

PLANNING BOARD
Wednesday, January 2, 2019 – 6:00 P.M.
Basement Level - City Hall
Meeting Minutes

Members present: David Wheeler, Reggie Thomas, Bob Pelaggi and Toni Goncalves
Also present were secretary Pamela Gurley; City Planner Rob May and Staff Planner Shane O'Brien.

A motion was made to accept the minutes of 2-4-18 as presented.

Motion: Thomas

Second: Pelaggi

In favor: 4

Opposed: 0

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

Lot release for 12 Holmes Ave. (lots 1 & 2)

The secretary said that the owner has placed cash surety to bond the work to be done in the street and has asked for both lots to be released (12 Holmes the existing home and the newly created single family lot).

Action/Decision: Motion to release both lots

Motion: Pelaggi

Second: Goncalves

In favor: 4

Opposed: 0

343 Linwood St.

The secretary said this request is in two parts; the developer/owner has asked to release lot 3 and to allow him to get a foundation permit for the final lot without releasing the lot. The board has already released two of the lots. The chair asked if cash surety has been placed for the remaining lot and the secretary said it had not. The board agreed that allowing a permit for a foundation sets a bad precedent without the placement of the cash surety. It was agreed that only lot 3 would be released from covenant and the board would continue to hold the final lot until either all work was completed and inspected or the cash surety was placed.

Action/Decision: Motion to release lot 3

Motion: Pelaggi

Second: Thomas

In favor: 4

Opposed: 0

ANR – Cumberland Farms/Wal-Mart Oak Street
Applicant has withdrawn his application at this time.

1. Site Plan Approval

Property: Lincoln School – 70 Highland Street

Proposal: Senior Housing

Representative: Housing Solutions – DeCelle-Burke-Sala

Applicant's statement: Carl Nagy-Koechlin, Housing Solutions, said their proposal was for 39 units of elderly affordable housing at the Lincoln School site. He said this is a historic rehab of the building. The board was told that they are keeping the façade, fixing the masonry, replacing the windows in kind etc.

Jim Burke, DeCelle-Burke-Sala, said that there is no existing drainage on the site; they intend to remove some impervious area, green the property, infiltrate the rear roof runoff, making significant improvements to stormwater. He said they are proposing to use the existing water connection at this time and the existing sewer line will need to be tv'd. There will be 40 parking spaces for 39 units.

Comments: Bob Pelaggi said this was a great use for building, but it did not look like the ZBA addressed parking in their decision; Burke said that that was discussed at the hearing and it was addressed. Nagy-Koechlin said they have other properties they manage like this and studies show that in over 63 age communities there are approximately .8 cars per household; he said he believes the parking is sufficient and will have on site management in case there is an issue. Rob May said he was at the ZBA hearing for this and parking was discussed and approved as presented.

Councilor Anne Beauregard said she is in support of the elderly housing, but would like to see something restricting it to that use. Nagy-Koechlin said that the financing is largely public; state financing will regulate and restrict the use.

Rob May said that the land disposition agreement outlines how it will be used and that it needs to remain senior housing for 20 years.

Carolyn Lacy, wants it remain senior housing; she said that the neighborhood is turning and it is mostly owner occupied.

Reggie Thomas said he has serious concerns about parking and asked if there other sites were as tight as this spot; Nagy-Koechlin said their other sites are more spacious but have comparable parking. Rob May said there is off street parking available.

Action/Decision: Motion to grant site plan approval as submitted with standard conditions.

Motion: Goncalves

Second: Wheeler

In favor: 4

Opposed: 0

2. Definitive Subdivision

Property: Plot 2 Belgravia Ave. – **Continued to February 5, 2019**

Lots: 4

Owner/Representative: Curley & Hansen

3. Definitive Subdivision

Property: 535 & 553 N. Cary Street

Lots: 14

Owner/Representative: Scott Burgess/JK Holmgren Engineering

Applicant's statement: Scott Faria said there were no changes since the last meeting; there was no action by the board at that time as the plan was just revised the night before; he said soil testing was done and witnessed by the conservation agent and the drainage easement documents have been submitted. Attorney McCluskey said that a trust has been set up for the homeowners association so that there will always be a trustee responsible for the maintenance.

Comments: Shane O'Brien said that as none of the lots are conforming, they will need ZBA approval.

Action/Decision: Motion to approve the definitive subdivision as submitted with standard conditions.

Motion: Pelaggi

Second: Thomas

In favor: 4

Opposed: 0

Motion to grant waivers to the following sections of the Rules & Regulations.

Section IV Design Standards

B 2.d Requirement for a radius of 30' Width – Approved with a 28' wide radius on the side of the roadway abutting 30 Dagmar St. and a 30' radius on the 14 Dagmar St. side.

A.1. Lots do not meet current zoning requirements for buildable lot without Zoning Board Approval.

IV.B.5.a. Waiver to allow for cul-de-sac distance of 935 feet.

V.C. Sidewalk on the westerly side has been waived; concrete sidewalk will be installed on the easterly side.

Motion: Wheeler

Second: Thomas

In favor: 4

Opposed: 0

The subdivision will be secured by covenant.

4. Definitive Subdivision

Property: 138 Carl Avenue

Lots: Two

Owner/Representative: Angela McKeown/Land Surveys Inc.

Applicant's statement: Bruce Malcolm said he has made the plan changes requested by the city engineer; he added the detail for the sewer; added spot elevations; a test pit was done by ET Engineering and the foundation has been raised as they encountered groundwater; where the pavement is being removed will be loamed and seeded.

Comments: Bob Pelaggi asked if there was ever a house in that area before and was told it was a shed.

Action/Decision: Motion to approve the definitive subdivision as revised with standard conditions.

Motion: Pelaggi

Second: Thomas

In favor: 4

Opposed: 0

Motion to grant waivers to the following sections of the Rules & Regulations.

Section IV (b) "streets" existing street (Carl Ave. is an existing public way); (3) width; (f) utilities (underground) above ground (utilities are existing);

Section V (c) curbs and sidewalks: request for no sidewalks or curbs (there is no existing sidewalk and curbing).

Motion: Wheeler

Second: Pelaggi

In favor: 4

The subdivision will be secured by covenant.

5. Definitive Subdivision – **Continued to 2-5-19**

Property: 78 Kingman Avenue

Lots: Two

Owner/Representative: Attorney John Creedon

Other Business

Updates from Board Members

The chair reminded everyone that March is the board's re-organization.

Rob May brought the board up to date with Mass Best Auto; the board agreed that since the applicant has not received that LOMA that the matter should be placed on the February agenda for a vote to rescind approval. It was agreed that such contingencies of approval should not be allowed in the future.

Rob May said that the marijuana ordinance will be coming back to the board for a vote as too much time has passed between their first vote and the final draft from the council.

The chair said that the issue of parking seems to be a constant problem with the re-use of the cities old buildings. He said that there is lots of new thinking on parking and the board needs to work on a plan to address this issue.

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.