

CITY OF WALTHAM

BOARD OF SURVEY AND PLANNING

The following are minutes of the January 8, 2014 public hearing held in the Auditorium of the Arthur Clark Government Center located at 119 School Street, Waltham, MA. In attendance were Chairman Creonte and members Callahan, Duffy, Moroney and Tarallo.

The Chairman informed the public that this meeting was being video taped by the City's local cable access channel and also asked everyone to sign in if they would be addressing the Board. He then opened the public hearing at 7:00 p.m.

The Clerk read the first item on the agenda which was for a Special Permit s for a Curb Cut and More Than One Principal Building on a Lot at 66-68 Central Street.

Attorney Philip B. McCourt Jr. and Robert and Ralph Bibbo Jr. came forwarded representing the petitioner.

They reviewed the plans with the Board. They are proposing to put two 2-family homes with one shared driveway opening. Mr. McCourt reviewed the comments from the Engineering and Transportation Departments which stated that they had no concerns with the proposed curb cut.

The Chairman then opened the meting to the Members.

The Chairman first asked if the petitioner had agreed with Wade Putnam's comments dated December 31, 2013.

Mr. McCourt commented that they did agree and submitted their responses also dated December 31, 2013.

Ms. Callahan asked if this lot was zoned for two-family homes and was there enough square footage.

Mr. McCourt responded that yes it is zoned for two-family homes which requires 12,000 square feet. The lot is approximately 11, 730 square feet.

After looking at the rendering of the proposed homes Ms. Callahan asked if the City requires the front doors to be on the street side.

Mr. Ralph Bibbo responded that back in 2005 that requirement never passed with the City Council or the ZBA. The only requirement that was passed was that every unit must have its own individual door.

Mr. Moroney also thought that something was passed regarding the location of front doors.

Mr. Bibbo reminded the Board members that they approved a similar project last year on South Street.

Mr. Moroney asked if the Secretary to the Board could forward a letter to the Building Department requesting an opinion on the matter.

The letter will be forwarded.

Mr. Moroney then asked for a review of the lots sizes and zoning requirements. Mr. Bibbo reviewed the lots with the Board.

Mr. Moroney asked if the existing house is a two family two-bedroom home and what are the proposed units going to be?

Mr. Bibbo said, "Yes, and that the proposed units are 2 two family units with all four units having three bedrooms."

Mr. Moroney asked if they would be replacing the sidewalks.

Mr. Bibbo replied, "Yes".

Mr. Duffy commented that he felt that the area is too dense for that many units and that there was insufficient turning space and would like to see one two-family built there.

Mr. Duffy made a motion to deny the petition as submitted. There being no second on the motion it was withdrawn by Mr. Duffy.

The Board discussed having a site visit and agreed to doing it Saturday, January 11, 2014 at 11:30 a.m.

The Chairman then asked for a motion.

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

VOTED: to continue the petition for Special Permits for a Curb Cut and More Than One Principal Building on a Lot at 66-68 Central Street.

There being no further business for that part of the hearing the Chairman kept the public hearing segment open for that petition, but closed the public hearing until the next meeting.

The Chairman then opened the regular meeting.

The Clerk read the first item on the agenda which was for an ANR Plan for 1654 Trapelo Road and 21 Christopher Road.

Attorney Philip B. McCourt came forward and reviewed the plan and the history of both lots with the Board.

After brief discussions on this petition the Chairman asked if there was a motion.

ON the motion of Ms. Tarallo, seconded by Ms. Callahan, the Board

VOTED: to approve the ANR Plan for 1654 Trapelo Road and 21 Christopher Road as submitted and to allow the Clerk of the Board to endorse the plan.

The Clerk read the next item on the agenda which was for the approval of the minutes of the January 8, 2014 meeting.

The Chairman asked if there was a motion.

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

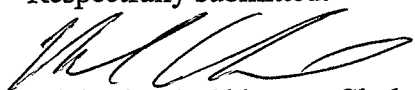
VOTED: to approve the minutes to the January 8, 2014 as submitted.

There being no further business on the agenda, the Chairman asked if there was a motion to adjourn.

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

VOTED: to adjourn at 7:54 p.m.

Respectfully submitted:



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

MLJC/jed