

Tuesday, December 6, 2016 – 6:00 P.M.

GAR Room- City Hall

Planning Board Meeting Minutes

Members present: David Wheeler, Gary Keith, Robert Pelaggi & Craig Pina. Also present were City Planner Rob May and Secretary Pamela Gurley.

Acceptance of Minutes/Endorsement of ANR Plans, Subdivision Plans and/or Lot Releases

ANR Plans

Motion to endorse the ARN plans submitted for 311 North Montello St. and 568 Montello St. (Pelaggi); seconded (Pina) and unanimously passed.

Minutes dated 11-1-16 were accepted.

Motion: Pelaggi

Second: Keith

Vote: Unanimous

Extension Request

Briarwood Construction Company has requested a two year extension for the Chilton Woods subdivision. Briarwood is completing the work to the new homes along the existing roadway and will be working on the new roadway and utilities for the remaining homes. All remaining conditions remain.

Motion: Pelaggi

Second: Keith

Vote: Unanimous

1. Request for Return to the ZBA

Property: Plot 22 Elliot Street

Owner/Representative: John & Shirley Veiga/Seamus Coyne

ZBA Denial: December 8, 2015

Applicant's statement: Attorney Scott Rubin said they have supplied a revised plan showing that the side yard setbacks now comply with the R-2 zone. He said it is possible that this is an existing lot of record and does not need ZBA approval. He said it is a Land Court registered parcel with its own deed and registration. (This information was never presented.)

Comments: Bob Pelaggi said it looks like the revised plan is in conformity with the R-2 zone and in his opinion may not need variance if this is truly an existing lot of record. Rob May said it appears that they meet the requirements of R-2.

No public comment.

Decision: Grant permission to return to the ZBA; new and substantially different information has been presented that if presented may change the decision of the ZBA.

Motion: Keith

Second: Pina

Vote: Unanimous

2. Request for Return to the ZBA

Property: 12 Emmet St.

Owner/Representative: Carlos Gomes

ZBA Denial: May 13, 2015

Applicant's statement: Attorney John Creedon said his client was asking for permission to return to the ZBA. He said Mr. Gomes applied for and was granted a building permit to do minor repairs and remodel the home. He said that he went beyond the permit and constructed an overhang and added additional square footage not in permit. He has since removed the overhang. Attorney Creedon pointed out that the building department inspected the site many times during construction and the inspector advised Mr. Gomes about building codes and what he needed to change to make sure he met codes. Bob Pelaggi said that he would like to hear from the board's representative to the ZBA. Gary Keith said that the night of the hearing he asked building commissioner himself if they did indeed inspect the property and was told they had.

Comments: Bob Pelaggi asked if in addition to taking overhang off if Mr. Gomes will be reducing the second floor back to original state and Attorney Creedon said that is the intention.

Public Comment: Councillor Anne Beauregard said she would like to see this go back to the Zoning Board.

Decision: Grant permission to return to the ZBA; new and substantially different information has been presented that if presented may change the decision of the ZBA.

Motion: Keith

Second: Pina

Vote: Unanimous

Other Business

Correspondence

Updates from Board Members

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.