



CITY OF WALTHAM

BOARD OF SURVEY AND PLANNING

The following are minutes of the 7:00 p.m. May 3, 2017 public hearing held in the Public Meeting Room of the Arthur Clark Government Center located at 119 School Street, Waltham, MA. In attendance were Chairman Creonte and members, Barrett, Callahan, DeVito, Duffy and Moroney.

The Chairman opened the public hearing at 7:00p.m. and informed the public that the meeting was being taped by the local WCAC Channel and if anyone was coming forward to speak to please sign in. He immediately closed the public hearing and opened the regular meeting.

The Chairman asked for a motion to elect a temporary Clerk for the meeting. The Clerk was not present at that time.

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

VOTED: to elect Janice Deveney as temporary clerk of the Board.

The Temporary Clerk read the first item on the agenda which was for an Approval Not Required Plan for 112 Shirley Road and 122 Trapelo Road.

Attorney Kevin Dwyer of LeClair & LeClair P.C. of 707 Main Street, Waltham, MA came forward as the representative of the Petitioner. He reviewed the revisions that were made to the plan that reflected the City Engineers comments.

There were brief discussions on this proposed plan.

The Chairman asked if there was a motion.

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

VOTED: to approve the Approval Not Required Plan for 112 Shirley Road and 122 Trapelo Road as presented and to allow the Clerk of the Board to endorse said plan.

At this time The Chairman reinstated Michael Chiasson as Clerk of the Board. He then closed the regular meeting and reopened the public hearing.

The Clerk read the first item on the agenda which was for a Special Permit for Two Driveways at 375 Main Street and 49-53 Linden Street.

Attorney William Proia of 700 District Ave, Burlington, MA came forward representing the Petitioner.

Attorney Proia did a quick recap of the discussions and suggestions the Board had at the previous hearing. He reviewed the improvements to parking, drainage and traffic. The restoration to this fuel station is better for the City, residents and commuters. The Petitioner would be retaining the gas retail only, not the service station on this site.

He then introduced Patrick Dunford, Traffic Engineer at VHB to review the changes made to the site plan based on the Boards comments from the previous meeting. He handed out a new site plan, Exhibit A, showing in red all the changes made to the plan.

The Chairman asked Mr. Dunford to explain the proposed elimination of 100% sheet flow of the surface run-off.

Mr. Dunford reviewed these improvements on that portion of the site including the new infiltration system being installed.

Ms. Callahan asked if the City Engineers comments have been addressed.

Mr. Dunford said that the changes reflect those comments.

There were more discussions on the driveway location on the Main Street side. The Board had some suggestions and would like to see them on a plan for the next meeting.

Mr. Moroney asked for a review of the water being captured and if it would be treated by oil/water separators.

Ms. Callahan asked if comment #4 in the Engineers comments dated January 26, 2017 regarding run-off was addressed in these revisions.

Mr. Connors said yes, and also mentioned that there were new comments from the City Engineer dated March 22, 2017, which he reviewed with the Board.

Mr. Moroney asked if any part of the lots would be repaved.

Mr. Connors said that the area they put the infiltration system into would be getting repaved.

Mr. Moroney then commented that the MBTA has a right of way and that they are an abutter. You can't be dumping water onto private property. You are sending water where it can't be sent.

Attorney Proia commented that they were notified and would comply with these hearings.

There were further discussions on water flow, parking space relocations, and the driveways opening locations.

The Chairman would like to see more of the run-off reduced and to take into considerations some of the Boards suggestions.

That being said, the Chairman asked if there was a motion to continue this petition.

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

VOTED: to continue the petition of the Special Permit for two Curb Cuts located at 375 Main Street and 49-53 Linden Street at their next meeting of June 7, 2017.

The Clerk read the next item on the agenda which was for a Special Permit for Two Driveways at 1025 Main Street.

Attorney Michael Connors of 6 Lexington Street, Waltham, MA came forward and explained that at the previous meeting the Engineer from VHB wasn't present to review the drainage plans with the Board. Karen Staffier, of VHB, 101 Walnut Street, Watertown, MA came forward to review the proposed drainage improvements. She reviewed the plan showing the curbs and drainage.

There were some questions from the Board Members after her review and the were very satisfied with the drainage improvements.

The Chairman asked if there was a motion for this petition before the Board.

On the motion of Mr. Barrett, second by Mr. Duffy, the Board

VOTED: Unanimously to approve the Special Permit for Two Permits at 1025 Main Street as presented.

The Clerk read the next item on the agenda which was for a Special Permit Three Driveways at 225 Waverley Oaks Road.

Attorney William Proia of 700 District Ave, Burlington, MA came forward representing the Petitioner.

Attorney Proia reviewed the revisions to Plan Sheet C-2 that reflected the City Engineers comments.

Ms. Callahan asked for a review of the sidewalks, which Attorney Proia informed her that all sidewalks would be replaced with brand new.

After brief discussions the Board commented that they were pleased with the revisions.

The Chairman asked if there was a motion.

On the motion of Mr. Duffy, seconded by Mr. Barrett,

VOTED: To approve the Special Permit for Three Driveways at 225 Waverley Oaks Road as presented.

The Chairman closed the public hearing and reopened the regular meeting and asked if there was a motion to adjourn.

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

VOTED: to adjourn at 9:05p.m.

Respectfully submitted,



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