



## CITY OF WALTHAM

### BOARD OF SURVEY AND PLANNING

The following are minutes of the September 2, 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 Vice Chairwoman Callahan and members Barrett, DeVito, Duffy, Moroney and Tarallo.

The Vice Chairwoman opened the meeting at 7:00 p.m. and informed the public that the meeting was being video taped by the local WCAC channel. She also asked the public to sign in if they would be addressing the Board.

The Clerk read the first item on the agenda which was for an Approval Not Required plan for 20 Cooper Street and 135 Elm Street, Waltham, MA.

Attorney Robert B. Connors, Jr. of 6 Lexington Street, Waltham, MA came forward to address the Board. He reviewed the plan showing the combing of the two lots. He read Wade Putnam's comments stating that the ANR Plan meets the Board's requirements.

After brief discussions the Vice Chairwoman asked if there was a motion.

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

**VOTED: to approve the ANR plan submitted for 20 Cooper Street and 135 Elm Street as submitted and dated July 28, 2015 and to allow the Clerk of the Board to endorse said plan.**

The Clerk read the next Item on the agenda of the regular meeting which was Deliberations and a recommendation to the City Council on a proposed Zoning Amendment- Sec. 8.4 Entitled Riverfront Overlay District –Section 8.458 Entitled “Parking Requirements.”

This proposed amendment was heard at the City Council meeting on August 3, 2015. Ms. Callahan and Ms. Tarallo commented that they were not at the public hearing and would not be voting on this item.

Mr. Duffy commented that he didn't like this idea and felt the City would be remiss with reducing the parking requirements. He is only interested with what the City needs not what the Developers need.

Mr. Barrett and Mr. DeVito both agreed that the city shouldn't allow Builders special permits as there are Rules and Regulations for a reason.

Mr. Connors commented that the Developer isn't the initiator of this Amendment, it was the Ward City Councillor Logan, who was contacted by some of the neighbors that they didn't like the idea of a parking garage in the neighborhood that it would be an eyesore. Councillor Logan drafted this proposed zoning amendment.

The Developers had no problem with the parking requirements.

There were discussions on what areas are encompassed in the 1000 foot Riverfront Overlay District and Transit Development. They all felt that if other Development in that district had to have required parking then all development should as well. With downtown evolving even more then required parking is well needed.

After brief discussions the Vice Chairwoman asked if there was a motion.

**Mr. Duffy made a motion to forward a recommendation to the City Council not to endorse the proposed zoning amendment.**

**This was seconded by Mr. DeVito.**

**The Vice Chairwoman called for a Roll Call.**

<b>Mr. Duffy</b>	<b>YES</b>
<b>Mr. Barrett</b>	<b>NO</b>
<b>Mr. Devito</b>	<b>YES</b>
<b>Mr. Moroney</b>	<b>NO</b>

**The motion did not pass.**

The Vice Chairwoman asked if there was another motion.

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

**VOTED: Not to forward a Recommendation to the City Council on the proposed Zoning Amendment.**

The Clerk read the next item on the agenda which was informational discussions for 475 Winter Street-Access Drive Improvements.

Mr. Stephen Duffy of Duffy Properties, 411 Waverley Oaks Road came forward to address the Board. He explained that he was there only as informational and maybe getting some input from the Board on a draft plan they had prepared Eric Las from Beals and Thomas Inc. Mr. Las came forward.

The parking at this retail complex is severely overcrowded and his tenants are begging for more parking. After Mr. Las's review of the site the only suggestion they had to produce more parking spaces was to expand the current driveway which is a public way. He explained that they informally presented several conceptual parking options to Michael Chiasson, Clerk of the Board and Michael Garvin of the Traffic Commission on August 5, 2015. The design being presented that evening incorporates feedback from that meeting.

He reviewed this design which extends the road to the south and which would increase the 25 parking spots into 57 parking spots. The sidewalks would also be extended and the turning radius meets requirements. They were hoping to get input from the Board on this design.

The petitioner would make this investment on his own. They will also be meeting with the Traffic Commission in the very near future to get input as well. It is unclear at this time which City entity has the jurisdiction to approve the widening of a public roadway. They are looking for any input.

The Vice Chairwoman opened the floor to the Board for comments.

Mr. Duffy asked if they had discussed this with the City of Cambridge Water Board.

Mr. Las said that they would be reaching out to them if they decide to move forward with this Special Permit.

Mr. Barrett asked what they thought was safer, parallel or perpendicular parking.

Mr. Las said that in his opinion perpendicular is safer.

Ms. Tarallo asked if this would be coming before the Board for this permitting.

Mr. Las said that they are not sure if it is the Board of Survey and Planning or the Traffic Commission or both.

Ms. Tarallo said that she felt that the Board shouldn't be giving any opinions on a conceptual design if they would be coming before them in the future.

The Clerk of the Board commented that when they had met with Mr. Duffy no one was quite sure what permitting was required from whom.

Mr. Barrett asked the Clerk if it was a public road.

The Clerk said it was a public road, but that the City does not maintain it or plow it.

Mr. DeVito asked if the City of Waltham owned the property.

Mr. Las said the City does own that property.

Mr. DeVito added that he agrees that the traffic and parking in that site is horrendous and he thought they would be doing site justice with the proposed arrangement of parking. He asked when they would be going before the Traffic Commission.

Mr. Las said that they are on the agenda for next month.

Mr. DeVito asked who has the jurisdiction.

Mr. Las said that after a review of the Ordinance it appears that they may need approval from both the Board of Survey and Planning and the Traffic Commission.

Mr. Moroney asked if this was originally a Subdivision.

Mr. Las said they were not sure.

Ms. Tarallo commented that this may be an opinion needed from the Law Department.

There were brief discussion and then the Vice Chairwoman asked what the Board would like to do.

Mr. Duffy commented that since at this time they are unsure as to whether or not that they need to come before the Board he would like to make a motion.

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

**VOTED: to place the matter on file.**

The Clerk read the next item on the agenda, which was for the approval of the minutes to the meeting of June 3, 2015 and the Special Meeting of June 10, 2015.

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

**VOTED: to accept the minutes to the June 3, 2015 and the Special Meeting of June 10, 2015 meetings as submitted.**

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

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

**VOTED: to adjourn the meeting at 8:04 p.m.**

Respectfully submitted,

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

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