

**The Planning Board held a meeting on April 6, 2010 at 7:00 in the GAR Room, City Hall. Members present: Chairperson Wayne McAllister, Peter Gibbons, Anthony Donegan, Paul Sullivan, Vahan Boyajian, Susan Nicastro and Avalon McLaren. Also present was Secretary Pamela Gurley.**

### **1. Extension Request**

Definitive Subdivision – West Elm Park II

James Bertarelli

Mike Bertarelli

Jim Bertarelli said that the sub division is about 80% complete. He said that sewer, water and binder are installed and all drainage is completed. He said that the curbing going in the next several weeks. He said that the market is sluggish, but thinks that things are on an upward spring. He apologized and said that he did not realize he needed an extension.

Ms. Nicastro asked how many lots were sold and was told five. She noted that would mean he has not been before the Board since 2004.

Mr. Sullivan asked how long an extension he was requesting. Mr. McAllister said that the Board issues one year extensions. Mr. Bertarelli said that in that case he is requesting one year.

A motion was made (Sullivan) properly seconded (Boyajian) to issue a one year extension. Passed unanimously. Mr. Bertarelli was told that if the project was not completed within the next year he could make application for another extension and provide the Board with an update of the work completed.

While Mr. Bertarelli was before them the Board took that time to speak to him about his need to put in the street lights. He was told that the process has changed with National Grid and more complicated and told to contact them at once. He was told that he needs to have the lights in before any additional OC's are issued.

### **2. Lot release for Lot 46 Corey Avenue**

Mark Roukas

Bruce Malcolm, LSI

Mr. Roukas said he is seeking the release of one lot of the two within the subdivision. He said that the base coat is in, water and sewer were installed and the retaining wall is up. He said all that is left is the top coat and cape cod berm. Mr. Roukas explained that the City is holding \$28,000 as surety now and he would like to have the check back and leave the second lot as surety. He said he recently had the lot appraised. The Board agreed that either all the remaining work will need to be completed or the cash placed in order for Mr. Roukas to receive the second lot.

A motion was properly made (Boyajian) and seconded (Sullivan) to release the lot.

Ms. Nicastro asked what the appraisal on the property was and Mr. Roukas said \$82,000. In favor: McAllister, Boyajian, Gibbons, Sullivan, Donegan and McLaren. Opposed: Nicastro.

### **3. SPR Extension 956-958 Warren Avenue**

Steve Torrey/Affordable Properties LLC

Mr. Torrey said that he is requesting an extension to his site approval for the Warren Ave. project. He said that the project is virtually complete and that all that remains is landscaping. He said that also would have been done except for the storms and expects that it will be done in a few weeks. He said all he was looking for was several weeks. The Board suggested that he take six months in case something else pops up and completion is delayed.

A motion was properly made (Donegan) and seconded (Gibbons) to grant a six month extension.

Mr. McLaren asked if they are condos or apartments and was told condos but he is retaining ownership. He said eight units are occupied (10 total units). Ms. Nicastro asked why the bulkhead is in middle of yard. Mr. Torrey said state law changed prior to beginning construction and they needed to sprinkler the building. Passed unanimously.

Mr. Torrey explained the new location of the proposal dumpster to the members. He said that the original proposal for individual barrels will not work. He said that they will install a concrete pad and that the dumpster will be screened. Mr. McAllister said that the as built plan will need to show the location of the dumpster.

A motion was properly made (Donegan) and seconded (Sullivan) to allow the inclusion of a dumpster rather than individual barrels. Passed unanimously.

### **4. Permission to Return to the ZBA**

Property: 526 N. Quincy Street

Applicant: Michael Haikal

ZBA Denial: August 12, 2008

Bruce Malcolm, LSI

Attorney John McCluskey

Attorney McCluskey said that the ZBA denied the original application in July of 08 for a three unit townhouse condo facing Quincy St. He said Mr. Haikal has purchased the property and would like to build two raised ranches facing

Christopher Rd. He said they have met with neighbors and the ward councilor and there is no opposition. Attorney McCluskey said that the neighbor at plot 9 Christopher would like a fence between the properties and they are willing to make that a stipulation at the time of ZBA or planning board meeting.

Mr. McAllister read the conditions an applicant must meet to be granted approval to return to the ZBA.

Councillor Eaniri said he was in support of the project and was also speaking on behalf of the ward six councilor (Councillor Dubios). He said that the applicant has done good work on prior projects in his ward.

Guy Fisher (plot 9 Christopher Rd.) said that the trees are making his driveway buckle and the fence lean. He wants to make sure that the trees are removed. He said at their meeting the builder agreed to put in fencing from the last solid post to the back property line. After looking at the plan the abutters were agreeable to the plan as submitted and supported that project. Mr. Gibbons asked how old the existing fence was and was told by the abutters about six years old and it is still sturdy.

Mr. McAllister asked what the plans were for the stone wall. Mr. Malcolm said they intend to break it at the mouth of drive and move it up the side by the driveway.

Mr. McLaren asked if this will be back before the Board and Attorney McCluskey said it will for subdivision approval.

A motion was properly made (Gibbons), seconded (Donegan) and unanimously passed to grant permission to return to the ZBA as follows: A substantial change to the plan was submitted and with the condition that the trees along the driveway between the property and plot 9 Christopher Rd. are to be removed and fencing is to be installed from the last solid post to the back of the property line.

## **5. Definitive Subdivision**

Property: 22 Emerson Avenue (Two Lots)  
Applicant: James Boen  
Representative: Attorney John Creedon

Tabled to May 4, 2010. Hearing was not opened.

## **Other Business**

Neighborhood Health Center – Plan Revision  
Wayne Peliter

Mr. Peliter said that the change to the plan was the relocating of a water service and fire service room. He said that the work has already been done. He said if

they had left it in the location proposed they would have needed to maintain the services through the winter and would have had several temporary shutdowns (they would have had to hang the line in mid air to protect it from the winter). He said this way there was only one service shut down; he said they could not do daytime shutdowns. He explained that the tie in at the street is about 8-10' from what was approved; he said they flipped the shell for a future bath with the fire service room. He said that the project is three weeks ahead of schedule.

Mr. McAllister said that with all site plan approved projects that the Planning Board needs to be informed of all changes to the site as they have the plan of record. He said that no changes are to be done without first receiving permission from the Board. Mr. Peliter apologized and said he was unaware of the process. Mr. McAllister said that the Utilities Superintendent and Fire Dept. have approved the changes. Mr. Peliter was told to bring in the revised sheets to the office so that they could be added to the plan of record.

A motion was properly made (Donegan), seconded (Sullivan) and unanimously passed to accept the revised sheet into the plan of record.

#### Other Business

A motion was properly made (Donegan), seconded (Sullivan) and unanimously passed to accept the minutes from March meeting.

Mr. McAllister told the Board that Steve Demos had resigned.