



ZONING BOARD OF APPEALS

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

TOWN OF AVON

2019 DEC -3 P 3:39

TOWN CLERK

PUBLIC HEARING MINUTES - September 24, 2019

CASE #19-3 | JOANNA HILLS ESTATES, LLC continued from September 10, 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 September 10, 2019.

The following were present:

Appeals Board Members- Gerald Picardi,, Charles Comeau, Carl Walker; Kevin Foster; 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., Robert Borden, Building Commissioner; Fire Chief, Robert Spurr; Visitor's- Abutters/ Members of the Community.

Charles Comeau called the meeting to order at 6:30 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

Paul Cusson of Delphic Associates stated that they met with the school committee and discussed the project. He states that the committee was okay with the proposed development. The school committee will be submitting a letter to the board of appeals.

Paul Cusson Delphic Associates also had a meeting with the fire chief and discussed the issues that the chief presented at the previous meeting. Additional parking areas, the width of the entrance and roadway, enlarging the cul-de-sac, turning radius for emergency vehicles and the distance between the buildings were also discussed.

Tom Houston introduced himself and went over the memorandum presented on September 21, 2019.

Paul Cusson notes that under the regulations at this stage it is important to note that the plans are preliminary, not definitive so many of the comments would be addressed in a definitive set of plans.

Brian Dunn MBL Land Development notes that most of the items really relate to soil testing that has been performed on the site. He notes that DEP requires test pits for every 5,000 square feet. Charles Comeau requested clarification about the soil testing in the critical areas. Muhammad Itani notes that the test data was done before the project was proposed. He notes that they will be going in front of the Conservation Commission to do testing.

Brian Dunn of MBL Land Development showed the floodplain area on the map. Will reach out to FEMA for flood plain area for clarification. Test pit data will be provided. Verification of the sizing of the water quality structures. Cul-de-sac on southeast side of Lothrop drive will be revised. The sedimentation control plan will be provided when the Notice of Intent is filed with the Conservation Commission.

Charles Comeau any questions from the board. See None. Audience questions.

Abutters concerns included water in the basement and ground water issues for other homes that are at a lower level; snow removal and salt use; effect on the school system, police and fire; traffic and sewerage. The process of 40B was explained by Special Counsel, Brian Winner.

Tom Houston responded to the reevaluated traffic study from Ron Mueller Associates and found that the analysis is consistent with standard practice.

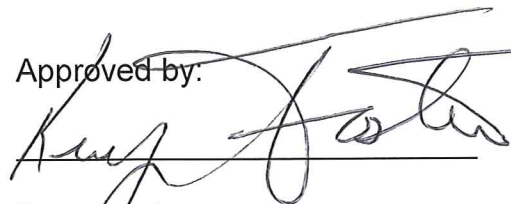
Charles Comeau mentioned that the distance of the garage from the backside of the sidewalk was short. Muhammad Itani states that they can modify the design to set the garage back further. Paul Cusson states that this can be placed in the Order of Conditions and then it will be done in the definitive set of plans.

There was permission given for Tom Houston to speak to the engineers and Charles Comeau reminded them that an email identifying what was discussed must be sent to the board. He notes that there cannot be any separate meetings going on.

The board discussed the next hearing date with the applicant and it was agreed to continue the hearing to October 29, 2019 at 6:30 p.m.

Motion was made by Gerald Picard to continue the meeting of the zoning board to October 29, 2019 at 6:30 p.m., seconded by Kevin Foster. All in favor.

Approved by:



Approved by:



Documents:

1. Letter from Tom Houston, PSC dated September 21, 2019