



ZONING BOARD OF APPEALS

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TOWN OF AVON

2019 DEC -3 P 3:39

TOWN CLERK

PUBLIC HEARING MINUTES - September 10, 2019

CASE #19-3 | JOANNA HILLS ESTATES, LLC continued from August 27, 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 and is continued from August 27, 2019.

The following were present:

Appeals Board Members- Gerald Picardi, Edward Mekjian,, Charles Comeau, Carl Walker; Kevin Foster, Peter Crone, Chris Canducci; Special Counsel, Brian Winner; Tom Houston of Professional Services Corp.; and 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., Ron Muller of Ron Muller Associates; Robert Borden, Building Commissioner; Robert Spurr, Fire Chief; Visitor's- Abutters/ Members of the Community.

Charles Comeau called the meeting to order at 6:30 p.m. and discussed the procedures of the public hearing to the abutters and members attending.

Paul Cusson requested clarification as to the voting members of the Board of Appeals. Charles Comeau, Gerald Picardi, Edward Mekjian, Kevin Foster, and Carl Walker.

Comments, Open Discussion, Questions and Answers

Paul Cusson introduced Ron Muller, Traffic Engineer who has completed the Traffic Study. The study evaluates existing traffic conditions in the area and evaluates the impacts of the project. Ron notes that a traffic study was done previously for the area when they were proposing apartments and have since updated information in a letter dated June 25, 2019. We focus our analysis on weekday a.m. and p.m. traffic. The analysis shows us that all of the intersections operate at acceptable levels and that there would be no change in that level of service with the additional site traffic under any of those scenarios. Because of the small difference in increase in traffic over the original proposal, we focused only on the Joanna road intersection. Mr. Houston

requested us to go back and analyze the effects of the additional tracking on all the original study intersections and expand the study area which we are in the process of doing, we wanted to make sure schools were in session.

An outstanding item is the analysis of Page Street and Bodwell Street intersection which will be submitted next week.

There is a tree blocking the sightline on the corner of Joanna Road and Page Street looking to the left which is an existing condition, the applicant is willing to undertake that with the permission of the town.

Mr. Houston recommended that a stop sign be placed at the top of Joanna Road and we agreed to install a sidewalk on one side of Joanna Road and on one side of each of the Lothrop Roads. Crosswalks and stop signs on the Lothrop Road approaches. A crosswalk will be installed on Page Street with a pedestrian push button activated beacon.

We have noticed that there is a tremendous amount of green time allocated to route 28 and very little to high street, so we recommend that we increase the green time to high street.

Kevin Foster, member states that there is a lot of traffic on East High Street during the busy times of the day which backs up to the railroad tracks.

Ron Muller states that they may be able to reduce the cues to extend the time for the high streets.

Charles Comeau, Chairman explained that there is a problem when cars are turning left, they are holding up the traffic due to single lane.

The project will generate 850 trips a day both entering and exiting this project over a 24-hour period. The project will generate the greatest number of traffic for two-hours in the morning and in the afternoon.

Currently, the school bus stops at the top of Page Street and parents are parked at Joanna Road. With the addition of more children, this may become a problem. The school committee would decide if another stop was needed and they are looking into adding a pavement area on Joanna Road for the parents to park when picking up and dropping of their children.

Tom Houston of Professional Services Corporation introduced himself and issued a peer review report on behalf of the Zoning Board of Appeals. He notes that they asked Ron Muller, Traffic Engineer to expand his analysis to Page and Bodwell Street and he is in the process of doing that. Mr. Muller recommended a number of mitigation measures and we concur with those. We came up with 12 recommended conditions of approval that we recommend the board consider and incorporate in their decision.

Paul Cusson introduced Brian Dunn of MBL Land Development who will address the other issues that were raised by Tom Houston. Mr. Dunn refers to the letter from MBL Land Development dated September 3, 2019 and the list of waivers in a letter dated August 23, 2018 and revised August 9, 2019 in which he clarifies the length of the dead end street, the permissible number of maximum residential units on a dead end street, stop signs, lights shining into homes at the top of Joanna Road, the number of parking spaces, construction phasing, the transportation demand on the construction project which we need to clarify with Mr. Houston, if Joanna Road and Lothrop are damaged during construction there would be some reconstruction, sidewalks. Brian also notes that they would need to talk with the school committee in regard to the school bus stop.

Chairman, Comeau commented on the parking regulations of the town during snow removal which may affect parking in the area. The additional parking is still under study.

Mr. Dunn brought up the plans of the road which has a stamped concrete island and a 12' roadway on each side. Mr. Comeau questioned the sidewalk layout and on some of them, the distance between the garage door and the backside of the sidewalk is tight and questions the adjoining driveways on some of the houses.

Robert Spurr, Fire Chief introduced himself and states many concerns about the width of the roadway and getting fire and ambulance apparatuses down the roadway if there is parking on the side of the road and whether they will be able to turn around. Mr. Spurr is also concerned about the distance between the houses are close and would be unable to stand a 24' ladder on the side of a house.

Mr. Tom Houston refers to his letter dated August 27 in which he discusses the length of the dead-end street and regulations of surrounding towns which limit the amount of lots on a dead-end street. He suggests that there could be another means of access due to safety concerns. He also notes that the stop sign at the end of Joanna Road should be re-installed, the residence at the end of Joanna Road will be impacted by headlights, and the limited provisions for visitor parking, parking should be on one side of the road, sidewalks, coordination with the schools for a bus stop. He notes the need to cut down on the number of vehicles and people during the construction phase. He recommends 12 conditions for approval listed in the letter.

Chairman Comeau, any questions?

Robert Spurr, Fire Chief - If this is approved he asks that the pavement circulation and water system be tested before a stick going into the ground.

Susan Kelly of Pond Street expressed concerns of the size of the homes and the amount of children going into the school system.

Kristin Cole expressed concerns about more children in the school and safety issues.

John Costigan expressed concerns about the large amount of homes.

Various Abutters expressed concerns about safety, parking and school capacity.

An abutter who lives at 29 Joanna Road expressed concerns about cars getting stuck on the hill at the top of Joanna Road in the winter.

Brian Winner, Special Counsel explained the process of a 40B hearing.

An abutter requested clarification about signage on their private property about the proposed project.

Charles Comeu requested information as to whether the electrical would be underground and Paul Cusson stated that it would be underground.

Charles Comeau – Any further questions?

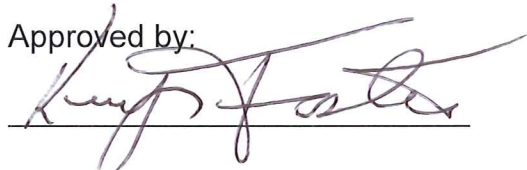
There was a discussion between the parties as to the next hearing date. September 24, 2019 at 6:30 p.m. was agreed upon.

Paul Cusson states that he would like to meet with the Fire Chief on safety issues.

Muhammad Itani of Stonebridge Homes, Inc requested that a review of the drainage report be done at the next meeting. Agreed.

A motion was made by Edward Mekjian to continue the meeting of the zoning board to September 24, 2019 at 6:30 p.m., seconded by Gerald Picardi. All in favor.

VOTED: to continue the public hearing to September 24, 2019 at 6:30 PM, as stipulated.

Approved by: 

Approved by: 

Documents:

1. Traffic Impact and Access Study, Ron Muller & Associates dated February 7, 2017;
2. Updated Traffic Impact Study, Ron Muller & Associates dated June 25, 2019;
3. Letter from MBL Land Development & Permitting Corp. dated August 9, 2019;
4. Letter from Professional Services Corp. dated August 27, 2019;
5. Letter from Ron Muller dated August 30, 2019;
6. Letter from MBL Land Development & Permitting Corp. dated September 3, 2019;
7. Letter from Professional Services Corp. dated September 10, 2019.