



CITY OF WALTHAM

BOARD OF SURVEY AND PLANNING

The following are minutes of the October 1, 2014 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, Duffy, 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 first item on the agenda which was for a petition to discontinue a private way known as Winter Place.

William Proia of Riemer and Braunstein came forward to address the Board.

The Chairman informed the petitioner that the Board was minus two members that evening and suggested that he may want to continue this at their next meeting in November. The two absent Members would be viewing the video of the meeting and will be able to participate in the voting of this petition as there are five votes required to pass the petition.

Mr. Proia agreed to continue the petition at the Board's next meeting but asked if he could be allowed to present the petition since those absent members would be viewing the meeting and would have full knowledge of the testimony.

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

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

VOTED: to allow the Petitioner to present the Special Permit for the Discontinuance of Winter Place a private road in Waltham and to continue the petition to the next meeting when there would be a full complement of the Board.

Mr. Proia then reviewed the plan. He said that this discontinuance is connected to the next petition on the agenda which is for a Special Permit Curb Cuts at 10-52 Second Ave. so he will discuss both. He explained that Winter Place is at the cul-de-sac and basically just functions as a driveway. In order to accommodate more parking, upgrade the parking garage and increase the

value of the property with an overall improved experience for visitors they would need to discontinue this road.

Mr. Moroney asked how they would accommodate the Mass Highway drainage easement.

Mr. Proia commented that the ANR Plan which is coming up for approval, shows that the new drainage easement would be relocated under the proposed garage with proper access.

Mr. Moroney asked if there were any documents from Mass Highway stating that they have accepted the relocations of the new drainage.

Mr. Proia said that they would when they have some, but that if Mass Highway didn't accept this the Board could have a condition in the approval that states that they could not build if the new drainage locations were not accepted by Mass Highway.

Mr. Moroney then commented that he would like to review current correspondence they have had with Mass Highway.

Mr. Proia said that he would submit what he has for the Board's review.

There being no further comments the Chairman closed that part of the meeting and asked the Clerk to read the next item on the agenda.

The Clerk read the next item which was for a Special Permit for a Curb Cut at 10-52 Second Ave.

Mr. Proia came forward to address this with the Board.

Mr. Proia agreed to continue the petition at the Board's next meeting but asked if he could be allowed to present the petition since those absent members would be viewing the meeting and would have full knowledge of the testimony.

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

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

VOTED: to allow the Petitioner to present the Special Permit for a curb cut at 10-52 Second Ave. and to continue the petition to the next meeting when there would be a full complement of the Board.

Mr. Proia reviewed the curb cut location and plans with the Board. He explained that the curb cut opening will still serve the existing parking and have access to the garage and circulation of property. There would not be a left hand turn out of the property. The proposed opening is approximately 50-feet wide.

Ms. Callahan asked if the garage would be seven (7) stories and how narrow are the new spaces going to be?

Mr. Proia said it would be six (6) stories above and one (1) below. He said that with the new spaces they must comply with the existing zoning code, and will not have the same characteristic as the current spaces.

Mr. Barrett asked if they had done a survey of the current spaces.

Mr. Proia said that they will be removing 63 spaces from the current design of the garage which will function better. He reviewed this with the Board.

Ms. Callahan and Mr. Moroney both asked for a review for the storm water drainage design.

Ms. Susan Mohn of John G. Crowe Associates came forward to answer those concerns. She said that all drainage would be maintained on site into storm sectors and discharging in the same city drain system and would be decreasing the flow not increasing.

The traffic flow of the property and sidewalks was reviewed.

There being no further questions the Chairman asked if there was any one present that would like to speak or stand in favor of this petition. There being none he asked if there was anyone present that would like to speak or stand in opposition of this petition. There were none. The Chairman said he would keep that portion of the hearing open at November's meeting and then closed the public hearing and opened the regular meeting.

The Clerk read the first item on agenda which was for an ANR Plan for 10-52 Second Ave.

Mr. Proia came forward and reviewed the ANR Plan.

The Chairman asked if the plan met the Board's requirements.

Mr. Proia reviewed the Engineering comments and said that it does meet the requirements. There being no further comments from the Board the Chairman asked if there was a motion.

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

**VOTED: to approve the ANR Plan for 10-52 Second Ave.
dated 7/23/2014 with the approved revision date of 9/23/2014
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 at 96 Linden Street.

The Chairman recused himself from this petition and turned the meeting over to Ms. Callahan, the Vice-Chairperson.

Mr. Stephen DesRoche, the Engineer that prepared the ANR Plan for the petitioner came forward to present the plan.

He reviewed the revised plan that now meets the Board's requirements after he had received a copy of the Engineer's comments. He then reviewed the plan with the members.

There were brief discussions on the irregular lot shape and how the current structure would be raised.

There being no further questions the Vice-Chair asked if there was a motion.

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

VOTED: to approve the ANR Plan for 96 Linden Street dated August, 25, 2014 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 an ANR Plan at 751 Main Street and 12-16 Exchange Street.

Mr. Max Horn of Prospector Realty Trust came forward representing the Petitioner. Mr. Horn reviewed the plan and also informed the Board that with this lot combining that would allow library visitors to use it for parking.

With the ANR Plan meeting the Board's requirements and there being no questions from the Board, the Chairman asked if there was a motion.

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

VOTED: to approve the ANR Plan for 751 Main Street and 12-16 Exchange Street dated 8/14/14/and revised 10/01/14 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 the approval of the minutes submitted for the September 3, 2014 meeting.

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

VOTED: to approve the minutes to the September 3, 2014 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 Ms. Callahan, seconded by Mr. Duffy, the Board

VOTED: to adjourn at 8:01 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Chiasson', written in a cursive style.

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