

PLANNING BOARD MINUTES

Tuesday, March 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, Evan Sears (Planner1) and Admin to the Board Pamela Gurley.

Review and Acceptance of Minutes

A motion was properly made (Sweeney) seconded (Hassan) and unanimously passed to accept the minutes from 2-1-22 as presented.

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

ANR Applications

Lot Releases

Street Acceptances

Permission to Return to the ZBA

Property: 68-70 Field St.

ZBA Denial: 7-14-20

Applicant: Marie Lorquet/Attorney John Creedon

Attorney John Creedon said he is requesting that this application be postponed to next meeting; he said that at one time there was a large expansion planned that required additional parking and ZBA approval. He said that they attempted to secure leases from abutters, but those fell apart; he said that his client spent money to install a new water line and has now decided to keep the building as is (58 seat restaurant) and they are under the parking requirement. He said that they will be filing for a building permit and wanted another month to make everything was in order.

Sam Ambrose asked how many times have they been before the board; Attorney Creedon said three times and the continuances. She said this has been continued month to month for a year now; the project has been revised and there is no need for ZBA action, therefore no need for this application.

No public comment.

A motion was properly made (Hassan) seconded (Sweeney) and passed to grant a continuance to the April 5th meeting with the condition that the permit is to be applied for before that date and there are to be no further continuances.

In favor (4)

Opposed (1) Ambroise

Site Plan Approval

Property: 15 Rutland Sq. - Residential Conversion

Applicant: El Paso Management

Representative: JK Holmgren

Attorney John Creedon said that the applicant received ZBA approval for a residential conversion of the existing building. He said they now own both the Rutland Sq. parcel and the Market St. parcel and have a plan combining the parcels into one.

Scott Faria said that the site is an existing warehouse building which they proposed to convert into 56 units of residential housing; there will be a mix of 1, 2 & 3 bedroom units and 57 parking spaces on site; he said that the wing of building on Berkeley St. will be demolished and parking will be in off Rutland and out on Market; he said they will be installing drainage for the parking area and roof runoff and have added some landscaping.

Jim Sweeney asked to see the rendering.

Toni Goncalves asked if the plan was recorded; Scott Faria said it still needs to be recorded and is happy with a condition that there is no plan endorsement until the planning department receives proof of recording of the plan.

Jim Sweeney said he wants to see more lighting on the building...he asked if there was any architectural lighting proposed. Scott Faria said they have all downward facing lighting but can add additional lighting to the plan. Jim Sweeney said that the neighborhood area will benefit from some soft lighting; Rob May asked for them to light wash the elevator. Pourita Das asked about the height of the parapets and was told they are a little over 35'.

Scott Faria said they are adding landscaping...trees and shrubs and landscape islands. Jim Sweeney asked if there would be any signage in the landscape area and was told that signage would be on the elevator shaft.

Pourita Das asked about service parking and was told it was off Rutland and out onto Market and there is one delivery space across from the handicapped space. She said she wants to make sure that the trash trucks do not cause a problem for the traffic flow.

No public comment.

The chair stated that all the changes discussed should be added onto the plan for endorsement and any motion should contain that condition.

A motion was properly made (Hassan), seconded (Sweeney) and unanimously passed to grant site plan approval with standard conditions and the following special conditions: plan shall show light wash on the elevator wall; additional lighting as discussed and no plan is to be endorsed until the planning department receives proof of recording of the 81X plan.

Definitive Subdivision (Three Proposed Lots) Continued to April 5, 2022

Property: 135 Elliot Street
Applicant: Fenton Associates
Representative: JK Holmgren

Site Plan Approval (Proposed Solar Fields)

Property: 648 Summer Street
Applicant: Brophy & Phillips
Representative: SITEC

Attorney Jim Burke said they received ZBA approval for this green solar project. He said they received neighborhood support and support from Councilor Nicastro.

Steve Gioiosa said the property was a former industrial building site; the structure was previously demolished by the owner; the site will be converted from an industrial site to a green energy site; the wetland boundary was approved by the Conservation Commission and a majority of the work is outside the BZ. He said they filed an NOI with the Commission and received their OOC. The stormwater management was reviewed by BETA. All access will be from Summer St.; they are maintaining the existing drop in topo and creating a visual buffer; the panels face south; he said there will be perimeter chain link fencing with buffer planting/screening; he said that the property drains from east side down into a valley; they will be upgrading the SW system and there will be less runoff leaving the property and improved water quality; the existing drain line on the abutting property is causing some erosion to their property so they added a crushed stone drainage swale that will direct the water to their overflow; construction will be a 3-4 month process and they intend to plant 77 trees and shrubs in high visibility areas of the site.

Jim Sweeney asked if there would be any security cameras and was told the site will be remotely monitored; Attorney Burke said that the developer agreed to put in security cameras. Jim Sweeney asked about the life time of the project and was told 30 years.

Pourita Das asked if there was any night lighting and was told this was not intrusive to the neighborhood and there is no need for night lighting.

The director said that Councilor Nicastro was unable to make the hearing and wanted to make sure the field is not visible from the street and asked that they go over their landscape plan for

the record. Steve Gioiosa and there will be white pine, juniper and rhododendron along the front; he said the grade transition will help with the residential properties (4-5' pines 5-6' rhododendrons); the director asked about the height of the panel at the low edge and was told it is 2.5-3' off the ground and the top edge is 8-8.5' on the ground level.

Jim Sweeney said that the neighbors wanted to be able to see into the site in case there was an issue.

Pourita Das asked if there were any outstanding issues with SW and was told they added the spot elevations to the plan at city engineers request.

No public comment.

A motion was properly made(Sweeney) seconded (Das) and unanimously passed to grant site plan approved with standard conditions.

Preliminary Subdivision (Three Proposed Lots) - **Continued to April 5, 2022**

Property: 432 Crescent St.

Lots: 3

Applicant: Signhere Realty

Representative: JK Holmgren

Preliminary Subdivision (Two Proposed Lots)

Property: 30 Twelfth Ave.

Applicant: Richard & Kathleen Lagerstedt

Representative: JK Holmgren

Scott Faria said the property is 40,000 SF and R1C zoned, he said they have filed a preliminary plan in order to go before the ZBA and if approved will then file a definitive plan. He said the property has 145' frontage and the new lots will be larger than most of the existing lots.

Sam Ambrose asked about the existing garage and was told it will remain with house #30...it is a single car garage.

Toni Goncalves asked about the gazebo on the side of the home that is not on the plan.

Rob May said that google earth shows a room on the side and that there may not be 16' on that side. Larry Hassan said he went by there today and that it is attached on the south side of the property. There was no explanation from the applicant, however he said he will now need to move the lot line and needed a continuance.

Toni Goncalves said that the plan is also missing information on the wetlands. She asked how much time they would need....if he would be ready for the next meeting as she would like to avoid month to month continuances. Scott Faria said he would have it for the next meeting.

Dep. Ch. Williams said the 14x14 deck will encroach in to the rear setback of the new house.

No public comment.

A motion was properly made (Ambrose) to deny the application. No second.

A motion was properly made (Hassan) seconded (Sweeney) to continue to the April meeting to allow the applicant to correct the plans.

Preliminary Subdivision (Two Proposed Lots)

Property: 21 Flint Rd./655 East St..

Applicant: Monty Construction

Representative: JK Holmgren

Scott Faria said they are seeking to subdivide a portion of a large lot on East Street and the smaller lot on Flint Road. He said that all three lots will need ZBA relief; (proposed) lot a (21 Flint) will need relief for frontage, area and lot width; (proposed) lot b will need the same relief; and (proposed) lot c (existing home on East St.) will need frontage. He said they are seeking preliminary approval to file with the ZBA.

Pourita Das asked how much frontage is being proposed on lot b and was told 120' of frontage.

Rob May showed the current lot lines of 21 Flint and said that the new plan will leave the Flint home on smaller lot with no side yard.

No public comment.

A motion was properly made (Sweeney) seconded (Ambrose) and unanimously passed to deny the application for a preliminary subdivision.

Meeting adjourned.