

PLANNING BOARD
Wednesday, November 7, 2018 – 6:00 P.M.
Basement Level - City Hall
Meeting Minutes

Members present: David Wheeler, Toni Goncalves, Reggie Thomas, Craig Pina and Bob Pelaggi. Also present were Shane O'Brien and Pamela Gurley from the Dept. of Planning & Economic Development.

A motion was properly made (Pina), seconded (Thomas) and unanimously passed to accept the minutes from 9-6-18 as submitted.

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

The Board endorsed the Holmes Ave. Subdivision Plan as well as the ANR for 93 West St. and ANR for 459 Prospect St.

1. Site Plan Approval

Property: 180 Oak Street

Proposal: ATM Surround

Representative: Aaron & Major, Allen & Major

Applicant's statement: Aaron Mackie, Allen & Major, said the project is an ATM surround; they intend to remove a portion of the existing island and install curbing around the island and landscape the island area; they are increasing the landscape area by 240 SF (improving stormwater); electric will come in from the utility pole on Oak St. He said they have met with the DPW City Engineering and have addressed the issues.

Comments: Bob Pelaggi asked about traffic in peak time...cueing and was told there is a three car stack and there is lots of excess parking on site.

There was no public comment.

Action: Motion to issue site plan approval with standard conditions.

Motion: Pina

Second: Pelaggi

In favor: 5

Opposed: 0

2. Definitive Subdivision

Property: Plot 2 Belgravia Ave. – **Continued to December 4, 2018**

Lots: 4

Owner/Representative: Curley & Hansen

3. Definitive Subdivision

Property: 535 & 553 N. Cary Street

Lots: 14

Owner/Representative: Scott Burgess/JK Holmgren Engineering

Continued to December 4, 2018 by agreement of the parties.

4. Definitive Subdivision

Property: 138 Carl Avenue

Lots: Two

Owner/Representative: Angela McKeown/Land Surveys Inc.

Bruce Malcolm, Land Surveys, said that they have received their approval from the ZBA to split the lots. He said they will be removing the shed and are showing a recharge system on the newly created lot. He said he has received the comments from the City Engineer and he does not agree with the City Engineer and does not think he needs to provide the information as none of the requested information is in the Rules & Regulations. He said he does not believe that he (City Engineer) is making a rational evaluation of the site. He said after receiving the letter he spoke to Larry Rowley (DPW Commissioner) who told him he does not need to TV the line as requested. He said this is part of the building department process (review of elevations/stormwater/drainage information) and will be taken care of at that time.

Comments: The secretary stated that the ZBA did not give them permission to split the lot....just a variance on proposed lots. Shane O'Brien said all the information being requested is in the Rules & Regulations and required in the application for subdivision approval. He said that the review of the elevations/stormwater/drainage etc. for the entire site are handled as part of the subdivision process, as they should be.

David Wheeler said as part of the review process the plans are sent out to Fire, DPW, etc. for their comments and recommendations; he said he uncomfortable overruling the City Engineer and advised the applicant to meet with the City Engineer before return to board.

Action: Motion to continue to 12-4-18 (to allow the applicant to meet with the City Engineer.)

Motion: Pina

Second: Pelaggi

In favor: 5

Opposed: 0

5. Definitive Subdivision

Property: 107 Guild Road

Lots: Two

Owner/Representative: Joseph Dasilva

Applicant's statement: Joseph DaSilva said he wants to give the new lot to his daughter so that she can build a new home next to his and received a variance.

Comments: David Wheeler asked the applicant if he had seen the memo from the City Engineer. He said he had received it. He asked if they had addressed the issues and was told they had not. Wheeler said that they need to show the memo to the representative who drew the plan in order for him to address the issues. He also suggested that they or their representative meet with the City Engineer. He said this is another case where the board is not comfortable with overruling the City Engineer.

There was no opposition and the abutters at 115 Guild Road were in favor as was Councillor Anne Beauregard.

Action: Continued to 12-4-18 by agreement of the parties.

6. Definitive Subdivision

Property: 78 Kingman Avenue – **Continued to December 4, 2018**

Lots: Two

Owner/Representative: Attorney John Creedon

Other Business

703 North Main St.

Shane O'Brien said there is new owner of the property and he is seeking what would be the third request for permission to return to the ZBA on this property. He said that the prior proposals contained mix use and a proposed six family. The new owner is proposing a three family and no commercial use. The Rules and Regulations allow for a third request within two years with a vote of the board. He said he would not be suggesting this if this proposal was not so substantially different.

Action: Motion to allow a third application for permission to return to the ZBA for 703 North Main St.

Motion: Pelaggi

Second: Thomas

In favor: 5

Opposed: 0

Updates from Board Members

The secretary reminded the board that the December meeting filing is the start of the new process and there should be no last minute plans before the board.

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.