

PLANNING BOARD AGENDA

Tuesday, February 1, 2022 – 6:00pm

This meeting is being recorded in accordance with the government order suspending certain provisions of the Open Meeting Law General Law chapter 38 section 20. Real time public participation and comment can be addressed to the planning board utilizing the zoom virtual meeting software for remote access; this application will allow users to view the meeting and send a comment or question to the chair via the question and answer function submitted text comments will be read into the record. For those of you joining by phone press star nine. If you want to asked a questions please raise your hand. A copy of this recording will be on the city’s web pages. All votes will be done via roll call to ensure account accuracy. As your name is called please indicated that you are present. All members were present. Also present were Director Rob May and Admin to the Board Pamela Gurley.

Review and Acceptance of Minutes

A motion was properly made (Hassan), seconded (Sweeney) and unanimously approved by a roll call vote to accept the minutes from 1-4-22 and 1-5-22.

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

ANR Applications

Map 43 Plot 231 Pleasant St. (lots A & B)

Application is to divide the commercially zoned property into two parcels; one fronting on Prospect St. and the second on Field St. Current zoning contains no minimum lot size for commercially zoned land.

A motion was properly made (Hassan), seconded (Sweeney) and unanimously approved by a roll call vote to endorse the plan as submitted.

Map 178 Plot 381 N. Quincy (lots B & C)

Application is to divide a small sliver of (non buildable) property in Brockton with two properties properties in Abington.

A motion was properly made (Ambrose), seconded (Sweeney) and unanimously approved by a roll call vote to endorse the plan as submitted.

Lot Releases

N/A

Street Acceptances

N/A

ITEMS REQUESTING A CONTINUANCE

Permission to Return to the ZBA - **Request for a continuance to March 1, 2022**

Property: 68-70 Field St.

ZBA Denial: 7-14-20

Applicant: Marie Lorquet/Attorney John Creedon

Site Plan Approval - **Request for a continuance to March 1, 2022**

Property: 15 Rutland Sq. - Residential Conversion

Applicant: El Paso Management

Representative: JK Holmgren

Definitive Subdivision - **Request for a Continuance to April 5, 2022**

Property ID: Map 172 Route 558 (18 Belgravia Ave.)

Applicant: Buskull Properties

Representative: Silva Engineering

Vote on Adoption: Lovett Brook (Good Samaritan Area) Master Plan

Public hearing for the plan was held at the January meeting and continued to tonight to allow for additional public comment to be submitted and a scheduled vote tonight.

A motion was properly made (Sweeney), seconded (Hassan) and unanimously approved by a roll call vote to adopt the plan as presented.

1. Site Plan Approval

Property: 1208 Montello St. - 24 Unit Residential Building

Applicant: Buildar Group

Representative: JK Holmgren Engineering

Scott Faria said the application is for the construction of a three story residential building at Montello & Riverside Ave. on a 15,000 SF lot. He said the property is currently vacant; they received ZBA approval; 24 parking spaces are proposed under the building; 12 two bedroom units and 12 one bedroom units; the property is right down the street from the Montello T station. He said there will be a small amount of green space (Keith Park is directly across the street); they have addressed runoff through a proposed underground infiltration system; will be rebuilding the sidewalk along Riverside Ave.

Toni Goncalves asked what they were going about the sidewalk along Montello as it is was in bad shape and they may want to address that. Scott Faria thought it was in fairly good shape. Rob May said it would make sense to wrap the corner with new sidewalk. He said they have been working closely with the design team and Scott and said this is exactly what the city wants to see in that area; he also said the city is working with Neighborworks on a 90 unit development to connect with the train station.

Jim Sweeney asked to see the rendering and asked if there was podium parking; Rob May said there is partial podium parking.

Sam Ambrose noticed that they were still working with the city engineer and asked if his recommendations were addressed. Scott Faria said that the issues are technical in nature and also clarification of some items. (Revised plans were delivered 1-31-22 to address the comments from the City Engineer.)

Jim Sweeney asked about the exterior lighting and was told they are proposing downward lighting and some uplighting on the building; Scott Faria said there will be two new light posts matching COB standards.

Pourita Das noted that from the garage to the main entrance there is no lighting; Scott Faria said there is a light post by the entrance; Jim Sweeney said that it is such a nice building you would think you would want to see it They were asked to add the type and location of additional lighting on the plan; both up and downward lighting in the middle of the building.

Pourita Das asked if there will be any signage for wayfinding; she was told there will be a building sign and the "elevator shaft" area will contain signage.

A motion was properly made (Sweeney), seconded (Das) to grant site plan approval with standard conditions and a special condition that the plan is not to be endorsed and no building permit issued until we receive a memo from the City Engineer that his concerns were addressed. The plan submitted for endorsement must show the repair of the sidewalks on Montello St. as well as additional lighting both downward and upward along the middle of the building.

2. Preliminary Subdivision

Property: 432 Crescent St.

Lots: 3

Applicant: Signhere Realty

Representative: JK Holmgren

Scott Faria said this is an odd shaped parcel and the neighborhood is mostly multi family; they are looking to divide the parcel into three lots. He said they are hoping for approval tonight to get to the ZBA; he said Lot A will be 7,200 SF (duplex); Lot B will have the existing three family home (10,666 SF) and Lot C will have a proposed single family home (8,700 SF).

The chair said there needs to be parking for six vehicles for lot B; Scott Faria said the driveway is big enough for 4 cars and they can tear down the garage to allow for more parking.

Larry Hassan said that Lot A is quite small and the home sits close to the street. Scott Faria said that they can look at moving the home so there will be 20' in both the rear and front setback. Larry Hassan said it will still be close to the street and is a small lot.

Jim Sweeney said the lot will be tight for parking with a multi. He asked how many bedrooms in each unit and was told three per unit.

Toni Goncalves said Crescent St. is congested and she does not like to see them backing out directly onto Crescent St. She said she would like them to downsize the project and eliminate lot A; she said that lot C seems to fit the neighborhood.

Rob May said that lot A is a difficult sell and suggested that they combine A & B which will allow for improved parking and the ability to drive in and out (without backing into the street) and some green space. Scott Faria said they can look at tearing down the garage and greening up the area and asked for a continuance to speak with this client and see how he wanted to proceed.

A motion was properly made (Hassan) seconded (Das) and unanimously passed by a roll call vote to continue to the March meeting

3. Preliminary Subdivision (18 Lots)
Property ID: Portion of 016-188 (Emilia Estates)
Applicant: CLM Development LLC
Representative: W. Engineering

Attorney James Burke said that the board is familiar with the project and site. He said that they have modified this plan based on suggestions and he believes that it is a more beneficial plan for Emilia Estates.

Evan Watson said that five of these proposed lots comply with 175' of frontage; he said that the roadway design remains the same and that the only difference is one change to a drainage pipe; he said that the lots are a nicer configuration and more uniform.

Jim Sweeney asked if the increased number of lots will change the drainage design; Evan Watson said that the drainage was designed for 20 lots.

Rob May gave the board a brief history of the project and said that the plan originally filed with the board was for 18 lots and was reduced to 15 conforming lots because of the possibility of a law suit from an abutter.

The chair said they are still faced with the same issue...not enough frontage...no hardship. Attorney Burke said this is not a substantial change....and said he thinks its a good plan and hopes they will allow the ZBA to make its decision.

Jim Sweeney asked what the change in frontage from 20-18 was; Evan Watson said that only three lots conformed in 20 lot design and there were also misshapen lots. He said that they will be re-aligning one drainage pipe; he said this design utilizes the land better. Jim Sweeney asked about the size of the homes and was told they expect that they will be four bedroom homes; Charlie Macey said about 22,000-24,000 SF homes; he also pointed out that six lots conform to zoning.

Rob May said that the 30,000 - 175' standard is more of a Easton standard... but it is the law;

He said there are six fully conforming lots and all conform to the 30,000; the board needs to decide if they are comfortable with 125' of frontage.

Jim Sweeney asked Dep Ch Williams if he sees any public safety issues with the sizes of the lots; and was told that he has no issue with size of lots but would like to see a representation that all building will be sprinkled.

Pourita Das noted that on lots 11 & 12 half of each lot will be the detention area.

Larry Hassan asked if there has been another recent subdivision that received a waiver from the ZBA and the director said Cypress Drive.

Dep Ch Williams said that there are three hydrants on the plan and said he would like a fourth added. He said the trucks carry 800' of hose and would like them to add another hydrant; he also asked that the hydrant at the culdesac move to a 45 degree angle so it does not get plowed under.

Sam Ambrose said they are going from 15 conforming lots to only six conforming lots now and asked for their reason; Evan Watson said geometry.

The chair asked if this change voided the previous public safety letters; Dept Ch Williams said it does not make a difference....it was the length of road that was the issue not number of homes.

A motion was properly made (Sweeney) seconded (Hassan) and unanimously passed by a roll call vote to all the applicant to proceed to the definitive stage with the understanding that there is to be no further subdivision of this property.