

## CITY OF WALTHAM

### BOARD OF SURVEY AND PLANNING

The following are minutes of the June 4, 2014 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, 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. Then he opened the hearing at 7:01 p.m. and immediately closed it as there were no items for a public hearing and opened the regular meeting.

The Clerk read the first item on the agenda which was for the As Built Plan for curb cuts located at 1265 Main Street.

Attorney Philip B. McCourt came forward to address the Board on this matter. He reviewed the as built plans with the Board.

Mr. Duffy asked about Wade's comment regarding the curb cut at 1250 Main Street.

Mr. McCourt explained that the curb cut at 1250 Main Street will be addressed with the City Council at a later date when the Route 117 core improvement plans are submitted.

Mr. Duffy asked about the traffic signals.

Mr. McCourt said the lights are installed but are not functioning yet.

There were brief discussions.

The Chairman asked if there was a motion.

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

**VOTED: to approve the As Built plan for 1265 Main Street as submitted.**

The Clerk read the next item on the agenda which was for an ANR Plan at 32 Cowasset Lane.

Robert Bibbo of 10 Hammer Street, Waltham, MA came forward to address the Board on this petition.

Mr. Bibbo reviewed the plan and explained that one lot will be a non-buildable lot, but that they will appear before the ZBA and ask for a relief on the frontage of that lot.

He then reviewed Wade Putnam's comments with the Board. There were discussions.

Ms. Tarallo asked that from now on that the entire language from section 2.2.2.3 be added to ANR Plans with non-buildable lots. She read the language from the Board's Rules and Regulations that she would like added to the plan.

Mr. Bibbo agreed to revise the plan with this language.

The Chairman asked if there was a motion.

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

**VOTED: to approve the ANR Plan for 32 Cowasset Lane with the added language from Section 2.2.2.3 of the Board's Rules and Regulations 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 ANR Plan for Lot 16 of Michaelchris Drive and Matthew Lane.

Robert Bibbo came forward to address the Board. He reviewed the plan with the Board and Wade Putnam's comments that said the plan meets the Board's requirements.

There were brief discussions on the plan.

Mr. Moroney commented that at the previous meeting the Board asked Mr. Amelia to submit a letter in writing that he would bear the burden and cost to maintain the wetland area until the Home Owners Association Documentation is recorded after the sale of 50% of the lots and to submit a written annual inspection report to the Waltham Conservation Commission.

Mr. Amelia submitted this letter of which the Board had received a copy of and he wanted to place this letter into the record.

The Chairman asked if there was a motion.

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

**VOTED: to approve the ANR Plan for Lot 16 of Michaelchris Drive and Matthew Lane as submitted with the added language from Section 2.2.2.3 of the Board's Rules and Regulations and to allow the Clerk of the Board to Endorse the Plan and to accept into the record Mr. Amelia's letter to the Board dated June 3, 2014. (copy to be attached to the minutes)**

The Clerk read the next item on the agenda which was for an ANR Plan for 0 Grove Street, Map R072, Block 001, Lot 0001.

Brian McCarthy of R.J. O'Connell & Associates came forward to address the Board on this petition. He reviewed the plan and Wade Putnam's comment with the Board. Mr. Putnam stated in his comments that the plan met the Board's requirements. Mr. McCarthy commented that there was a small mathematical error on the frontage of one of the lots and that he corrected that error and submitted a revised plan for endorsement that day.

There were brief discussions on this petition.

The Chairman asked if there was a motion.

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

**VOTED: to approve the ANR Plan for 0 Grove Street dated June 4, 2013 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 deliberations and a recommendation to the City Council on a Zoning Amendment to Chapt. 21-property on Grove and Seyon Street from Residence A-4 to Residence B.

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

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

**Voted: to recommend approval of the zoning amendment for 0 Grove Street as submitted.**

The Clerk read the next item on the agenda which was for deliberations and a recommendation to the City Council on a Zoning Amendment to Chapt. 21-property at 385 Trapelo Road from Residence A2 (RA-2) to Conservation/Recreation (CR)

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

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

**Voted: to recommend approval of the zoning amendment for 385 Trapelo Road as submitted.**

The Clerk read the next item on the agenda which was for the approval of the minutes to the May 7, 2014 meeting.

The Chairman asked if there was a motion.

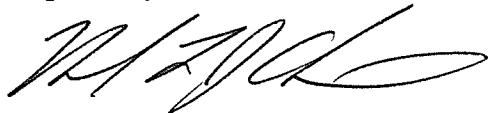
On the motion of Mr. Duffy, seconded by Mr. Barrett, the Board

**VOTED: to approve the minutes to the May 7, 2014**

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

**VOTED: to adjourn at 8:00p.m.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Chiasson', with a large, sweeping flourish at the end.

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

**Nine Acres Development, LLC**  
1 Lisa Lane  
Waltham, MA 02452  
Tel: 781-899-5457

*Board accepted  
for the record  
on 6/4/2014  
JW*

June 3, 2014

Waltham Board of Survey and Planning  
William Creonte, Jr., Chairman  
165 Lexington Street  
Waltham, MA 02452

RE: Open Space - Pigeon Hill Estates IV

Dear Mr. Creonte,

I, Ralph P. Amelia, manager of Nine Acres Development, LLC will bear the burden and cost to maintain the wetland area until the Home Owners Association documentation gets recorded after the sale of 50% of the lots. In addition, an annual inspection by a qualified individual be done and a written report of this annual inspection will be sent to the Waltham Conservation Commission for record keeping.

Thank you,

 -MGR.

Ralph P. Amelia, Manager