

CITY OF WALTHAM
MASSACHUSETTS

Michael L. J. Chiasson,
Director of Public Works

Clerk, Board of Survey and Planning

November 18, 2022

Joseph W. Vizard, City Clerk
610 Main Street
Waltham, MA 02452

RE: Definitive Subdivision located at 677 and 679 South Street to be known as
Irene Circle.

Petitioner: Alex Beaton, 705 Beaver Street, Waltham, MA.

Dear Mr. Vizard:

Please be advised at their meeting of November 2, 2022 the Board of Survey and Planning voted in favor for approval of the above referenced Definitive Subdivision to be known as Irene Circle as well as the attached waivers that were also approved.

Attached are the Boards' Vote and Decision detailing this approval.

There is a 20-day appeal period for this approval which will end on December 8, 2022.

Respectfully submitted,

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

Cc: File- Definitive Subdivision- 677-679 South Street- 2022
Attorney Philip B. McCourt-via email
Alex and Curtis Beaton- via email

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City of Waltham
Board of Survey and Planning Decision

NAME AND ADDRESS OF THE OWNER OF THE LOCUS:

Suzanne M. Alter and Sheila V. Brennan, Trustees
The Irene B. Gailus Irrevocable Trust
South Street
Waltham, MA 02453

NAME AND ADDRESS OF THE PETITIONER:

Alexander Beaton
705 Beaver Street
Waltham, MA 02451

IDENTITY OF LOCUS:

ADDRESS: 677 and 679 SOUTH STREET

ATLAS REFERENCE: Map 79 Block 01 Lots 12 and 13

TITLE REFERENCE: Book 63942 Page 246 (677 South Street)
Book 63942 Page 251 (679 South Street)

APPLICABLE ORDINANCE: Subdivision Control Law

DATE OF HEARING: September 7, 2022, October 5, 2022 and November 2, 2022

DATE OF DECISION: November 2, 2022

DATE OF FILING OF DECISION WITH CITY CLERK: November 18, 2022

DATE OF NOTIFICATION TO BUILDING INSPECTOR: November 18, 2022

FINAL DATE FOR FILING APPEAL FROM THIS DECISION: December 8, 2022

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws Chapter 40A. All plans referred to in this decision have been filed with the Board of Survey and Planning and with the City Clerk.

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PLANNING & ZONING OFFICE

DECISION

GRANTED: XXX

DENIED: _____

ROLL CALL

	<u>YES</u>	<u>NO</u>		<u>YES</u>	<u>NO</u>
Kathleen A. Callahan	X				
William M. Creonte, Jr.	X		Brian E. Moroney	X	
Mila R. Tarallo	X		S. Anthony DeVito	X	
Wayne Keefner		X	M. Justin Barrett	X	

The locus is shown on the following plans, which are on file in the office of the Board of Survey and Planning and in the office of the City Clerk (all plan references are to these plans), and are entitled as follows:

Sheet 1 - Cover sheet dated: 8/10/22 revised 9/27/22 and 11/19/22
Sheet 2 - Existing Conditions: 8/10/22 revised 9/27/22
Sheet 3 - Lotting Plan: 8/10/22 revised 9/27/22
Sheet 4 - Proposed Site Plan: 8/10/22 revised 9/27/22 and 11/19/22
Sheet 5 - Profile Plan: 8/10/22 revised 9/27/22 and 11/19/22
Sheet 6 - Details Plan: 8/10/22 revised 9/27/22

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CITY OF WALTHAM
CIVIL SERVICE OFFICE

PETITION

Approval of a Subdivision Plan for the creation of five (5) single family lots and the way to provide access to said lots on the property at 677 and 679 SOUTH STREET, Waltham, MA, being Irene Circle Subdivision.

ON MOTION DULY MADE AND SECONDED THE BOARD ADOPTED THE FOLLOWING FINDINGS OF FACTS:

The Board of Survey and Planning of the City of Waltham makes the following findings of facts after a hearing on the above captioned Application for a Special Permit:

1. The proposed subdivision roadway as shown on the plans provides adequate access for all lots in the subdivision.
2. The proposed subdivision roadway with the waivers approved (copy attached) meets all of the Board's requirements.

AFTER DUE DELIBERATION: ON MOTION DULY MADE AND SECONDED IT
WAS VOTED TO GRANT THIS PETITION, SUBJECT TO THE FOLLOWING
CONDITIONS:

To grant the Subdivision of Land requested by the Petitioner and incorporate by reference the plans, waivers and further cite as reasons the following:


This Board finds that the Subdivision of Land requested under the Subdivision Control Law is in general harmony with the intent and the purpose of the Regulations for the following reasons:

1. The subdivision roadway is in general conformance with other roadways in the area.
2. The lot sizes provided are in general conformance with other lots in the area.

THE PETITION IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

In view of the foregoing, the Board of Survey and Planning hereby decides that the aforesaid property is a proper parcel to be altered under the Subdivision Control Law in that it meets all requisite criteria. It is therefore decided to grant the Subdivision of Land requested in accordance with the terms and conditions stated below.

1. A satisfactory covenant must be provided to the Board and be recorded at the Registry of Deeds.
2. Prior to any work on the site, proof of such recording must be provided to the Board.
3. All roadways and utilities work shall be done in conformance with the approved plan.


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

Date: November 18, 2022

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WAIVERS - SUBDIVISION PLAN
677 and 679 SOUTH STREET

81R WAIVERS

- 4.2.3 (C) TO ALLOW MINIMUM WIDTH OF STREET RIGHT OF WAY TO BE 40 FEET INSTEAD OF 50 FEET. APPLICANT IS PROPOSING A 40 FOOT RIGHT OF WAY.
- 4.4 TO ALLOW CONSTRUCTION OF THE SUBDIVISION AS SHOWN ON THE PLAN WITHOUT OPEN SPACE. NO OPEN SPACE IS PROPOSED AS SUBDIVISION IS WITHIN WALKING DISTANCE OF BOBBY CONNORS PLAYGROUND ON THE SAME SIDE OF SOUTH STREET.
- 5.4.1 TO ALLOW STREET CONSTRUCTION OF THE SUBDIVISION AS SHOWN ON THE SUBMITTED PLANS. APPLICANT PROPOSED A 40 FOOT CROSS SECTION AS OPPOSED TO THE 50 FOOT CROSS-SECTION REFERENCED IN THE RULES.
- 5.4.5.1 TO ALLOW WIDTH OF PAVEMENT TO BE 90 FEET AT CUL-DE-SAC. APPLICANT IS PROPOSING A 90 FOOT DIAMETER OF PAVEMENT AT THE CUL-DE-SAC AS OPPOSED TO THE 100 FOOT REQUIREMENT.
- 5.6.1 TO ALLOW NO GRASS STRIPS ON THE ROAD, SEE PLAN. TO ALLOW WIDTH OF PROPOSED SIDEWALKS TO BE REDUCED FROM 10 FEET IN WIDTH TO 5 FEET IN WIDTH.
- 5.11 TO ALLOW NO FIRE ALARM BOX TO BE INSTALLED WHERE ONE IS REQUIRED.
- 5.12 TO ALLOW 2 TREES TO BE PLACED WITHIN 10 FEET FROM THE STREET ON EACH LOT WHERE 3 TREES PLACED 20 FEET FROM THE STREET LINE IS REQUIRED AND CHANGE THE 10 FEET TO 15 FEET FROM THE STREET LINE ON EACH OF THE LOTS. THE BOUNDS WILL ALSO BE PUT BACK ON THE PROPERTY LINE.

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PLANNING & PERMITS OFFICE

City of Waltham
Board of Survey and Planning
Wednesday, November 1, 2022
Auditorium, Government Center 6:00p.m.

Present:
Present remote Barrett
Absent:

Callahan Creonte DeVito Keefner Moroney Tarallo

Public Hearing: 9/7/2022 10/2/2022 11/2/2022

Petition	Irene Circle-Definitive Subdivision at 677-679 South Street							Must Act:	11/8/2022
Motion	To approved the Definitive Subdivision for 677-679 South Street to be known as Irene Circle, and to approve the requested 81R waivers with the modification to waiver 5.12 by changing 10-feet to 15-feet from street on each of the lots and to add a waiver to put back the stone monuments at the property line.								
Motion By:	Kathleen Callahan								
Seconded By:	S. Anthony DeVito								
Vote: Yes or No	Barrett	Callahan	Creonte	DeVito	Keefner	Moroney	Tarallo		
	YES	YES	YES	YES	NO	YES	YES		
Outcome:	MOTION PASSED								

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