

PLANNING BOARD
Thursday, September 6, 2018 – 6:00 P.M.
Basement Level - City Hall
Meeting Minutes

Members Present: David Wheeler, Toni Goncalves, Robert Pelaggi & Reggie Thomas; also present were Shane O'Brien and Pamela Gurley, Department of Planning & Economic Development.

1. Permission for Return to the ZBA
Property: Plot 41 Hawley Street
ZBA Denial: 11/14/17
Applicant/Representative: Attorney John McCluskey

Applicant's statement: Attorney John McCluskey said that they are seeking permission to return to the ZBA. He said the first plan was less than adequate. He said they pulled back the retention basin allowing for better access to the property, providing he believes, adequate access to the proposed home.

Comments: Bob Pelaggi said most of the discussion at the ZBA was relative to loss of basin storage. He asked if they would be amenable to widening the throat of the driveway 12-18'. Attorney McCluskey said they would revise the plan to show that.

The property owner at 20 Hawley St. wanted to make sure that the work will not be on her property. She said she has no objection to the home being built, but said that the lot across the street from her was stripped and just left and she hopes that will not be the case with this property.

Action: Motion to grant permission to return to the ZBA
Motion: Pelaggi
Second: Thomas
In favor: 4
Opposed: 0

2. Permission for Return to the ZBA
Property: 30 Enterprise Street
ZBA Denial: 5/8/18
Applicant/Representative: Mozir Uddin

Applicant's statement: Mozir Uddin said he modified plan based on comments from ZBA and redesigned the structure. He said the front entrance is now in the front of the building.

Comments: Bob Pelaggi said that the decision comments on the inadequacy of parking and asked if that was changed. He was told that the building burnt down but the site is zoned commercial and that sheet A100 shows the change.

Toni Goncalves asked if the building that burnt down was smaller and was told they are using the same footprint.

Action: Grant permission for return to the ZBA

Motion: Pelaggi
Second: Thomas
In favor: 4
Opposed: 0

3. Definitive Subdivision

Property: Plot 2 Belgravia Ave. – **Continued to October 2, 2018**

Lots: 4

Owner/Representative: Curley & Hansen

4. Definitive Subdivision

Property: Plots 12 & 13 Melrose Ave.

Lots: 2

Owner/Representative: Carl Djusberg, Absolute Builders/ Bill Self
Curley & Hansen

Applicant's statement: Bill Self said that the developer would like to build two three bedroom colonials. He said they are proposing 1,500' of gravity sewer line across the property in the back owned by Djusberg to service the new lots and possibly tie in the new homes proposed across the street (taking them off pump systems). This will also allow for residents on Melrose the opportunity to tie into gravity sewer. He said he is before the board tonight to make sure there are no other changes requested before they file with the conservation commission. He said he met with the city engineer and he asked that they raise the man holes to make sure they are out of the flood plain elevation. He said that the plan needs some "tweaking" still and they are requesting a continuance pending conservation approval.

Continued to Wednesday, November 7, 2018.

5. Definitive Subdivision

Property: 12 Holmes Ave.

Lots: 2

Owner/Representative: Attorney John F. Creedon/Ed Jacobs, Jacobs Driscoll

Applicant's statement: Attorney John Creedon said that they have been through the ZBA and are proposing two 7,100 sf lots. He said that they had met with *Chike* (city engineer) this week and made the requested changes which show on the revised plan submitted tonight. He said that they sent the plan to *Chike* and he (Creedon) said that *Chike* had said that he was going to email his ok to the planning department today. The secretary said that they received no email and that they had spoken with the city engineer several times that afternoon. She said that they usually receive a response from the city engineer.

Ed Jacobs said that they changed the datum to BCB; located and identified the utility lines and added the details (he noted that the drain MH has been paved over); added the inverts to the sewer; the driveway was narrowed to 16'; showed roof drains connecting to cul tec system.

There was no public comment.

The chair again pointed out that they are receiving revised plans at the last minute and being asked to vote. After some discussion the board felt that in this case, a conditional approval might be acceptable as the applicant's representative has stated to the board that they made all the necessary changes to the plan requested by the city engineer and all that was missing was corroboration by engineering.

Decision: Approve revised plan dated 9-5-18 with condition that the planning department receives the stated corroboration from the city engineer.

Motion: Pelaggi

Second: Goncalves

In favor: Wheeler, Pelaggi, Goncalves

Opposed: 0

Abstention: Thomas

Waiver Requests:

Section IV (b) "streets" existing street (Holmes 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 (to meet existing condition);

Other Frontage waiver requested (175' required, 60' requested)

Motion: Pelaggi

Second: Goncalves

In favor: Wheeler, Pelaggi, Goncalves

Opposed: 0

Abstention: Thomas

Surety will be by covenant.

6. Site Plan Approval

Property: 899 Belmont Street

Proposed Convenience Store/Gas/Repair Station

Applicant: Titaniam Group/Attorney John F. Creedon

Applicant's statement: Hal Chouba said this project is the redevelopment of the existing gas station at 899 Belmont St. He said that have conservation and zba approval. He said they are adding two additional pumps, additional repair bays, the existing building will be used as a convenience store; they reduced the curb cut on the easterly side; the westerly side has been reduced to 15' and will be used as egress only and the building will be tied into sewer. He said that Belmont St. is under construction by MassDot.

Comments: Bob Pelaggi said that the property is an unsightly and dysfunctional site now and this would be quite an improvement; he said he would like to see a right turn only sign at the westerly drive.

Shane O'Brien said that they still need the MassDOT permit and would like to make sure that is a condition of approval.

Action: Grant site plan approval with standard as submitted with the condition that they receive a MassDOT permit.

Motion: Pelaggi

Second: Goncalves
In favor: 4
Opposed: 0

7. Site Plan Extension
Property: 695 N. Main Street
Single Occupancy Building
Applicant: Father Bills/MainSpring

The secretary said that Father Bill's has requested an extension to their existing Site plan permit for the Welcome Home II project on Main Street. The current permit expires on November 7, 2018 and they are asking for an additional 60 days.

Bob Pelaggi said he would be agreeable to granting them some extra time to make sure that they can complete the project within the time frame. The board was in agreement.

Action: Issue a 120 day extension from the expiration of the current permit.
Motion: Pelaggi
Second: Goncalves
In favor: 4
Opposed: 0

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

The secretary said they had received a request for release of the cash surety for the work for the subdivision at 12 & 18 St. Casimir Ave. (\$11,000); she said they had received notification from the DPW that the work was satisfactory.

Action: Release the cash surety.
Motion: Thomas
Second: Pelaggi
In favor: 4
Opposed: 0

72 Leyden Park Road - endorsement of the plan by the board; the secretary said that they received the signed covenant. She pointed out that this plan is slightly difference than the plan last presented. She said the contractor stopped by the office with a plan showing a smaller house that was being connected to gas. She said she call the surveyor and asked him to add the gas line to the plan. This plan reflects the existing line and the new line being installed by Columbia Gas. She said the contractor has also requested release of the existing home at 72 Leyden Park Road which will allow for him to purchase the vacant lot. This can be done once the plan and covenant are on record. The board will continue to hold the vacant lot until either work in the road is complete or cash surety is placed.

Action: Release #72 Leyden Park Road from covenant pending receipt of recording information for plan and covenant.
Motion: Goncalves
Second: Thomas
In favor: 4

Opposed: 0

A motion was made to accept the minutes of 8-7-18 as submitted (Wheeler) seconded (Thomas) passed by a unanimous vote.

Other Business

Updates from Board Members

Crown Linen update – The Chair asked the secretary for an update on Crown Linen and the large pile of loam on the site. She said she spoke with the building superintendent and that the pile is noticeably smaller; she said that the planner lives in the area and can attest to the fact that they are working on removing the pile.

The board discussed the matter of plans being submitted at the last moment. The secretary said in the case of definitive subdivision that they have 135 days to issue a decision. Revised plans are being brought in the night of the meeting. The secretary said that most of this would be avoided if the surveyors/engineers met with city departments before filing their applications, but for whatever reason they will not do that. The chair said that maybe the process needs to change in that you file your application and it is sent out for review and comment and once that is completed a public hearing will be scheduled. He said he will meet with the department to come up with a procedure.

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.

Meeting adjourned.