

CITY OF WALTHAM  
BOARD OF SURVEY AND PLANNING

The following are minutes of the March 7, 2012 public hearing at 7:00p.m. 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, Moroney and Tarallo.

The Chairman opened the meeting at 7:01 p.m.

The Clerk read the first item on the agenda which was for a Special Permit Driveway Openings at 8 Newton Street, 462 & 468 Main Street and 462 Next Main Street.

Attorney Robert E. Connors came forward to address the Board. Since there was not a full compliment of the Board he submitted a letter of request to continue the petition at the Boards next meeting of April 4, 2012 and to also extend the Time to Act until April 18, 2012.

The Chairman asked for a motion.

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

**VOTED:       to continue the Petition for a  
Special Permit at their next  
meeting of April 4, 2012.**

The Chairman asked for a motion to extend the Time to Act.

On the Motion of Ms. Callahan, seconded by Mr. Moroney, the Board

**VOTED:       to accept the petitioner's request  
to waive its rights to a Decision by  
the Board under G.L. c. 40A, § 9  
90 days of the original public  
hearing on January 4, 2012 and  
extend the Time to Act until  
April 18, 2012.**

The Clerk read the next item on the agenda which was for A Special Permit for Approval and Consent for More Than One Principal Building on a Lot at 108 Alder Street.

Attorney Joseph M. Connors, Jr. of 404 Main Street, Waltham, MA came forward to address the Board on this matter.

He reviewed the previous meeting's discussions and the site view that was held. At the previous meeting the Board had shown concern that this approval for this building would set a precedent for others to try and convert garages into small dwellings. Mr. Connors had explained at the previous meeting that this building was originally used as a small business and the owners would like to convert into a three room residential building for a family member to live in.

The Board discussed this and all members felt the building did not meet the Board's regulations for correct footage and side yard requirements and were not comfortable approving this petition.

Attorney Connors said that he understood the Board members thoughts and have prepared a letter of request to withdraw without prejudice the request for the Special Permit. This letter was handed out to the members for their review.

The Chairman then asked if there was a motion.

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

**VOTED: to accept the letter from the petitioner to withdraw without prejudice the petition for a Special Permit for More Than One Principal Building on a Lot at 108 Alder Street, Waltham, MA.**

The Chairman then closed the public hearing and opened the regular meeting.

The Clerk read the first item on the agenda for the regular meeting which was for deliberations and a recommendation to the City Council for a proposed Zoning Amendment to M.G.L., Chapter 140 – Pet Shops.

The Board previously had a joint meeting with the City Council on this matter.

The Board deliberated on this proposed amendment. There were questions regarding noise regulations for this type of business. Mr. Moroney recommended to Mr. Connors that they should change the word "dogs" to the word "pets".

The Chairman asked if there was a motion.

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

**VOTED: to forward to the City Council a recommendation to approve the zoning amendment for Pet Shops.**

The Clerk read the next item on the agenda which was for the Board's annual elections for the positions for Chairman, Vice-Chair, Clerk and Secretary.

The Chairman turned the meeting over to the Clerk to run the election for the position of Chairman of the Board.

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

**On the nomination of Mr. Moroney, seconded by Mr. DeVito, the Board**

**VOTED: to appoint Mr. William M. Creonte, Jr. as Chairman of the Board for a one-year term expiring on March 6, 2013.**

Mr. Creonte resumed the meeting as Chairman and continued.

The Chairman asked if there was a nomination for the position of Vice Chair.

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

**VOTED: to appoint Ms. Kathleen A. Callahan as Vice Chair of the Board for a one-year term expiring on March 6, 2013.**

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

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

**VOTED: to appoint Mr. Michael L. J. Chiasson as Clerk of the Board for a one-year term expiring on March 6, 2013.**

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

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

**VOTED: to appoint Ms. Janice E. Deveney as Secretary to the Board for a one-year term expiring on March 6, 2013.**

The Clerk read the next item on the agenda which was for the approval of the minutes to the February 1, 2012 meeting.

Ms. Callahan asked for a correction to be made on page nine.

Ms. Deveney said this correction would be made.

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

**VOTED: to approve the minutes to the February 1, 2012 meeting with the correction to be made on page nine.**

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

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

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

Respectfully submitted,



Michael L. J. Chiasson,  
Clerk of the Board

MLJC/jed