

CITY OF WALTHAM
BOARD OF SURVEY AND PLANNING

The following are minutes of the March 4, 2015 public hearing held in the Auditorium of the Arthur Clark Government Center located at 119 School Street, Waltham, MA. at 7:00 p.m. In attendance were Chairman Creonte and members Callahan, DeVito, Barrett, Moroney and Tarallo.

The Chairman opened the meeting at 7:00 p.m. and informed the public that the meeting was being video taped by the local WCAC channel. The Clerk read the 1st item on the agenda which was for a Special permit Driveway Opening located at 1100-AFT Winter Street, Waltham, MA.

The Clerk read the first item on the agenda which was for the Special Permit Curb Cut located at 1100-AFT Winter Street, Waltham, MA.

This petition was continued from the previous meeting to allow the Petitioner to come back with information the Board requested and they would reconsider their motion to deny this curb cut location.

The Board had requested the following:

- 1) If the Town of Lincoln would entertain the idea of making the one way road a two-way road.
- 2) Submit a copy of the Traffic report.
- 3) Submit a letter from MassDot regarding the removal and relocation of the monument at the boundary line.

Attorney Joseph Connors, Jr. came forward to address the Board.

In regards to the Town of Lincoln entertaining the idea of making their one way a two way road, they met with the Town Manager and he was not receptive to that idea.

Attorney Connors then introduced Dain Stringer of CareDimensions to address the Board about the facility that would be opening at this site. Ms. Springer had a handout for her presentation and reviewed the facility and program with the Board.

After her presentation the Chairman said that the Board all felt that hospice programs and facilities are great but that they are discussing the curb cut location that is proposed in Waltham, not the facility that would be in Lincoln. The Chairman then opened the meeting to the Board.

Mr. Barrett also agreed that hospice is great.

Ms. Tarrallo also said that hospice is great and asked how the patients are chosen. Do Lincoln residents have precedent over Waltham residents?

Ms. Springer said that no, anyone from any city could qualify to be a patient at the Hospice Facility, and that is one of the reasons they want to open one in Waltham to make it a good location for area residents.

Mr. Moroney asked if there would be any more permitting required.

Mr. Connors said that they would need to go before the City Council for a Special Permit for special use from Waltham.

Mr. Moroney asked if they would be paying taxes.

Ms. Springer said that since they are a non-profit they would not be paying taxes. They would be providing a voluntary payment to the Town of Lincoln in lieu of taxes and would be happy to consider that with Waltham as well.

Mr. Moroney asked if the water and sewer would come from Waltham.

Mr. Connors said that it is a septic system.

Ms. Tarallo commented that she would like them to provide a money value in lieu of taxes for the three acres in Waltham. She would like to negotiate it if the curb cut gets approved.

The Chairman commented that he would be concerned if the curb cut does get approved in Waltham for the hospice facility but then what if in the future that if the hospice center closes and some big company decided to take over then Waltham would be stuck with all that traffic.

Mr. Connors said that if that should happen the new developer would have to come to Waltham for a zone change so that could be addressed and or controlled then.

The Chairman asked about the existing location of the curb cut in Waltham and why they would have to relocate it.

Mr. Eric Las of Beals and Thomas, Inc. came forward to answer questions on the curb cut location.

Mr. Las reviewed this with the Board and basically said that they felt this location was the safest and makes the most sense.

Mr. Barrett commented that you could design a horseshoe curb cut at the Lincoln entrance and use as an entrance and exit and use the Waltham driveway as the emergency egress.

Mr. Las said that the site distance is not safe coming out of the driveway the way it is angled.

Mr. Barrett disagreed and this horseshoe style curb cut was discussed further. The other members all agreed that this is a great solution and that with this horseshoe driveway the Town of Lincoln should be embracing this project which is in their back yard.

The Traffic report and emergency response traffic and travel was discussed next.

After discussion, the board felt that this project is in Lincoln and that the driveway used should be in Lincoln. They would like to see the horseshoe design at the next meeting. They all felt that the Hospice Facility is a beautiful project and are not opposed to the facility, just the curb cut. The traffic jams now at 128 and 2nd Ave up to Totten Pond Road are overburdened now, and adding this curb cut use this would make it worse. You are asking Waltham to accept this curb cut, not Lincoln. Lincoln should step up and start updating their one-way road to match the current times.

The Chairman then closed that part of the hearing and asked if there was anyone that would like to speak in favor of this project.

Mark Dooling of 25 Crescent Street, Waltham, MA came forward and spoke in favor. Debbie Finnelly of 84 Graymore Road, Waltham, MA came forward and spoke in favor as well.

The Chairman then closed that part of the hearing and asked if there was anyone in opposition of this project. There being none he closed that part of the hearing.

After brief discussions the Chairman asked the petitioner if rather than deny this this petition as presented, would they consider extending the Time to Act, to allow the petitioner to come back in April with the idea of the horseshoe driveway design in Lincoln.

After a five minute recess to allow the petitioner and their Attorney to discuss, they said they agreed to that.

The Chairman asked if there was a motion.

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

VOTED: to allow the Petitioner to Extend the Time to Act on this petition until April 1, 2015 and to continue this matter at their next meeting of April 1, 2015. The Board also voted to rescind the previous vote at the February 4, 2015 meeting to deny the petition of the Special Permit Curb cut located at 1100-AFT Winter Street.

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 the Boards yearly Elections.

The Chairman asked if there was a motion to nominate.

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

VOTED: to elect William M. Create Jr. as Chairman of the Board, Kathleen Callahan as Vice Chair to the Board, Michael L.J. Chiasson as Clerk of the Board and Janice Deveney as Secretary to the Board.

The Clerk read the last item on the agenda which was for the approval of the minutes to the meeting of February 4, 2015.

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

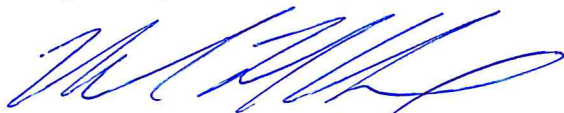
VOTED: to approve the minutes to the February 4, 2015 meeting as submitted.

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 Mr. Moroney the Board

VOTED: to adjourn at 8:10 p.m.

Respectfully submitted,



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