

PLANNING BOARD MINUTES

January 11, 2016

Call The Meeting to Order

Vice Chairperson Nancy Reed called the meeting to order at 7:15 P.M. in the Town Hall Auditorium. Present at the meeting were, Robert Fowler, Vincent Fratalia, Keith Anderson, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart. Chairman Stephen Johnson was not in attendance.

(A) Committee Reports/Administrative Actions

(A1) Committee Reports

There were no committee reports.

(B) 2550 Main Street, Verizon Wireless Communications for Ronald White and Thomas Ratacik – Special Permit Continued

MOTION - Mr. Fratalia made a motion to continue the Special Permit for 2550 Main Street until February 8, 2016 at 7:10 PM. The motion was seconded by Mr. Anderson and unanimously voted 4-0.

Mr. Anderson stated that he will not be present at the February 8th meeting. Mr. Sadwick stated that he will let the applicants know there will not be a full board.

Mr. Johnson joined the meeting at 7:20 PM.

(C) 105 Lowell Street, Robert M. Gill for Martel Realty, LLC (Martel Welding and Sons) Site Plan Special Permit

MOTION - Mr. Anderson made a motion to continue the Site Plan Special Permit for 105 Lowell Street until February 8, 2016 at 7:20 PM. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

(D) 1201 Main Street, James Wu, New Horizons Realty Group Special Permit, Site Plan Special Permit, Groundwater Protection Special Permit, Town Center Overlay District

MOTION - Mr. Fratalia made a motion to continue the Special Permit, Site Plan Special Permit, Groundwater Protection Special Permit and Town Center Overlay District for 1201 Main Street until January 25, 2016 at 7:20 PM. The motion was seconded by Mr. Anderson and unanimously voted 5-0.

Old Business

Mr. Sadwick stated that Town Counsel has sent a letter to Attorney O'Neill regarding the DiStefano project. If work is not completed within the time frame there will be a contempt of court action taken.

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New Business

Mr. Sadwick stated that an as-built plan and bond release request was submitted for 1700 Shawsheen Street. The Town Engineer is concerned with the detention basin and trench drainage because it does not match the approved plans. He and the Town Engineer met with Mr. Germano today and explained that the contours on the plan do not match. The applicant will have his engineer provide calculations on the volume of the basin or provide a certification on the volume. If this is received and approved by the Town Engineer prior to the next meeting the applicant has requested that the bond be released subject to this information being received. Mr. Sadwick stated that there is also an issue about signs that have installed on the property without permits.

Mr. Fratalia asked if the detention basin is functioning now. Mr. Sadwick stated that engineering cannot confirm this but they will accept a letter from the applicant's engineer.

MOTION - Mr. Fowler made a motion to accept the as-built and release the \$10,000 bond subject to the receipt and approval from Town Engineer of the calculations of the detention basin. Mr. Anderson seconded the motion for discussion only.

Mr. Anderson asked what about the sign violation. Mr. Sadwick stated that the bond could be held until that issue is resolved also. Mr. Anderson rescinded his second on the motion. Mrs. Reed stated that she did not know the bond release was being requested and she would have looked at the site more deeply and asked why this could not wait.

Mr. Fowler withdrew his motion.

MOTION - Mr. Fowler made a motion to accept the as-built and release the \$10,000 bond for 1700 Shawsheen Street subject to receipt and approval from Town Engineer of the calculations of the detention basin and the resolution of the sign issue either by Special Permit or by Building Permit. The motion was seconded by Mr. Anderson and unanimously voted 5-0.

Director's Report

Mr. Sadwick stated that the new Health Director will be starting February 1st.

Mr. Sadwick stated that the DPW has assigned a Project Manager, Randy Burley to the Planning Board for review of applications. GCG is still involved with some projects with porous pavement such as Bella Woods and Wamesit Lanes.

Mr. Johnson asked if he could be here during the hearings to maybe avoid continuances. Mr. Sadwick stated that he will talk with the DPW.

Adjournment

MOTION - Mr. Fowler made a motion to adjourn the meeting at 7:35 PM. The motion was seconded by Mr. Fratalia and unanimously voted 5-0.

Approved on: 1/25/16

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List of documents for 1/11/16 Agenda

Documents can be located at the Community Development Office

- B. 7:00** 2550 Main Street, Verizon Wireless Communication for Ronald White and Thomas Ratacik
Continued Special Permit
(Applicant requesting to be continued to 2/8/16.)
- *Letter 11/9/15 from Attorney Swiniarski.*
- C. 7:10** 105 Lowell Street, Robert M. Gill for Martel Realty, LLC
(Martel Welding & Sons) – Continued Site Plan Special Permit
- *Letter 1/7/16 to Steve Sadwick from Town Engineer re: IDR comments.*
- D. 7:20** 1201 Main Street, James Wu, New Horizons Realty Group
Continued Special Permit, Site Plan Special Permit, Groundwater Protection Special Permit, Town Center Overlay District
(Applicant requesting to be continued to 1/25/16.)
Email 1/6/16 fr Eric Gerade to Boyd/DiPrimio.
- Director's Report** *Letter 12/22/15 to Attorney O'Neill fr Attorney Zaroulis re: Town of Tewksbury v Robert DiStefano*