



TOWN OF AVON, MASSACHUSETTS

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BUCKLEY CENTER, Avon, MA 02322

Telephone: 508-588-0414

Avon Planning Board - Meeting Minutes

Date: October 15, 2009

Members Attending: Charles Comeau, Dolores Daigle, Charles Marinelli, Matthew Curley, Robert Pillarella

Also Present: Robert Borden, Building Inspector; Robert Spurr, Fire Chief

Absent: -

Visitor's Forum: Marc Tisdelle, Nathan Brunelll, Mike Pohl, and Carl Berg for Dresser Masonielan; John Donovan and Brian Saluti for Estes Express; Bob Mangiaratti, Esq., Joe and Michelle Aiello for Anisa Lane.

APPOINTMENTS

1. Public Hearing continued from October 1, 2009 - 85 Bodwell Street;
 2. Estes Express – Robert Borden, Building Inspector
 3. Attorney Robert Mangiaratti – Anisa Lane (formerly 107 Highland St.)
-

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

Public Hearing for 85 BODWELL STREET, DRESSER MASONIELAN continued from October 1, 2009:

The Planning Board began by reading letters from the Police and Fire Department, Building Inspector, Highway, Conservation Commission, Water Department and Board of Health addressing any concerns and/or objections to the proposed plan. It was noted that the Water Department is presently meeting and reviewing the plans and would contact the Planning Board with any concerns.

The Chair read the letter from Robert Spurr, Fire Chief who noted that he visited the site and requests a radio master box of the Fire Departments specifications be installed in place of the current telegraph box. Robert Spurr, Fire Chief also agreed to the removal of the fire hydrant which is tied into the buildings pump. Robert Spurr was present and spoke with the Planning Board and the Petitioner, Dresser Masonielan and noted that he was concerned as to whether there should be another hydrant and will recheck the site again. Robert Spurr, Fire Chief noted that the gate at the entrance on Bodwell Street would be a hindrance and it was noted by the Petitioner, Dresser Masonielan that it was never used and would be removed.

The Chair read the letter from the Board of Health which noted that their records show that the system has been pumped multiple times in a year and therefore shows a system failure. The Petitioner, Dresser Masonielan noted that there are two septic systems and

both had passed an inspection on September 9, 2009. Copies of proof of inspection were given to the Planning Board.

The Chair read the letter from the Town of Avon, Planning Board's Consulting Engineer, Scott Arnold of Neil J. Murphy Associates. Scott Arnold of Neil Murphy Associates noted that the comments in his letter be addressed prior to approval of the project plans and issuance of the Special Permit.

It was acknowledged by the Petitioner that the Stormwater Report demonstrates 80% TSS removal via BMP's utilized in postdevelopment watershed WS-1 and that the consulting engineer recommends that it should also be demonstrated for postdevelopment watershed WS-1UC. The Chair asked if there was a hay bale plan and noted that erosion control should be shown on the plan. Dolores Daigle asked about lighting and it was noted that there is a light pole on the plan and there would be wall packs on the building but the placement of the wall packs are not shown on the plan. The Chair stated that the lighting should be down lighting and Matt Curley stated that they need details as to where the lights will be placed on the building.

The Chair noted that the Highway Department, Police Department and Board of Selectmen had no issues or concerns at this time.

The Chair read the letter from the Building Inspector in which Robert Borden, Building Inspector noted that the plans were not clear as to a marked van accessible space and the Petitioner, Dresser Masonielan noted that there is one space that is 9 feet and will be marked as "van accessible" with signage. The Building Inspectors letter also noted that the plan does not show whether there is a greenbelt which is required by the zoning bylaws of the Town of Avon and, if so, the greenbelt needs to be indicated on the plan.

OTHER DISCUSSION and/or COMMENTS

The Chair asked if there were any questions and/or comments from any abutters. The Petitioner, Dresser Masonielan noted that they had revised plans per the comments of the Planning Board from the last meeting on October 1, 2009.

The Petitioner, Dresser Masonielan brought revised plans and they are as follows:

The plans were revised as to the vertical granite curbing, hoods on all existing catch basins, and a guardrail and chain link fence along Murphy Drive. The Chair asked if the catch basin in the area of the parking would be a double and it was noted by the Chair that there is one but it should be raised and repaired and this was acknowledged by the Petitioner, Dresser Masonielan that the repairs would be completed. Also, the chain link fence was deemed not necessary, the guardrail was sufficient.

The Chair stated that although Murphy Drive is patched in places it is requested that any further deterioration to the road done by heavy machinery during construction be repaired.

The Petitioner, Dresser Masonielan requested permission to perform a Geotechnical survey in order to submit a building plan. The Planning Board acknowledged the need to do the survey and a motion was made by Robert Pillarella to approve the Site Plan Permit based upon the contingencies the Planning Board will write up that was discussed this evening, seconded by Matthew Curley. All in favor. Robert Pillarella made a motion to approve construction in the Water Supply Protection District contingent upon the

Petitioner, Dresser Masonielan satisfying the findings in Section 5-4-E-3(e) and Section 5-4-E(4), seconded by Charles Comeau. All in favor. Robert Pillarella made a motion contingent upon the Petitioner satisfying the findings in Section 7-5-C-1, seconded by Matthew Curley. All in favor.

Charles Comeau requested a continuance to November 5, 2009 at 7:00 P.M.

ESTES EXPRESS

John Donovan and Brian Saluti for Estes Express appeared with Robert Borden Building Inspector in regard to approval for Occupancy Permit.

ANISA LANE (formerly 107 Highland St.)

Attorney Bob Mangiaratti came in and spoke in regard to problems pertaining to the completion of Anisa Lane. Residents, Joe and Michelle Aiello attended.

Attorney Mangiaratti gave an update as to the case regarding King Street.

ADJOURNMENT

Meeting adjourned at 9:45 P.M.

Respectfully Submitted,

Dolores T. Daigle, Clerk

Avon Planning Board