



Department of Planning and Community Development

Melissa M. Santucci, Principal Planner
90 Pond Street – Braintree, Massachusetts 02184
Phone: 781-794-8234 Fax: 781-794-8089

Joseph C. Sullivan
Mayor

APPROVED

PLANNING BOARD

Robert Harnais, Chair
Joseph Reynolds, Vice Chair
Linda Cusick Woodman, Clerk
James Eng, Member
Darryl Mikami, Member

Braintree Planning Board
October 5, 2009
Town Hall – Fletcher Hall

Present:

Robert Harnais, Chair
Joseph Reynolds, Vice Chair
Linda Cusick Woodman, Clerk
James Eng
Darryl Mikami

Melissa Santucci, Principal Planner

The Chair called the meeting to order at 7:10 P.M.

Roll Call: Ms. Cusick Woodman, Mr. Eng, Mr. Mikami, Mr. Reynolds, Mr. Harnais all present

New/Old Business

Request for As-Built Approval – 75 Lundquist Drive/The Herb Chambers Companies

Attorney Frank Marinelli was present to represent the applicant. He explained that the applicant acquired the property in 2007 and appeared before the Zoning Board of Appeal, Conservation Commission and Planning Board to add pavement on site and renovate the building. He noted that the snow storage locations originally approved were revised for better site operation during snow events. They are requesting As-Built Approval and release of sureties.

Motion by Mr. Eng, second by Ms. Cusick Woodman to grant As-Built Approval [as recommended by staff with surviving conditions] and to release all sureties.

Vote: 5/0

Request to Endorse Approval Not Required Plan

157 and 161 King Hill Road/A. Spadea, Trustee

Attorney Mike Modestino was present to represent the applicant and explained the applicant was requesting endorsement of a reconfigured internal lot line and that they had appeared before the Zoning Board of Appeal for a Finding.

Motion by Mr. Reynolds, second by Ms. Cusick Woodman to endorse the ANR plan.

Vote: 5/0

Request for As-Built Approval – 11-15 Brookside Road/11-15 Brookside Road LLC

Joseph Curran, Trustee, stated that the project has been completed and they wished the Board to grant As-Built Approval.

The Board members asked a few questions: How many units remain unsold [1], if there are parking problems [so far no issues, as there is plenty of signage], if the taxi stand is still there [no], and if Helen's (restaurant) had closed [yes].

Motion by Ms. Cusick Woodman, second by Mr. Eng to grant As-Built approval [as recommended by staff with surviving conditions] to release all surety.

Vote: 5/0

Request for As-Built Approval – 39 Adams Street/B. Williams

Ms. Santucci informed the Board that the applicant is required to have 10 parking spaces for the business, which was subject of the Special Permit/Site Plan Review application. In view of circumstances, the Board required six additional spaces be provided on site, the location, striping and signage of which are inadequate. Because these parking spaces are not currently needed for the business, staff recommended that, when it becomes necessary, the applicant correct the inadequacies in accordance with the Plan of Record. She recommended the Board grant As-Built Approval and release of surety.

There was some discussion among members relative to the general condition of the parking area [broken up asphalt] and drainage. Mr. Eng was concerned about runoff because of the proximity to the river. Ms. Santucci responded that the Conservation Commission did not take jurisdiction and the Planning Board's permit was for use of the building. No exterior site alterations were proposed. Therefore, the parking area was not subject to review. In fact the applicant has removed some pavement and reduced the impervious surface in order to provide additional landscaping.

Motion by Mr. Eng, second by Ms. Cusick Woodman to request the applicant come in on November 2, 2009 to discuss with the Planning Board the condition of the parking area.

Vote: 5/0

Motion by Ms. Cusick Woodman, second by Mr. Eng to table discussion on the request for As-Built Approval.

Vote: 5/0

Request for As-Built Approval – 90 Oregon Avenue/M. Guerriero

Staff recommended that the Board approve the request.

Motion by Mr. Eng, second by Ms. Cusick Woodman to grant As-Built Approval with surviving conditions.

Vote: 5.0

Hazard Mitigation Assistance Grant Applications

Ms. Santucci informed the Board that the Director of Planning and Community Development wished support from the Planning Board to submit three grant applications to FEMA for Hazard Mitigation Assistance [Weymouth Landing – Relocation of the Smelt Brook storm drain culvert beneath the Landing Pub; Union Street – Design and construct bypass culvert at Union Street rotary; Staten Road & Dickerman Lane – Remove existing culverts that currently constrict flow through a tributary to Town Brook and design and construct a new culvert compatible with the incoming and outgoing channels]

This request resulted in a discussion of the condition of Smelt Brook and the MBTA's work in the area for the Greenbush Line.

Motion by Mr. Eng, second by Mr. Reynolds to support the proposed grant applications and to have the Chair sign letters so stating.

Vote: 5/0

Acceptance of Planning Board Meeting Minutes –September 15, 2009

Ms. Cusick Woodman wished a correction in the minutes for the public hearing for 531 Pond Street: the wastewater from the carpet cleaner is discharged into customers' toilets. [Correction will be made.]

Motion by Ms. Cusick Woodman, second by Mr. Reynolds to approve the minutes as corrected.

Vote: 5/0

531 Pond Street

Mr. Mikami asked what staff's plan is to monitor events at 531 Pond Street. Ms. Santucci responded that she will visit the site as frequently as she can. Mr. Harnais stated that he had promised Abutter Aiello that he also would check on the site from time to time to ensure that the applicant was conducting site activities in an appropriate manner. He asked other Board members to do the same.

This led to a discussion about staff and the Board members being provided tags identifying them as Town employees/representatives. Ms. Santucci will follow up.

Motion by Mr. Reynolds, second by Mr. Mikami to adjourn at 7:45 P.M.

Respectfully submitted,

Linda Raiss