



TOWN OF AVON
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TOWN CLERK

ZONING BOARD OF APPEALS

TOWN OFFICES/BUCKLEY CENTER
AVON, MASSACHUSETTS 02322-1496
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PUBLIC HEARING MINUTES – December 3, 2019

CASE #19-3|JOANNA HILLS ESTATES, LLC Continued from November 5, 2019

The Public Hearing was called to order at 7:00 pm by Mr. Comeau

The Public Hearing is the result of the Petition 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 and is continued from November 5, 2019.

The following were present: Appeal Board Members- Charles Comeau, Gerald Picardi, Carl Walker, Kevin Foster, Ed Mekjian; Special Council – Brian Winner; Town Council -Joe Lalli

Visitor's- Paul Cusson of Delphic Associates; Brian Dunn of MBL Land Development Corp; Rami Itani of Joanna Hills LLC, Robert Borden -Building Commissioner; Muhammed Itani of Stonebridge Homes, Inc; Tom Houston of Professional Services Corp; Kevin Mooney- Conservation board, Members of the community.

Re: Revised Site Plan/Site Narrative

Mr. Comeau called the meeting to order at 7:00 p.m. and noted that the meeting is being televised. The Board members introduced themselves. Mr. Comeau also informed the public that the proposed site plan has been revised.

Comments, Open Discussion, Questions and Answers

Mr. Cusson of Delphic Associates noted that there has been a fair amount of testing at the site and it was witnessed by the Board of Health. Mr. Cusson discussed the new site plan. Mr. Cusson states that the plan has a variety of different units. In the new plan there are a total of 9 single family homes. They have eliminated the homes on the south end of Lothrop Road and there is a change from 8 homes to 6 on the north side. Then as you get into the development there are 67 units. There are three different types of dwellings, 10 duplex homes on their own individual lots which is 20 units. 2 townhouses buildings where one building contains 9 units and one building contains 10 units. There is a u-

shape type of building, which is a different style and variety of units, this includes 14 units. These units have been built in other areas such as Foxboro. A total of 76 units in which 25% will be affordable. They have also reduced the impervious area.

Brian Dunn, MBL Land Development showed the board and visitors the updated proposal. We have listened to the concerns of the board and abutters and have come up with a planned unit development. They will be using the area at the end of Lothrop for stormwater management. We are still proposing the double barrel road which is 12 feet on each side plus the eight-foot island which was discussed with the fire department. Trees would be planted along the roadway. We have reduced the amount of the impervious area and the proposed buildings are outside of the 25 ft buffer zone. We have addressed the busing and fire truck issues and the distance between buildings. We need to have an idea if this is the right direction that we are going. Charles Comeau notes that this is an improvement. Brian showed the mail- box system on the plan and dumpster areas. He notes that there is ample parking for visitors outside of the duplex units and garage parking. There are sidewalks all around the area. Gerald Picardi requested information on the number of bedrooms. Muhamed Itani notes that the single- family homes will be 3-bedroom units, for the most part, there may be some 2 bedrooms. Duplexes are 2- bedrooms, each duplex will have a four-car garages and room for 4 cars in each driveway. The u-shaped buildings will be 2- bedroom units and the townhouses will have a one-car garage with two parking spots outside.

Gerald Picardi requested clarification on the affordable housing. Approximately there would be 2 single family homes, probably 4 of the duplexes, and the four buildings would get two each and one would get three.

Mr. Houston announced that they had the opportunity to look at the alternative plan. In terms of Lothrop Road, the style with the houses are more compatible with the current houses there. The parking situation is better, along with the longer driveways. A couple of concerns that have not been addressed. One of the concerns is the Title 5 groundwater discharge permit issue, it is my understanding that once the sewerage flows exceed 10,000 gallons per day that you need a groundwater discharge permit. We need to find out whether we need a wastewater treatment plant. There are concerns with the stormwater basin.

Mr. Dunn states that they have officially requested a Letter of Map change and they are continuing to converse with FEMA with their requests for information.

Mr. Dunn states that they have had discussions with DEP and the way that this development is proposed is based on flow and ownership so if you have flow that is under 10,000 gallons a day and you have individual ownership and you don't go over 10,000 gallons a day you do not need a groundwater discharge permit. Mr. Houston questioned the groundwater discharge permit. Mr. Comeau suggested he would like a letter identifying what the flood plain elevation should be and the mapping change and confirmation from DEP that we are heading in the right direction.

Christy Grace (Resident), What is your target audience regarding the condo?

Mr. Muhammed respond, retiree and empty nesters. There are concerns from residents regarding the water pressure. Mr. Comeau announces there will be a working meeting with DPW to scheduled and posted through the town website. The meeting will occur during the day. Robert Borden, Building Inspector requested clarification on the affordable units.

There was a discussion on the next meeting date. The next meeting will be January 7, 2020 at 7:00 p.m.

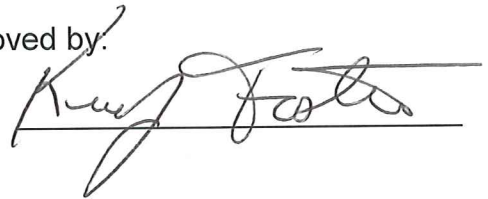
A Motion was made by Edward Mekjian, seconded by Kevin Foster to continue public Hearing- Joanna Hills Estates to January 7, 2020.

A Motion was made to adjourn by Kevin Foster, seconded by Gerald Picardi..

Approved by:



Approved by:



Documents:

MBL Land Development & Permitting, Corp dated Nov 26, 2019