



CITY OF WALTHAM

BOARD OF SURVEY AND PLANNING

The following are minutes of the 7:00 pm September 1, 2021 meeting held in the Auditorium of the Arthur Clark Government Center located at 119 School Street, Waltham, MA. In attendance were Chairman Creonte and members Barrett, Keefner, Moroney and Tarallo. Absent were members Callahan and DeVito.

The Chairman opened the Public Hearing at 7:00 pm and informed the public that the meeting was being recorded by the local Waltham Cable Access Channel and if anyone was planning to speak, when they come forward they are required to sign in. He also discussed the Covid safety requirements for this public hearing.

The Chairman asked Ms. Deveney, Secretary to the Board, to read the first item on the agenda.

Ms. Deveney read the first item which was for a Special Permit curb cuts greater than 25-feet in width and within 100 feet of an intersection at 1254- 1256 Main Street. The Board must act upon this by October 15, 2021.

Attorney Joseph M. Connors Jr. of 404 Main Street, Waltham, MA came forward to address the Board on behalf of the Petitioner.

Mr. Connors requested, based on there not being a full complement of the Board, if this matter could be continued to the Boards October 6, 2021 meeting and that he would formally request this in writing and send to Ms. Deveney.

The Chairman asked if there was a motion.

On the motion of Mr. Barrett, seconded by Mr. Moroney the Board,

**VOTED: to continue the Special Permit for 1254 -1256
Main Street at their October 6, 2021 meeting.**

Ms. Deveney read the next item on the agenda which was for a Definitive Subdivision at 46 Lincoln Street to be known as Susan Circle. The Board must act on this by October 15, 2021.

Mr. Barrett recused himself from this petition hearing.

Attorney Philip B. McCourt came forward to address the Board. There being only four (4) members to hear the petition he respectfully requested the matter be continued at the Boards October 6, 2021 meeting and to also extend the Time to Act until November 18, 2021.

The Chairman asked if there was a motion.

On the motion of Mr. Keefner, seconded by Ms. Tarallo, the Board

VOTED: to continue the Definitive Subdivision at 46 Lincoln Street-Susan Circle at their October 6, 2021 meeting and to extend the Time to Act until November 18, 2021.

Ms. Deveney read the next item on the agenda which was for a Utility Plan and Profile for a sewer and water extension and road construction to service Lot 123 and Lots 546-550 Braemore Road. The Board must act by October 15, 2021.

Attorney Philip B. McCourt came forward to address the Board. He respectfully requested the matter be continued at the Boards October 6, 2021 meeting and to also extend the Time to Act until November 18, 2021. This will allow more time to provide additional information and plans requested at the site visit.

The Chairman asked if there was a motion.

On the motion of Mr. Barrett, seconded by Mr. Moroney, the Board

VOTED: to continue the Petition of Braemore Road extension at their next meeting of October 6, 2021 and to extend the Time to act to November 18, 2021.

Ms. Deveney read the next item on the agenda of the public hearing which was for a Special Permit Amendment for 225 Waverley Oaks Road for three (3) driveway openings. The Board must act on this by November 2, 2021.

Attorney William J. Proia of Riemer and Braunstein, 700 District Avenue, Burlington, MA came forward to address the Board on this matter.

Mr. Proia reviewed the petition, the relief and amendment they are seeking after approval from City Council. There are currently three driveway openings, 55 –feet, 55 ½ feet and 60-feet in width and both the City Council and Traffic Commission requested they all be reduced to 30-feet. This would be an amendment to the original special permit.

There were discussion on the turnaround for trailers and fire trucks. This was shown on the plan. He reviewed the Fire Departments comment that they had no issues.

The Chairman discussed Wade Putnam’s comments dated August 19, 2021 regarding items 1,2 and 3 regarding the sewer and water connections that will need to be cut and capped and also the drainage connection going into Waverley Oaks Road must be removed and cut and capped as well.

Mr. Proia agreed and that they would add these condition to the Decision and it will be noted on the plans.

Ms. Tarallo also wanted it as a condition to coordinate with the Waltham Fire Department to ensure the adequacy of the water supply at the Locus for fire protection purposes.

Mr. Proia commented that they would add that as part of the Decision as well.

The Chairman then closed that part of hearing and opened it to the public to speak or stand in favor of this petition. There being none, he asked if anyone would like to speak or stand in favor of this petition. There being none he closed that part of the hearing and asked for a motion.

Mr. Barrett made a motion to approve the amended Special Permit three driveway openings at 30-feet each at 225 Waverley Oaks Road with the provisions discussed for water, sewer and drain connections and fire safety be added to the Decision.

The Chairman called for a roll call:

ROLL CALL:

Justin Barrett	YES
Wayne Keefner	YES
Mila Tarallo	YES
Brian Moroney	YES
William Creonte, Jr.	YES

There being five (5) yes votes the motion to approve passes.

The Chairman closed the public hearing and opened the regular meeting.

The Clerk read the first item on the regular meeting which was for an Approval Not Required plan for 219-221 Bear Hill Road.

Pat Smith from Flora Holdings came forward and reviewed the plan.

The Chairman commented that the plan meets all the Boards requirements and there being no questions asked if there was a motion.

On the motion of Mr. Barrett, seconded by Mr. Moroney, the Board

VOTED: to approve the Approval Not Required Plan for 219-221 Bear Hill Road as presented and to allow the Clerk of the Board to endorse the plan.

The Clerk read the next item on the agenda which was for an Approval Not Required plan for 46 & 52 Clark Lane.

Ronald Lopez of North Shore Development, Inc. 215 Salem Street, Woburn, MA came forward and answered all questions from the Board. The Engineers comments dated August 31, 2021 were discussed and all were addressed. The Engineer also commented that the plan can be approved by the Board.

The Chairman asked for a motion.

On the motion of Mr. Barrett, seconded by Mr. Moroney, the Board

VOTED: to approve the Approval Not Required Plan for 46 & 52 Clark Lane as presented and to allow the Clerk of the Board to endorse the plan.

There being no further business, the Chairman asked for a motion.
On the motion of Mr. Barrett, seconded by Ms. Tarallo the Board

VOTED: to adjourn the meeting at 7:48 p.m.

Respectfully submitted,



Michael L.J. Chiasson, Clerk
Board of Survey and Planning