



TOWN OF RAYNHAM

PLANNING BOARD

RAYNHAM, MASSACHUSETTS 02767

Tel. 508-824-2745 Fax 508-828-4290

Raynham Planning Board

Meeting Minutes

Thursday, October 5, 2023

Call to Order

Mr. Andrade opened the meeting of October 5, 2023, at 6:00 p.m. and informed the meeting is being broadcast live on the Raynham Channel, Comcast Channel 98, and Verizon Channel 34. It is also being recorded by RayCAM for replay on the Raynham Channel and later on YouTube.

Planning Board Members Present (4):

Present: Mr. Matthew Andrade-Chairman; Mr. Burke Fountain; Mr. Christopher Gallagher (via cell phone connection) and Mr. Brian Oldfield

Arrived at 6:05 p.m. - Mr. Russell Driscoll (via cell phone connection).

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

Approval of Meeting Minutes – September 7, and September 21, 2023

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to waive the reading and accept the minutes of September 7; and September 21, 2023 as printed. Discussion: None.

Vote: Mr. Andrade – Aye, Mr. Fountain – Aye, Mr. Oldfield – Aye, and Mr. Gallagher – Aye.
Vote: 4-0-0

Continued Public Hearing - 362 New State Highway, Popeye's Site Plan with Special Permit

The Board received correspondence from the applicant requesting the meeting be postponed until the next Planning Board meeting on October 19, 2023, at 6:01 p.m. Ms. McKenney will request an extension on the Board's time-to-act.

Mr. Gallagher questioned the discussion during a recent Board of Selectmen meeting regarding grant funds available for Rte. 138. Mr. Iafrate informed that there is grant funds available through SRPEDD for the zoning articles that were discussed on the Master Plan.

6:05 p.m. – Mr. Driscoll joined the meeting via remote cell phone connection.

Continued Public Hearing – Wal Mart, 160 Broadway Site Plan

Present was Molly Bendorf, P.E., Bohler Civil Engineering Company.

Proposed plan is for an expansion of the Wal Mart at 160 Broadway with all proposed work to be constructed east of the existing building. The expansion will accommodate Walmart's pick-up option. The addition is only a staging area for associates and will not have access for customers. The area will contain racks and coolers for storage. The proposed area is currently vegetated and will be paved. For the expansion, they are proposing additional drainage mitigation for the increase in impervious area with a subsurface chamber system to accommodate the increase. The roof runoff will be diverted to down spouts and into the system, similar to the parking lot runoff, and eventually into two catch basins, which will flow into a water quality unit for pre-treatment before entering the infiltration system. An existing manhole drain will be relocated to accommodate. A peer review letter from Nitsch Engineering was received today and responses will be provided before the next meeting on October 19, 2023.

Mr. Iafrate asked for a rendering and elevations for the Board to review.

Ms. Bendorf informed that the elevation plan is included in the packet and there will be some façade improvements as part of this plan. The main entrance will remain as is with no additional handicap parking or shopping cart corrals. There are currently 834 parking spaces. Zoning requirement is 802 parking spaces.

A walkway is proposed into the existing parking lot for associates to use to deliver pickup merchandise. The plans do show proposed bollards with signs in front of the building.

Mr. Andrade suggested continuing until the next Planning Board meeting on October 19, 2023, at 6:05 p.m.

Mr. Gallagher commented on the original design plan for Walmart where there was a section to be built out as proposed, but it never was completed. He said the difference between the original design and current plan is the size of the addition and use.

Time-to-act is October 27, 2023.

1900 Broadway – Site Plan Modification

The Board received correspondence from Christopher Carney and Massachusetts Greyhound Association requesting to withdraw the application for the site plan modification in front of the Board.

Mr. Gallagher asked if there were funds to be refunded. Once all fees are paid, any outstanding balance should be refunded to the applicant.

Ms. McKenney will review the funds and fees.

Before taking a vote to refund fees, Mr. Fountain would like to know the figure associated with the refund vote.

Continued Public Hearing - Layla Estates Subdivision

Present was Evan Watson, P.E., W. Engineering, representing the applicant CLM Development

Mr. Watson explained that at the last meeting, the public portion of the hearing was closed and applicant is looking for a vote on a Certificate of Action tonight. A final set of plans has been provided to the Board and the Conservation Commission issued an Order of Conditions during their meeting last night.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to approve the Certificate of Action prepared by the Planning Board for petitioners CLM Development, LLC, regarding Layla Estates, as written. Discussion: Mr. Gallagher thanked Mr. Watson for working with the Board as the final design is very well engineered.

Vote: Mr. Andrade – Aye, Mr. Fountain – Aye, Mr. Oldfield – Aye, Mr. Gallagher – Aye, and Mr. Driscoll – Aye. Vote: 5-0-0

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to accept the plan entitled Layla Estates Definitive Subdivision in the Town of Raynham, Massachusetts on Pine Street prepared for CLM Development LLC, dated May 1, 2023, last revised September 12, 2023. Discussion: None.

Vote: Mr. Andrade – Aye, Mr. Fountain – Aye, Mr. Oldfield – Aye, Mr. Gallagher – Aye, and Mr. Driscoll – Aye. Vote: 5-0-0

General Business

- Invoices/Bills Payable: Invoices were reviewed and approved.
- Correspondence:

The Board requested Mr. Iafrate to begin the process for taking the bond for Lincoln Woods. Correspondence was received from Attorney Pietnik informing the Board that he is working on accessing the monies that the Town has and the cash bond on hand. Mr. Iafrate said that unfortunately the Town will probably have to search for more money if we are going to be responsible to finish the road as the Highway Superintendent is looking to repave the base coat along with the topcoat. The Highway Superintendent is currently in the process of obtaining pricing and according to Mr. Buckley, the money that we have in the bond may not be sufficient. The Board requested a demand letter for the bond money, and Attorney Pietnik will be handling this.

Oakland Ave extension to Sandy Hill Road: The Board allowed three lots, two retreat lots and one Form A lot. The roadway has not yet received a topcoat. Mr. Iafrate currently has issued one building permit and another application will be submitted, which will leave

one lot available. Mr. Iafrate asked how the Board would like to handle the finishing of the road. He asked if a letter should be submitted to the developer about finishing the roadway or would the Board want to collect a bond for the topcoat and allow the construction of all three lots.

Mr. Fountain commented on heavy trucks driving over the finished road.

Mr. Iafrate asked if he should reach out to Nitsch Engineering for a quote on the topcoat, and the Board can request a bond on the final lot. Board members agreed to that.

It was noted that an e-mail was received from Highway Superintendent Ed Buckley regarding the Doe Run subdivision. Mr. Andrade noted the granite curbing and the number of trucks and activities taking place and passing over the bridge on Pine Street that has a weight restriction. Mr. Buckley also mentioned layers of dirt that had been laid in certain spots, which he had no knowledge of, and asked whether Nitsch Engineering was aware of this.

Present was Peter Bumila, G. B. Sons Construction. Mr. Iafrate asked Mr. Bumila if they have been actively calling for inspections at Doe Run. Mr. Bumila informed that Frank Gallagher, Gallagher Engineering, has been handling the inspections with Nitsch. Compaction tests were performed on the layers of the material installed on the road. Mr. Iafrate will reach out to Mr. Gallagher for feedback.

Mr. Andrade asked about the weight restrictions on the bridge over Pine Street and if there is any remedy to getting over the bridge without exceeding the weight limit. Mr. Bumila informed that gravel was brought over the bridge in half loads so they would meet the bridge weight restriction.

It was noted that during the last meeting, the Board agreed upon slope granite curbing at Doe Run, but no width was discussed.

Mr. Buckley has requested 6-inch width granite curbing; the applicant would like the granite to be vertical.

Mr. Bumila informed that originally, it was 4 inches by 16 inches. The standard slope is 4 inches by 12 inches and Raynham requires 4 inches by 16 inches.

Mr. Iafrate informed that Mr. Buckley would like 6 inches by 16 or 18 inches vertical or sloped because it is a stronger fit in the ground.

Mr. Bumila confirmed that vertical would be better due to the placement.

Mr. Iafrate and Board members agreed with the installation of vertical granite curbing on the straight side.

Mr. Gallagher noted he was not taking part in this subdivision plan. He left the meeting (via cell phone connection).

Mr. Fountain moved to approve a clarification to the minor modification that was approved at a previous meeting that granite curbing at Doe Run will be vertical, 4-inch width and at least 16 inches deep; second Mr. Oldfield. Motion passed 4-0-0.

- Old Business/New Business: No discussions
- Planning Coordinator Update - *Bob Iafrate, Building Commissioner*:
Updates given throughout the meeting; nothing further.
- SRPEDD Update - *Christopher Gallagher*
None - Mr. Gallagher not present.
- Plans to be Signed: No plans to be signed by the Board.

Adjournment

Mr. Andrade asked for a motion to adjourn.

Motion: Moved by Mr. Fountain and seconded by Mr. Oldfield to adjourn from the Raynham Planning Board meeting of October 5, 2023, at 6:39 p.m. with no business to be conducted afterwards.

Vote: Mr. Andrade – Aye, Mr. Fountain – Aye, Mr. Oldfield – Aye, and Mr. Driscoll – Aye.
Vote: 4-0-0

Respectfully submitted,



~~Russell Driscoll, Clerk~~ Matthew Andrade Chairman

Upcoming Meetings: October 19, 2023