

Tuesday, January 2, 2018 – 6:00 P.M.

Basement Level - City Hall

Meeting Minutes

Members present: Bob Pelaggi, Reggie Thomas, Craig Pina and Gary Keith.
Also present were: Planning Director Rob May, Staff Planner Shane O'Brien and secretary Pamela Gurley.

Acceptance of Minutes

A motion was properly made (Pina), seconded (Keith) and unanimously passed to accept the minutes of 12-5-17 as presented.

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

The Linwood Street Subdivision plan was endorsed by the board.

The secretary stated that the developer of 33/27 Mulberry has requested release of lot 2; all utilities has been brought off the street and inspected and the developer has placed a check for \$1,000 to cover the remaining work (wheelchair access ramp).

Motion to release lot 2 (27) Mulberry St. from covenant.

Motion: Keith

Second: Thomas

In favor: 4

Opposed: 0

Return of Cash Surety 31 & 37 Beaver St. (\$6,300)

The secretary said that all the work to this subdivision was completed and we have received the necessary inspection letters from the DPW. The developer neglected to request return of the surety and is requesting it now.

Motion to return surety.

Motion: Pina

Second: Keith

In favor: 4

Opposed: 0

1. Site Plan Approval

Property: 501 N. Main St.

Commercial Addition

Owner/Representative: Eddie Awon/Land Surveys

Applicant's statement: Bruce Malcolm said that this is an existing site; he said that the building was in poor repair; the applicant has already re-sided and re-roofed the building. This proposal is the addition of one additional garage bay to the existing building. They are removing some existing paving; added a handicap space, a dumpster enclosure and added additional greenspace and a re-charge system for roof runoff. They are also adding a guard rail along the slope and will be providing a construction entrance onto Main St. He said the current plan addresses any issues discussed at tech review.

Comments: Bob Pelaggi said it seems that the net runoff will be lower with the re-charge system and greenspace.

Shane O'Brien said that we had received follow up comments from the City Engineer regarding the changes and he was satisfied with the revised plan.

There was no public comment.

Decision: Motion to grant site plan approval as submitted with standard requirements.

Motion: Keith

Second: Pina

In favor: 4

Opposed: 0

2. Definitive Subdivision (Previously continued to this date)

Property: Plots 19 & 21 Melrose Ave.

Lots: Four

Owner/Representative: Land Surveys

Bruce Malcolm said that he is again seeking a continuance on this to the February 6th meeting; he said it was their intention to hook into a proposed sewer being installed across the street for another property. Unfortunately it has taken longer than expected so they are moving forward with the pump system first proposed.

The board agreed to this continuance to the February 6th meeting with the condition that he (Bruce Malcolm) submit a letter freezing the "statutory" approval time back from October 31st through February 6th and that he is to re-notify abutters.

3. Permission for Return to the ZBA (Previously continued to this date)

Property: 839 & 855 Main St.

ZBA Denial: 6-27-17

Applicant/Representative: Attorney John F. Creedon

Continued to February 6, 2018

4. Definitive Subdivision (Continued to March 6, 2018)

Property: Plot 2 Belgravia Ave.

Lots: 4

Owner/Representative: Curley & Hansen

Other Business

Rules and Regulations Update

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.