



Planning Board

March 12, 2014 – 6:02 PM - **Minutes**

Brooklawn Park Senior Center Warming House, 1997 Acushnet Avenue

MEMBERS PRESENT:

Chairman Colleen Dawicki

Arthur Glassman

Janine DaSilva

Kathryn Duff

Peter Cruz

ALSO IN ATTENDANCE:

Jill Maclean, City Planner

Chairman Dawicki called the meeting to order at 6:02 p.m. and called the role.

New Business taken out of order.

A motion was made (JD) and seconded (PC) to take the release of covenant for 9 Parkland Place by Triple Horn LLC and Radar Manufacturing Inc.

Motion passed unopposed.

Attorney Joe Hannon addressed the board on behalf of the applicant. He stated that all work was completed and they were seeking release of the covenant to secure the performance of the required subdivision work. He stated the matter would be before the city council on the following evening for acceptance of the street.

Ms. Maclean informed the board that city engineering is all set with the project which was done according to plan and is likely to be accepted tomorrow evening.

A motion was made (JD) and seconded (PC) to release the covenant for 9 Parkland Place by Triple Horn LLC and Radar Manufacturing Inc.

Motion passed unopposed.

Chairwoman Dawicki announced that cases 4-14 and 5-14 would not be heard this evening.

Public Hearings:

CASE #11-13 – continued public hearing Cardinal Place

A motion was made (PC) and seconded (AG) to continue hearing on case #11-13.

Ms. Maclean read into the record a letter dated March 10th from the conservation commission.

A motion was made (KD) and seconded (AG) to receive the correspondence and place on file.

Edwin Watson of Prime Engineering addressed the board on behalf of the applicant Richard Hopps. He stated the applicant has satisfied DPI concerns with a force main sewer and revisions to the water lines and upgraded drainage, etc. He stated the last DPI item is non-conforming lighting. He stated the lighting regulation is on the plans and the applicant is happy to comply with the lighting inspector's decision. He stated the applicant has no preference with regard to the presence of absence of sidewalks. He stated they await approval from the conservation commission. Mr. Watson stated the portion in question with conservation is a redevelopment, and as such they are not required to meet the storm water standards 100% as far as clean up, but the applicant has reduced the storm water in that area by approximately 75%. Mr. Watson is seeking to have a decision on the plan tonight.

Ms. Dawicki invited discussion on the sidewalk issue to reduce impervious surfaces.

Mr. Watson, in response to an inquiry by Ms. Duff, indicated the sidewalks do not hook into contiguous sidewalks in the developed area of Sassaquin.

Mr. Glassman noted that typically sidewalks are made part of the subdivision, but stated he would defer to the conservation commission in this instance.

Ms. Maclean stated that she had checked to make sure this would not be precedent setting in any way provided a finding is made on why to waive the requirement in this case. She also noted that sidewalks are absent many streets in this area.

Ms. Dawicki stated that though she felt sidewalks should be required in most instances, she agreed that the conservation commission had made a compelling case and she would defer to them in this instance due to environmental considerations.

Ms. Duff also agreed.

Mr. Watson stated that with no sidewalks, less drainage infrastructure would be have been required, but they are not seeking to change the drainage as now proposed.

Ms. Maclean suggested the board make a decision so that the plans could be revised, and the final plans and draft would be prepared for approval at the next meeting.

Ms. Maclean, in response to a question from Mr. Watson, assured him that she would have the lighting inspector address any issues promptly.

In response to a question from Mr. Cruz, Mr. Watson stated the applicant would still install the granite curb.

Ms. Maclean clarified for Ms. Duff that the lighting issue was with the layout of the wiring.

A motion was made (JD) and seconded (AG) to continue the case,

Motion passed unopposed.

CASE NUMBER #3-14 - Site Plan Review

A motion was made (JD) and seconded (AG) to receive and plan on file the applicant's handout.

Richard Poyant addressed the board of behalf of the applicant stating that Child & Family Services has completely renovated and improved the retail shopping center where the free standing sign would be located. He stated the handout shows the proposed location of the sign at the center driveway, as well as construction

details and dimensions. He stated the sign is approximately 52.5 sf with a proposed height of 16 feet 10 inches. He elaborated the sign colors are based on color scheme of the building.

Ms. Dawicki confirmed with Ms. Maclean that before the board this evening is approval for the location of the sign. As the sign does not meet dimensional requirements, the applicant is also before the Zoning Board for variance.

Ms. Duff confirmed that the submission showed location at three feet back from the property line.

Mr. Glassman confirmed that the sign would be located where the temporary sign is now.

Ms. Maclean informed Mr. Cruz and the board that the new regulations require six feet back.

Mr. Cruz suggested keeping the proposed sign foundation consistent with the bank sign with the stone around it. Ms. Maclean suggested the board could make that recommendation to Zoning.

Ms. Duff agreed with her colleagues that other options for sign locations did not seem to exist on the site and agreed with Mr. Cruz regarding aesthetic finishes.

A motion was made (JD) and seconded (KD) that the planning board approve the location of the sign applied for in Case #3-14, Assessors Plot Map 13-2I, Lot 72, that the location of the sign be approved and that the planning board send the recommendation to the Zoning Board of Appeals asking them to have the applicant consider building the sign in a similar format, shape and style as the sign at St. Anne's Bank; and that should the sign be relocated, planning board staff have the ability to work with the applicant to relocate the sign; and that planning board staff work with the applicant should Zoning Board of Appeals decline their application, and work with the staff to format the sign according to zoning standards.

Motion passed 5-0.

CASE #6-14 – site plan review

Armando Pereira of Comprehensive design Build Services addressed the board on behalf of the applicant. He stated the Phillips Avenue lot, formerly Larry's Equipment & Rentals, is 10,277 sf and has a 3,863 sf building upon it. The proposed tenant is an assembly use with 35 current members and a cap of 49. Services are held three times a week on Wednesday and Friday evenings and Sunday mid-day. He stated the building is ADA and MAAP compliant, and the project proposes the addition of a second bathroom. He stated the existing parking area needs re-stripping. He stated that while the tenant will be using the whole building, they will use only one half at a time.

In response to a question from Ms. Maclean, Mr. Pereira stated the applicant is seeking a reduction of ten parking spots. He stated the L-shaped building has two areas but the second does not provide a legitimate method of parking per city regulations. Mr. Pereira explained the location of spots to the board as well as landscape plans. He stated that Mr. Ron Labelle's suggestions would push cars back from the property line and reduce the backup aisle.

Mr. Pereira displayed the current building and the location for the proposed bathroom.

Ms. Duff confirmed that the board should be looking at C-1, the 90 degree angle parking. Ms. Duff inquired as to the location of the proposed granite curbing and the vehicle entrance reversal to the center, as well as street parking. Mr. Pereira expressed the proposed use will not tax the neighborhood when compared with the previous use traffic.

Ms. Duff noted that this is not simply adding a bathroom as the applicant has characterized, but is a major change of use from retail to assembly and presents strict safety concerns and parking requirements.

Ms. Maclean suggested in an effort to be a good neighbor, any overflow be parked in the city lot around the corner behind Taber Mills.

Ms. Dawicki noted that DPI comments included addition of a concrete sidewalk with grass ribbon, driveway with curbs on either side as discussed, trees on either side of driveway, and green areas on the east and west of the lot.

Mr. Cruz inquired as to any retention for the six parking spaces along the residences, such as guardrails. The applicant stated they could put that in, but that they had an issue with the addition of green areas as it will reduce the center drive aisle and present back up issues for drivers. Mr. Cruz examined DPI comments.

Ms. Duff noted minimum recommended clearance in 90 degree parking is 48, assuming spaces are 8.5 to 9 feet, and width of spaces parallel, presenting a 57 foot minimum from edge to edge, applicant showing 62.31 feet. Applicant opposed planting in such a narrow area, and cited the proposed planter box.

Owner Maria Santos addressed the board, stating they had suggested planters as there is no room for trees.

Mr. Pereira suggests putting planter boxes on either side instead of fencing. Ms. Duff clarified the trees would be located on city property.

Ms. Maclean clarified for Ms. Santos that she would purchase the trees and the department of public infrastructure would plant them. Ms. Santos suggested the city get them and plant them and she would pay for them.

Ms. Duff confirmed that the property line is up against an abutting residence. Mr. Pereira described the tight area as a sea of asphalt.

A motion was made (JD) and seconded (AG) to open the public hearing.

Ms. Maclean read a letter from Councilor Steven Martins into the record.

Upon invitation by Ms. Dawicki to speak in favor of the application, Ms. Santos addressed the board and stated she would work with the board.

Upon invitation by Ms. Dawicki to speak in favor of the application, Hilda Torres addressed the board, stating they were looking for the right way to do the project so they can continue to see changes in people's lives.

Upon invitation to be recorded in favor, Angel Ascencio addressed the board, stating they were seeking approval to continue their work of helping the community.

Upon invitation to be recorded in favor, Miguel Ascencio responded.

There was no response to Ms. Dawicki's invitation to speak in opposition.

There was no response to Ms. Dawicki's invitation to be recorded in opposition.

A motion was made (JD) and seconded (AG) to close the public hearing.

Mr. Glassman acknowledge the tightness of this site and stated he would prefer to see a building used rather than vacant. He noted the proposed use is for only three days a week and it fits the neighborhood.

Ms. Dawicki concurred with Mr. Glassman and agreed with Ms. Maclean's suggestion to use the parking lot around the corner. She stated she was comfortable with the lower compliance of one space per five customers/clients.

Mr. Glassman stated he believed they would be good neighbors.

After further board discussion, Ms. Maclean directed the board to DPI's #6 and suggested the grass ribbon and street trees are necessary at a minimum. Ms. Dawicki agreed.

Ms. Duff stated she would want some concrete stop in front of the adjacent property as well as the handicap spot. She stated the trees would be a welcome sight.

Mr. Cruz was willing to approve DPI comments minus Number 6.

Mr. Pereira clarified the tree locations and sidewalk for Ms. Santos. Ms. Santos stated they will do what they have to do.

Mr. Pereira inquired as to whether they needed a curb cut permit, and Ms. Maclean indicated they would and would need to go to the traffic commission for approval.

Ms. Santos expressed that since they were not doing anything outside the building, she was confused at the problems created.

Ms. Duff explained to Ms. Santos that there was a change of use requested to assembly.

A motion was made (JD) and seconded (AG) to approve the site plan review for Case #6-14, for a proposed place of assembly for 270 Phillips Avenue, Assessor's Map Plot 98, Lot 18, and that the applicant incorporate all of the recommendations from DPI except Recommendation #6 regarding green areas for infiltration on the east and west side of the lot, and that the applicant also install parking curbs at the end of each parking space, and the applicant is encouraged to use the coffin Avenue Parking spots and Phillips Avenue School lot for overflow parking for their parishioners, and that the applicant contact the city to plant two new street trees within the four foot ribbon.

Motion passed 5-0.

A motion was made (JD) and seconded (AG) to approve the special permit for a requested minimum off-street parking requirement reduction for Case #6-14 at 270 Phillips Avenue, reducing the required spots from twenty to ten as requested by the applicant.

Motion passed 5-0.

FURTHER NEW BUSINESS:

Ms. DaSilva clarified that approval of meeting minutes would be with corrections as needed.

A motion was made (JD) and seconded (PC) to approve the minutes from July 2013.

Motion passed unopposed.

A motion was made (KD) and seconded (AG) to approve the minutes from August 2013.

Motion passed unopposed.

A motion was made (JD) and seconded (KD) to approve the minutes from September 2013.

Motion passed unopposed.

A motion was made (JD) and seconded (AG) to approve the minutes from November 2013.

Motion passed unopposed.

Mr. Glassman inquired as to hearing appeals. Ms. Maclean clarified that she was unaware of any hotel appeal, but that Cumberland Farms was appealing the board decision with regard to hours of operation, the left turn into the site, and intersection improvements.

Ms. Maclean informed the board that progress was being made on a sign ordinance, and that the planning board had a new staff member.

There being no further business, Ms. Dawicki invited a motion.

A motion was made (JD) and seconded (AG) to adjourn.

Motion passed unopposed.

The next meeting is April 9, 2014

Meeting adjourned at 7:39 p.m.