

PLANNING BOARD
Tuesday, March 5, 2019 – 6:00 P.M.
Basement Level - City Hall
Meeting Minutes

Members present: David Wheeler, Toni Goncalves, Reggie Thomas, Bob Pelaggi and Craig Pina; also present were staff planner Shane O'Brien and secretary Pamela Gurley.

A motion was made to accept the minutes from 2-5-19 as submitted.

Motion: Pina
Second: Thomas
In favor: 5
Opposed: 0

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

Return of surety: 27 Mulberry St.

The secretary said that the developer had requested return of his cash surety; she said that the board was given copies of the DPW letters of inspection.

Action/Decision: Motion to return surety
Motion: Pina
Second: Pelaggi
In favor: 5
Opposed: 0

Lot Release: 161 Litchfield St. (72 Leyden Park Rd.)

The secretary said that the developer has placed the necessary cash surety to secure the remaining work and is requesting release of the final lot. (This was a 2 lot subdivision/lot split of 72 Leyden Park Rd.)

Action/Decision: Motion to release 161 Litchfield St.
Motion: Pelaggi
Second: Pina
In favor: 5
Opposed: 0

ANR: 1367 Main St.

The secretary said that the ANR is creating two lots out of the existing church property which is zoned C-2 ; she said that the plan marks the lots as non buildable without ZBA approval as the proposed end use is residential.

Action/Decision: Motion to endorse
Motion: Pelaggi
Second: Pina
In favor: 5
Opposed: 0

1. Definitive Subdivision

Property: Plots 195 & 194-4 Oak Street

Lots: 4

Owner/Representative: Manuel Ramos/Azu Etoniru, ET Engineering

Toni Gonsalves stated for the record that she was a friend of the applicant, but has no connection to this project.

Applicant's statement: Azu Etoniru said the application is for a four lot subdivision including the existing house #97 Oak; he said they received a ZBA variance for lot size and frontage, but meet all the setback requirements. They are proposing a 277' roadway; are installing three new CB's; the plan conforms to stormwater management standards; post development will collect runoff to the CB's and to the oil/water/grit separator.

Comments: Bob Pelaggi asked if the intent was to keep runoff to the sub-catchment areas and was told it was. He also questioned the necessity of a bike lane in that particular area. Azu Etoniru said that per complete streets the bike lane was a requirement. Deputy Chief Ed Williams said as far as fire is concerned the wider the road the better for apparatus. Bob Pelaggi asked what their largest truck turning radius was and was told 52.5. Craig Pina said he would rather have sidewalks and granite curbing and wider layout than a dedicated bike lane there.

Public Comment: Patrick Quinn, 78 Addison St., asked who would be responsible for the maintenance of the catch basins in the yards. He wondered who would want to purchase a home and be responsible for the maintenance. He said they should be requiring the use of granite for continuity. He said the shape of the lots was odd and did not think that a bike lane in that area was necessary.

Josette Cocrant-Lusk, 92 Martland Ave., said her yard floods now and is worried about what this might do.

Azu Etoniru said they are proposing sub surface detention, not catch basins; he said that as the rules and regulations state, the home owner is responsible for maintenance of the system.

Robert Corey, 78 Oak St., asked how many homes will have basements; Manny Ramos said that they are all two story/garage/basement homes.

Comments: Bob Pelaggi asked what the minimum requirement was for a subdivision like this; Azu Etoniru said that there is no requirement to meet stormwater management for this many homes. He said he may need catch basins in the roadway and to infiltrate the downspouts.

Craig Pina said he would like the deeds to reflect the required maintenance; he said he would also like to see the granite curbing and sidewalks and a larger roadway width and eliminate the bike lane. Bob Pelaggi said that he has asked for many waivers and feels that the board should give him some guidance as to what will be acceptable. He said he has no issue with the proposed 30' of pavement, but understands the fire departments response. He said he also has no issue with CCB in this subdivision, but agreed that it should be built in kind with Oak Street.

Action/Decision: Approve definitive subdivision. A revised plan is to be submitted showing the elimination of the bike lane, 34' of pavement, addition of sidewalks, straight faced granite curbing and 34' of pavement.

Motion: Pina
Second: Pelaggi
In favor: 5
Opposed: 0

Waivers were requested to the following sections of the planning board rules & regulations:*

Section IV Design Standards

B Streets (3) Width (request for 27' of roadway pavement instead of the required 34')

Action: Deny request

Motion: Thomas

Second: Pina

In favor: 5

Opposed: 0

Section V: Required Improvements for an Approved Subdivision

C Curbs & sidewalks (request for monolithic cape cod berm instead of straight face granite curbing and no sidewalk)

Action: Deny request

Motion: Pina

Second: Thomas

In favor: 5

Opposed: 0

D Request for concrete bounds instead of granite

Action: Grant request

Motion: Pelaggi

Second: Thomas

In favor: 5

Opposed: 0

F Utilities (underground) (above ground utilities exist along Oak St.)

Action: Grant request

Motion: Pelaggi

Second: Pina

In favor: 5

Opposed: 0

Other Frontage: 175' required, 60' requested for each lot.

Action: Grant request

Motion: Pelaggi

Second: Thomas

In favor: 5

Opposed: 0

*Note: The granting of these waivers does not negate the Ordinance requirements - Restoration of Streets & Sidewalks.

Method of surety is to be by covenant.

2. Site Plan Approval

Property: 1048 Main Street

Proposal: Office Building

Applicant/Representative: Jacobs Driscoll

The secretary said that the current owner is in tax title and the agreement with the parties was that they would be allowed to present and that way they would be able to address any comments in a final plan. She said that they are currently scheduled to pass papers within the week.

Applicant's statement: Greg Driscoll said the proposal is for a one story 2,700 SF office building; he said the size of the building was dictated by the parking requirements; he said there is a shared access easement; they received a variance from the BOH for the dumpster location.

Comments: Bob Pelaggi asked if all the DPW comments had been addressed and the staff said that they had been.

City Councillor Susan Nicaastro noted that she was unable to locate the plans on line.

Continued to 4-2-19 pending verification that the taxes are paid off.

3. Site Plan Approval

Property: 47 West Elm Street

Proposal: 44 Unit Apartment Building

Applicant/Representative: South Shore Property Mgmt/JK Holmgren

Applicant's statement: Scott Faria said that the proposal is for a 44 unit five story apartment building; there will be 29 parking spaces on site and 16 off site spaces; utilities will come off of West Elm St.; they are installing new subsurface drainage; the project meets SW management and he noted that there is limited area for greenspace; and that all DPW comments were satisfied.

Comments: Toni Goncalves asked if the ADA comments had been address satisfactorily and Shane O'Brien said that this revised plan addressed that.

Councilor Anne Beauregard said that she is happy to see someone proposing luxury apartments in the downtown and said she is absolutely in favor.

Councilor Susan Nicaastro also said she is in favor of the project.

Bob Pelaggi commended the applicant in proposing market rate units in an area overburdened with 40R projects.

Action/Decision: Approve with standard conditions

Motion: Pina
Second: Thomas
In favor: 5
Opposed: 0

4. Site Plan Approval

Property: 683-685 & 697 Pleasant Street
Proposal: Gasoline Station & Convenience Store
Applicant/Representative: Irving Oil/JK Holmgren

Applicant's statement: Scott Faria said the proposal is for a 4,400 SF convenience with gas station; they have been to the ZBA & Traffic Commission and still need MassDOT approval; employee parking will be in the back and all utilities will come off Pleasant St.

Comments: Bob Pelaggi asked if the issue with the church had been rectified. Scott Faria said there is an agreement between the parties and Irving has agreed to eliminate an entrance.

David Wheeler asked about the MassDOT process and Scott Faria said they have submitted 75% plans.

Shane O'Brien said he would like any condition of approval to contain the stipulation that before beginning they have MassDOT approval; he said that the department would also like the addition of a rapid rectangular flashing beacon and cross walk along the Fern St. area. He also said that the parties have agreed to look at re-timing the lights along the intersection of Westgate Drive along Rt. 27.

Action/Decision: Approve with standard conditions and following special conditions:

1. Addition of a rapid rectangular flashing beacon and cross walk along the Fern St. area
2. DOT permit is to be issued prior to construction
3. Re-time lights along intersection of Westgate Drive along Rt 27 as noted on the plans

Motion: Pina
Second: Pelaggi
In favor: 5
Opposed: 4

5. Annual Re-organization of Board

Chairperson

A motion was made to nominate as David Wheeler as chair. As there were no further nominations, nominations were closed.

Motion: Pina
Second: Thomas
In favor: 5
Opposed: 0

Clerk

A motion was made to nominate as Bob Pelaggi as clerk. As there were no further nominations, nominations were closed.

Motion: Wheeler

Second: Pina
In favor: 5
Opposed: 0

ZBA

A motion was made to nominate Craig Pina as representative to the ZBA. As there were no further nominations, nominations were closed.

Motion: Thomas
Second: Goncalves
In favor: 5
Opposed: 0

Traffic

A motion was made to nominate as Toni Goncalves and David Wheeler (alternate) as representatives to the traffic commission. As there were no further nominations, nominations were closed.

Motion: Wheeler
Second: Thomas
In favor: 5
Opposed: 0

Site Committee

A motion was made to nominate as Reggie Thomas to the site committee. As there were no further nominations, nominations were closed.

Motion: Wheeler
Second: Pina
In favor: 5
Opposed: 0

Other Business

Parking Discussion – David Wheeler said he would like to hold any discussion of this until the planner is present and asked that it be put on the April agenda for discussion.

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.