



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

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Raynham Planning Board Meeting Minutes Thursday, December 21, 2023

Call to Order

Mr. Andrade opened the meeting of December 21, 2023, at 6:00 p.m. and informed the meeting is being taped by the Raynham Channel and the recording will be replayed on the Raynham Channel and later on YouTube.

Planning Board Members Present (4):

Present: Mr. Matthew Andrade-Chairman; Mr. Christopher Gallagher; Mr. Brian Oldfield; Mr. Driscoll; and Anthony Niccoli, Alternate Planning Board Member.

Arrived late: 6:08 p.m. - Mr. Christopher Gallagher

Absent: Mr. Burke Fountain

Present: Mr. Bob Iafrate, Building Commissioner, and Ms. Maureen McKenney, Planning Board Administrative Assistant

Approval of Meeting Minutes – October 19, 2023, and November 2, 2023

Mr. Andrade informed that Mr. Fountain is not present but has reviewed the minutes.

Motion: Moved by Mr. Oldfield and seconded by Mr. Driscoll to waive the reading and approve the Raynham Planning Board Meeting Minutes of October 19, 2023, and November 2, 2023. Discussion: None. Vote: 3-0-0 (Andrade, Driscoll, Oldfield)

6:08 p.m. – Mr. Gallagher joined the meeting

Public Hearing–Raynham Center Water District – Titicut Road site plan

Mr. Driscoll read the Public Hearing notice

Present was Tim Grace, P.E., Tighe & Bond, and Jon Chase, Superintendent, Raynham Center Water District.

The plan proposes construction of a new building of approximately 130 feet x 75 feet next to the existing water treatment plant. The project will be retrofitting the stormwater management system. The roof water runoff from the new building will flow into the existing basin. There are three basins on site that were meant for sedimentation purposes only. Topography of the site is remaining the same with minimum site clearing. The existing septic system will be decommissioned and replaced with an E1 unit that will flow eventually to a manhole in the street. Other items proposed are the installation of propane

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tanks, infiltration tower, a concrete transformer pad, and a concrete pad for a generator to provide backup power.

Mr. Gallagher informed that he reviewed the plan and the building is large, but it will be a better product than what they have between the drainage and the sewer.

Mr. Iafrate suggested a color rendering be brought to the next meeting for the Board to review. Mr. Iafrate asked the Board to issue an approval to proceed as abbreviated site plan.

Motion: Moved by Mr. Gallagher and seconded by Mr. Oldfield to accept the submittal as an abbreviated site plan for Raynham Center Water District-418 Titicut Road. Discussion: None. Vote: 4-0-0 (Andrade, Gallagher Driscoll, Oldfield)

Present was Paul Beaulieu, King Street. Mr. Beaulieu questioned the analysis of the three existing basins and if they were considered as being restored or treating them as they are in their incorrect function.

Mr. Grace informed that they modeled the site as it is actually performing.

Public Hearing–Raynham Center Water District – Elm Street East site plan

Mr. Driscoll read the Public Hearing notice.

Present was Tim Grace, P.E., Tighe & Bond on behalf of the applicant.

The plan proposes construction of a new building approximately 75 feet by 40 feet next to the existing building. Other items proposed are an installation of propane tanks, infiltration tower, a concrete transformer pad for a transformer, and a concrete pad for a generator to provide backup power. The runoff from the building will be piped into the subsurface infiltration system. The stormwater management for a 100-year storm will not only pick up the runoff from the new building but the existing building as well. There is also an existing paved swale that all the existing runoff flows down the driveway to the swale. The plans propose a retrofit of that swale to provide TSS removal so that it is a sediment forebay/native habitat type feature in the swale. Therefore, all existing runoff will be treated and there will not be any additional runoff to the swale. The driveway will be repaved, but the limits of it are not being extended.

No public comments.

Noting that the building can be seen from the street, Mr. Iafrate commented on the aesthetics of the it.

Mr. Chase informed that it will not look any worse than the existing treatment plant, and, in the future, they could plant trees as they have at their other buildings.

Motion: Moved by Mr. Gallagher and seconded by Mr. Oldfield to accept the submittal as an abbreviated site plan process for Raynham Center Water District-626 Elm Street. Discussion: None. Vote: 4-0-0 (Andrade, Gallagher, Driscoll, Oldfield)

Minor Modification – 300-362 New State Highway (Popeye's)

Mr. Andrade informed that the Board previously voted to approve the plan for 300-362 New State Highway/Popeye's. A letter has been received from Brian Levey of Beveridge and Diamond, along with a revised plan with a request for a minor modification to show the

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additional topographical information near the proposed outfall beyond the site driveway and parking area and the storm water runoff from the roof to an underground seepage pit located under the site driveway. Mr. Levey's letter noted that the Architectural Plans (PB1 and PB2) that were submitted to the Planning Board but were not referenced in the Certificate of Action.

Also received for the 300-362/Popeye's site plan was a letter from the owner of Shaw's Shopping Plaza stating their approval of four additional parking spots that will be labelled as employees only for Popeye's restaurant in accordance with the Certificate of Action.

Motion: Moved by Mr. Gallagher and seconded by Mr. Driscoll to accept the minor modification from Beverage and Diamond for 300-362 New State Highway, Popeye's also as shown on plans by Dynamic Engineering, last revised November 8, 2023. Discussion: None. Vote: 4-0-0 (Andrade, Gallagher, Driscoll, Oldfield)

Form A Plan – 325 Center Street

Present was Paul Beaulieu, Field Resources, representing the Turner family. The Turner family is looking to subdivide their lot at 325 Center Street into two lots with one lot retaining the existing structure and one lot being buildable. The lots meet all zoning requirements for frontage and setbacks.

Motion: Moved by Mr. Gallagher and seconded by Mr. Oldfield to approve as an Approval Not Required plan of land, 325 Center Street, Raynham, MA by Field Resources and Land Surveyors, Inc., dated December 15, 2023, owner/applicant Frank E. Turner, Jr. and Barbara B. Turner, Trustees. Discussion: None. Vote: 4-0-0 (Andrade, Gallagher, Driscoll, Oldfield)

Request for Abbreviated Site Plan approval – 1377 Broadway

Present was Rob Lombardi, owner of 1377 Broadway.

The proposed plan is for a parking lot to be paved on the existing property. Plans produced by Silva Engineering include parking lot and watershed plans.

Mr. Iafrate informed that the proposal is for a change in use and a change to mixed use, residential and business. The business portion needed additional parking spaces and Mr. Iafrate advised Mr. Lombardi to seek an abbreviated site plan approval process.

Mr. Iafrate suggested a site visit be conducted before the next meeting.

Mr. Lombardi informed that the house is residential, and the garage will be for Regret Distillery.

Because there is parking along the existing dwelling, Mr. Andrade suggested bollards in front of the walkway.

Mr. Lombardi informed there is an existing concrete wall approximately two feet high along the entire walkway, but bollards can be added.

Motion: Moved by Mr. Gallagher and seconded by Mr. Driscoll to accept the abbreviated site plan, Assessors' Map 3, Lot 94, for 1377 Broadway, prepared by Silva Engineering Associates, dated November 20, 2023. Discussion: None. Vote: 4-0-0 (Andrade, Gallagher, Driscoll, Oldfield)

The public hearing for the plan will be January 18, 2023.

General Business:

- Invoices/Bills Payable

Invoices approved and to be signed by the Board.

- Correspondence

A pre-construction meeting was held for a five-story storage facility on Commercial Way. The proposed plan is to have all internal storage.

Mr. Iafrate note that funding was approved at Town Meeting for SRPEDD to begin work as outlined in the Master Plan. Mr. Iafrate has reached out to Lizeth Gonzalez at SRPEDD for an estimate as to how much it will cost. Hopefully, in 2024, they will be able to move forward with zoning overlays and move on changes to be presented at Town Meeting in the fall.

- Old Business/New Business

No old or new business discussed.

- Planning Coordinator Update - *Bob Iafrate, Building Commissioner*

Mr. Iafrate informed that the private roadway off Raymond Ave has received a top coat. Mr. Iafrate suggested a site visit by members with a report back at the next meeting as to their thoughts on the work.

- SRPEDD Update - *Christopher Gallagher*

No updates from Mr. Gallagher.

- Plans to be Signed - 1545 New State Highway Site Plan

Plan not ready for signing.

Adjournment

Mr. Andrade asked for a motion to adjourn.

Motion: Moved by Mr. Gallagher and seconded by Mr. Oldfield to adjourn from the Raynham Planning Board meeting of December 21, 2023, at 6:38 p.m. with no business to be conducted afterwards.

Discussion: None. Vote: 4-0-0 (Andrade, Gallagher, Driscoll, Oldfield)

Respectfully submitted,



Russell Driscoll, Clerk

Upcoming Meetings: January 4, 2024