



# TOWN OF AVON, MASSACHUSETTS

A Great Place to Live, Work and Do Business.

BUCKLEY CENTER, Avon, MA 02322  
Telephone: 508-588-0414

## Avon Planning Board - Meeting Minutes

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**Date:** January 21, 2010

**Members Attending:** Charles Comeau, Dolores Daigle, Charles Marinelli, Robert Pillarella

**Also Present:** Robert Borden, Building Inspector

**Absent:** Matthew Curley

**Visitor's Forum:** Michael Johnson, representing TMobile Northeast, LLC, 100 Ladge Drive; Bruce Clark of Sage Environmental for 255 Bodwell Street; Bill Self, Curley & Hansen and Michael Ferrone for Parkview Lane; Mr. Jim Watson, Old Colony Planning Council.

### APPOINTMENTS

- Public Hearing, 100 Ladge Drive, TMobile Northeast, LLC continued from December 3, 2009;
- Bill Self, Curley & Hansen, Michael Ferrone, Briarwood Construction, Parkview Lane;
- Bruce Clark, Sage Environmental –Glancy Crane, 255 Bodwell Street
- Jim Watson, Old Colony Planning Board

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Charles Comeau called the meeting of the Planning Board to order at 7:00 P.M.

### **100 LADGE DRIVE, TMOBILE NORTHEAST, LLC continued from December 3, 2009:**

Michael Johnson, Site Acquisition Specialist stated that he is now representing TMobile Northeast, LLC and Attorney Francis Parisi will most likely not be attending the hearings in regard to 100 Ladge Drive. Michael Johnson stated that TMobile has not completed Phase II testing and noted that a soil test needs to be completed. Charles Comeau informed Michael Johnson about the requirement of filing a Notice of Intent with the Conservation Commission due to the proposed location of the tower being within 200 feet of the waterway. There is an existing pump and treat program on that lot which has

been ongoing for roughly ten years for ground water contamination. The Planning Board is concerned as to whether construction in that area will affect the underground plume that exists there and the close proximity of the town's water supply. Michael Johnson stated that there are other areas that may be potential alternatives for a proposed tower and the engineers will due further research in regard to the alternative areas.

Michael Johnson, Site Acquisition Specialist representing TMobile Northeast, LLC requested a continuance and the Planning Board agreed to continue the hearing in order for TMobile Northeast, LLC to complete their research.

A motion was made by Robert Pillarella to continue the hearing to Thursday, February 18, 2010 at 7:00 P.M., seconded by Charles Marinelli. All in favor.

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**Bill Self, Curley & Hansen, Michael Ferrone, Briarwood Construction, Parkview Estates**

Bill Self of Curley & Hansen introduced Mike Ferrone to the Planning Board and stated that in September 2006 the Planning Board granted the release of lots 1, 2, 4, 6 and 7 from the covenant on Park View Estates. Mike Ferrone requests that the covenant be rewritten to show lots 2 and 3 to be held in covenant and thereby releasing lot 5. A motion was made by Robert Pillarella , seconded by Charles Marinelli to approve the release of lot 5 and hold lots 2 and 3 in covenant. All in favor.

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**Bruce Clark, Sage Environmental, Inc. for Glancy Crane, 255 Bodwell Street**

The Planning Board read the letter received from Scott Arnold of Neil J. Murphy Associates in regard to the modification of the catch basins as shown in the current plan. A motion was made by Robert Pillarella, seconded by Dolores Daigle to allow the modification to the catch basins as shown in the current plans the property located at 255 Bodwell Street. All in favor.

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The Planning Board met with Jim Watson, Old Colony Planning in regard to proposed wind energy bylaws.

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The Planning Board received a letter from Attorney Mangiaratti in regard to the Order of Conditions for Anisa Lane (107 Highland Street). A motion was made by Robert Pillarella, seconded by Charles Marinelli to schedule a default hearing with Mr. Gary Bertocci the property located at Anisa Lane (107 Highland Street) to be held on March 4, 2010.

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The Planning Board received a letter requesting a Special Permit to store gasoline trucks and a petroleum tank at the property located at 273 East Main Street. A Special Permit is not allowed per Section 5-4, D3

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**ADJOURNMENT**

Meeting adjourned at 10:00 P.M.

Respectfully Submitted,

Dolores T. Daigle, Clerk

Avon Planning Board