



CITY OF WALTHAM

BOARD OF SURVEY AND PLANNING

The following are minutes of the March 5, 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, DeVito, 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 also mentioned that there were only four members present at the meeting. 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. The Board must act on this petition by March 17, 2014.

Attorney Philip B. McCourt Jr. came forwarded representing the petitioner. The Chairman then opened the meeting to the Members.

Attorney McCourt asked since there wasn't a full compliment of the Board that this petition be continued to the April 2, 2014 meeting and to extend the Time to Act on the petition until May 15, 2014. Mr. McCourt submitted this request in writing.

The Chairman then asked for a motion.

On the motion of Ms. Callahan, seconded by Mr. DeVito, the Board

VOTED: to continue the petition for Special Permit s for a Curb Cut and More Than One Principal Building on a Lot at 66-68 Central Street at their next meeting of April 2,2014 and to extend the Time to Act until May 15, 2014.

The Clerk read the next item on the agenda which was for a Special Permit Modification to an existing curb cut at 41 Seyon Street.

Attorney Philip B. McCourt Jr. came forwarded representing the petitioner. Attorney McCourt asked that since there wasn't a full compliment of the Board that this petition be continued to the April 2, 2014 meeting. Mr. McCourt submitted this request in writing.

The Chairman asked if there was a motion on this request.

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

**VOTED: to continue the petition for a
Special Permit curb cut
Modifications at 41 Seyon Street at
their next meeting of April 2, 2014.**

There being no further business in the public hearing the Chairman closed that part of the meeting and opened the regular meeting.

The Clerk read the first item on the agenda which was for a request to submit bond and have the Board establish the bond amount for the Rock Lane Subdivision formally known as 305 Bacon Street.

Attorney McCourt reviewed Mr. Rocks request to submit a \$9,500.00 bond and reviewed the construction status update. He also commented that Mr. Pizzi's cost estimate was much higher at \$22,200.00. He said that Mr. Rock was away and that he did not have the opportunity to discuss an amount. He asked that this matter be continued at the next meeting.

The Chairman commented that he would like Mr. Rock and Mr. Pizzi to discuss this further and come back to the next meeting with a figure they agree upon.

The Chairman then asked for a motion.

On the motion of Ms. Callahan, seconded by Mr. DeVito, the Board

**VOTED: to continue the matter of Rock
Lane at their next meeting of
April 2, 2014.**

The Clerk read the next item on the agenda which was a construction update and request to complete remaining items at the completion of construction of a house to be built on Lot 3.

There being no one present representing this request, the Chairman tabled it to the next meeting of April 2, 2014.

The Clerk read the next item on the agenda which was for deliberations and a recommendation to the City Council for an Amendment to Chapter 21- Zoning for Article III, Sec. 3.4 subsection 3.41 Medical Marijuana Treatment Centers.

There were brief discussions and then the Chairman asked if there was a motion.

On the motion of Ms. Callahan, seconded by Mr. DeVito, the Board

VOTED: in favor of the amendment to subsection 3.41 Medical Marijuana Treatment Centers to delete date April 2, 2014 and inserting in its place December 31, 2014.

The Clerk read the next item on the agenda which was for a petition for a Zone Change of Chapter 21, entitled "Zoning" for property on Grove Street shown on the Assessors Map R072, Page 001, Lot 0001, in Residence A-4 District.

There were brief discussions on this matter. All members agreed that they would like to see this remain zoned at Residence A-4. They felt that single family homes should remain the character of the neighborhood.

The Chairman asked if there was a motion.

On the motion of Ms. Callahan, seconded by Mr. DeVito, the Board

VOTED: not to recommend approval of this zone change. The Board all agreed that this location should remain single family homes to stay consistent to what is already in the neighborhood.

The Clerk read the next item on the agenda which was for a petition for a Zone Change at 99 Third Ave.

Richard Monopoli of Boston Properties came forward to address the Board. He reviewed a comparison study of cities and towns in surrounding areas showing the restaurant parking space requirements for a theoretical 200 seat/5,500 SF restaurant. This comparison showed that Waltham far exceeds the seat requirement. This matter was discussed with the members.

Ms. Callahan commented that it appeared this zone change was with keeping up with the times. Mr. Monopoli commented, "It is and the new ordinance is more user friendly."

Ms. Tarallo commented that she agreed with the zone change but sort of felt that all of these updates should be done when the city conducts a zoning study.

Mr. DeVito also agreed, but said that they have no idea when that study would take place.

There being no further comments from the Board the Chairman asked if there was a motion.

On the motion of Ms. Callahan, seconded by Mr. DeVito, the Board

VOTED: to forward a favorable recommendation for approval of the zoning amendment but to advise the City Council to be cautious of the number of the seat reduction.

The Clerk read the next item on the agenda which was for the Board's annual elections.

The Chairman asked the Clerk for the nominations of Chairperson.

The Clerk asked if there was a nomination for the position of Chairman of the Board.

Mr. DeVito motioned to nominate William M. Creonte Jr. as Chairman of the Board.
Ms. Callahan seconded the motion. The Board

VOTED: to elect William M. Creonte, Jr. for the position of Chairman for a one-year term ending in March, 2015.

The Clerk asked if there was a nomination for the position of Vice-Chairman to the Board.

Mr. Creonte motioned to nominate Kathleen A. Callahan as Vice Chairman of the Board. Mr. DeVito seconded the motion. The Board

VOTED: to elect Kathleen A. Callahan for the position of Vice- Chairman for a one-year term ending in March, 2015.

As Chairman Creonte presided again he asked if there was a nomination for Secretary of the Board.

Mr. DeVito made a motion to nominate Janice Deveney as Secretary to the Board.
Ms. Tarallo seconded the motion. The Board

VOTED: to elect Janice E. Deveney as Secretary to the Board for a one-year term ending in March, 2015.

The Chairman then asked if there was a nomination for the position of Clerk of the Board.

Mr. Devito motioned to nominate Michael Chiasson as Clerk of the Board. Ms. Tarallo seconded the motion. The Board

VOTED: to elect Michael Chiasson as Clerk of the Board for a one-year term ending in March 2015.

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. DeVito, 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. DeVito, seconded by Ms. Callahan, the Board

VOTED: to adjourn at 7:55 p.m.

Respectfully submitted:



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

MLJC/jed