Gerald Picardi. All in favor.

Approved by:

A handwritten signature in black ink, appearing to read "Kevin Foster", written over a horizontal line.

Approved by:

A handwritten signature in black ink, appearing to read "Charles Comeau", written over a horizontal line.