

**ZONING BOARD OF APPEALS**  
TOWN OFFICES/BUCKLEY CENTER  
AVON, MASSACHUSETTS 02322-1496  
TEL. (508) 588-0414 - FAX (508) 559-0209

TOWN OF AVON

2022 NOV 16 A 8:36

TOWN CLERK

<b>September 20, 2022</b>
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Mr. Kevin Foster, Chairman announced that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, Subchapter 20 and the Governor's March 23, 2020 Order imposing limitations on the number of people that may gather in one place, this hearing of the Zoning Board of Appeals will be conducted via remote participation. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public can adequately access the proceedings as provided for in the Order. Kevin Foster reminded the viewing audience that persons who would like to view this meeting while in progress may do so by joining the Zoom link for the videoconference in session.

Mr. Kevin Foster, Chair called the meeting to order at 7:14 p.m. due to technical issues. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call.

The following were present:

Appeals Board Members: Kevin Foster, Edward Mekjian, Peter Crone, Chuck Comeau, Gerri Picardi, Peter Marinelli

Members not present: Carl Walker

Visitors: Mr. Paul Cussen of Delphic Associates, Mr. Brian Campbell of A&B Campbell Realty, LLC, Mr. Brian Dunn and Tracy Duarte of MBL Land Development & Permitting Corporation; Michael Perrault, Jacob Driscoll Engineering; Brian Winner, Special Counsel; Lynne McKenney, Recording Secretary

**Minutes:**

A motion was made by Chuck Comeau to approve the meeting minutes of August 2, 2022, and the meeting minutes of July 19, 2022, seconded by Edward Mekjian. No discussion on the motion. A roll call vote was taken. Gerald Picardi voted aye, Edward Mejkian voted aye, Chuck Comeau voted aye, Peter Crone voted aye, and Kevin Foster, Chair voted aye. The motion carries.

### **Warrants:**

A motion was made by Chuck Comeau to pay the warrant for \$ 1,474.92, invoice for Gatehouse Media for advertising for Case # 22-4, 33 Wales Avenue; Case # 22-5, Stockwell Drive; Case # 22-6, 188 Page Street, seconded by Gerri Picardi. No discussion on the motion. A roll call vote was taken. Chuck Comeau voted aye, Peter Crone voted aye, Edward Mekjian voted aye, Gerri Picardi voted aye, Peter Marinelli voted aye, and Kevin Foster, Chair voted aye. Vote unanimous. The motion carries.

### **Continued Public Hearing:**

**Case # 22-3 Petitioner, A&B Campbell Realty, LLC of 188 Central St.  
(Brave Estates)**

The continued Public Hearing for Case # 22-3, 188 Central Street, Brave Estates opened at 7:15 p.m.

Continued from July 19, 2022; August 2, 2022

Kevin Foster, Chairman read in the following Public Hearing Notice:

Notice is hereby given that a Public Hearing will be held in the Town Offices, Town of Avon, Massachusetts on Tuesday, July 12, 2022, at 7:15 pm to hear the following petition(s) requesting a Comprehensive Permit under M.G.L. 40B. The hearing will be held at the Avon Town Hall, 65 East Main St. Avon, MA. Please visit <https://www.avon-ma.gov/node/63/agenda/2022> for updates on hybrid participation and Covid protocols.

**Case # 22-3** Petitioner, A&C Campbell Realty, LLC of 188 Central Street, requesting approval of a Comprehensive Permit under M.G. L. 40B, at 188 Central Street, and known as Assessors Map B3, Block 1, Plot 15, Avon, Massachusetts. The applicant is proposing an additional 36 units in which 9 will be designated as affordable to low-median income applicants. Proposing 4 buildings, 2 buildings will have 8 units each and 2 buildings will have 10 units each. There will also be the addition of four garage buildings.

Plans may be viewed by appointment prior to the hearing at Town Offices or found on the Town Website. <https://www.avon-ma.gov>.

AVON ZONING BOARD OF APPEALS

Kevin Foster, Chairman

*Ad placement in The Brockton Enterprise on June 27, 2022, and July 5, 2022*

Mr. Paul Cussen of Delphic Associates, Mr. Brian Campbell of A&B Campbell Realty, LLC, Mr. Brian Dunn and Tracy Duarte of MBL Land Development & Permitting Corporation, introduced themselves to the Zoning Board of Appeals members. Mr. Paul Cussen of Delphic Associates is representing Mr. Brian Campbell of A&B Campbell Realty, LLC. They are requesting a Comprehensive Permit for Brave Estates, 188 Central Street. Mr. Cussen and Ms. Duarte discussed the changes made to the site plan dated 9/8/22, revision #3.

Discussion with ZBA members:

- Hydrant locations
- ZBA suggested adding a third dumpster
- Phase 1 & 2 buildings to be built at a time, once occupied, the next set will be constructed
- Class 53 standards letter required
- Fire Chief questions/concerns discussed (garage's are strictly for residential use only)
- Perk tests
- New plans to be developed and given to Greg Driscoll, Engineer to review
- A formal set of plans need to be submitted to the town clerk.
- Pathway to Stoughton (discuss further with DPW & Town of Stoughton)

To be discussed at the next Public Hearing:

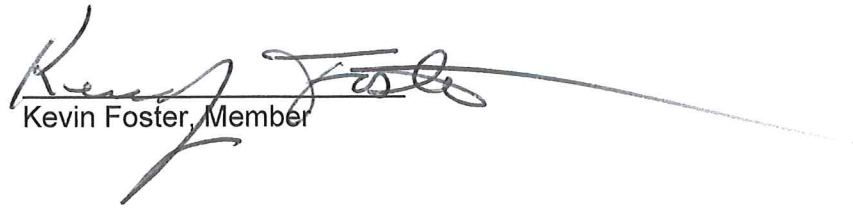
- 8 inch loop (information required for water calculations)
- List of Waivers
- Pathway to Stoughton

A motion was made by Chuck Comeau to approve the building roadway layout dated 9/8/22, revision #3 base layout for the further design of the project, seconded by Gerri Picardi. A roll call vote was taken. Chuck Comeau voted aye, Peter Crone voted aye, Gerri Picardi voted aye, Peter Marinelli voted aye, and Edward Mekjian voted aye, and Kevin Foster, Chair voted aye. The motion carries.

A motion was made by Edward Mekjian to continue Public Hearing for Case # 22-6, 188 Central Street, Brave Estates to October 25, 2022 at 7:15 p.m., seconded by Chuck Comeau. No discussion on the motion. A roll call vote was taken. Kevin Foster, Chair voted aye, Chuck Comeau voted aye, Peter Crone voted aye, Gerri Picardi voted aye, Peter Marinelli voted aye, and Edward Mekjian voted aye. The motion carries.

A motion was made by Gerri Picardi to adjourn the meeting at 8:40p.m., seconded by Kevin Foster, Chair.

Approved by:

  
Kevin Foster, Member

**List of Documents**

1. September 20, 2022, meeting agenda
2. August 2, 2022 meeting minutes
3. July 19, 2022 meeting minutes
4. Case # 22-3, 188 Central Street; update Site Plan Revision #3; Public Hearing notice, application, abutters list, questions/concerns from other boards