

**City of Newburyport
Planning Board
September 3, 2014
Minutes**

The meeting was called to order at 7:02 PM.

1. Roll Call

In attendance: Paul Dahn, Sue Grolnic, Doug Locy, Noah Luskin, Jim McCarthy,
Bonnie Sontag

Absent: Henry Coe and Don Walters

2. General Business

a) Oleo Woods Subdivision – Final Release of Security

The Planning Office will hold on to the Certificate of Vote until all of the deeds are recorded at the Registry, hopefully by the end of next week.

Sue Grolnic made a motion to approve the Final Release of Security. Paul Dahn seconded and all voted in favor.

Motion approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

b) 1 Beck Street – Minor Modification to FSOD-SP for addition of side entry

Wilber Shank, 1 Beck Street, proposed adding a mudroom entry to the back of his house, nearly identical to the mudroom on the neighboring house, except for additional features of a window and shutters on the side that faced the front. Mr. Shank requested a dimensional increase of five feet if needed to give the window and shutters a better aesthetic balance. A member asked if the added dimension extended into Mr. Shank's parking spaces? Mr. Shank said, yes, but there was ample room. A right of way easement that was part of his parking allowed shifting everything over to provide room for two cars.

Chairman McCarthy said Federal Street Overlay District rules required two parking spaces per dwelling unit. The board had not re-noticed the item as a public meeting. A determination whether the change was a minor modification or a substantial change, and whether it met the parking criteria, was needed. A member said the proposed change appeared minor. A member was concerned about the width of the parking space. Chairman McCarthy said the two parking spaces could be front-to-back or side-by-side. A member asked the dimensions for a standard

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size car parking space? Chairman McCarthy did not know, but Mr. Shank presented dimensions on a drawing. A member asked if the car door opened into the wall? Mr. Shank said he laid out measuring tape to delineate the parking and his SUV and car fit nicely.

Bonnie Sontag made a motion to approve the Minor Modification. Doug Locy seconded and all voted in favor.

Motion Approved.

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- c) The minutes of 8/6/14 were approved as amended. Noah Luskin made a motion to approve the minutes. Paul Dahn seconded and four members voted in favor. Two members abstained. The minutes of 8/20/2014 were approved. Sue Grolnic made a motion to approve the minutes. Paul Dahn seconded and four members voted in favor. Two members abstained.

Motion Approved.

d) 40 Merrimac Street – Minor Modification for relocation of chimney

Chairman McCarthy said the minor modification request was for the Ale House to move a faux chimney housing the cooking vents from the middle of a roofline to the right hand side. He thought an architect should specify it. A member requested an elevation. Mr. McCarthy did not know how big a square it would be and had concerns about the height. Members' comments: its size should be appropriate to the large size of the building and did the request need to go before any other boards? Chairman McCarthy did not recall any other discussions about the chimney. Attorney Lisa Mead, who had represented an abutter, said the Zoning Board of Appeals had specific requirements in the special permit decision about the stacks and their placement relative to rooflines. Chairman McCarthy recommended waiting for further information before making a decision.

No decision.

3. Old Business

- a) *172 State LLC
172 State Street
Major Site Plan Review
Continued from August 6, 2014*

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Attorney Lisa Mead, Blatman, Bobrowski & Mead, LLC, 30 Green Street, Newburyport, said Steve Sawyer, engineer, Design Consultants, Inc., 68 Pleasant Street, Newburyport had addressed most of peer reviewer Christiansen & Sergi's comments. The drawings now specified which trees were staying and which were being removed.

Regarding comments from the City, Steve Sawyer said water service curb stops were moved to the curb line; a fifth common water service would be 2 inches for each unit for sprinklering and the service will remain on in the event of a general water service shut off. The sewer line now had a manhole. A bend was put in the road where cars queued to leave the property. Mr. Sawyer had softened the slope in all rain gardens and added inspection ports for each Cultec unit added to address stormwater comments. The request for a driveway turnaround was challenged. Mr. Sawyer said cars backed out onto State Street from Guldemon's across the street, as did cars for a nearby commercial operation. There was no parking near the entry to a neighboring development. A turnaround could service only one car. Mr. Sawyer did not consider backing out a safety issue.

Regarding trees, the first ash, was in good condition; it would be limbed only. A 16-inch Norway maple would remain; the 12-14 inch other tree was 2 feet off the pavement and would be removed. The next tree would be removed; it was dead. The next Norway maple would remain. The back row of Norway maples would all remain. A 14-inch Norway maple adjacent to the property line would remain. A triple 3-inch Norway maple near the back would be removed. The last tree, low and spreading, would be removed to make space for the building. Large spruces and a berm of good planting provided an excellent screen around the project. Technical issues with the report had been modified. One Cultec chamber changed, another was added. In all cases the volume and the rate of stormwater would be reduced. Mr. Sawyer did not for see any major issues from the upcoming peer review next week.

A member asked if there was any benefit to the homeowner who had parking for the front unit to the south to make the radius the same as the entryway? Was there room for conflict in the radius of the curb? Mr. Sawyer did not think so but could put in a rounded off five-footer to give them easier access. Attorney Mead said there was a garage for the unit so it was not the only parking. Mr. Sawyer said the 3-foot radius curb end would round the curb off the sharp corner. It was a common driveway application.

Public comment opened.
Public comment closed.

Chairman McCarthy asked how utilities entered the building? He did not want to be able to see the A/C condensing unit. Mr. Sawyer and Everett Chandler said electric, water, and sewer were fed underground. A/C would be located in the rear, tucked in areas behind each unit not visible from the street. Mr. Chandler said gas meters could be behind each unit or possibly in the connection between the single car garage in the front house and the garage for the neighboring unit, but he had not heard back yet from National Grid. The present meters on the side would be removed; all utilities would be concealed. Mr. Chandler preferred the small, soft 3-foot radius instead of a turnaround to avoid looking like a school bus stop and look more residential. James Bourque, the contractor, preferred the 3-foot radius also. Mr. Sawyer said the landscape plan

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called for small flowering dogwoods. The Board did not require a turnaround. Peer review comments would be available by the next meeting on September 17th.

The hearing was continued to September 17.

4. New Business

- a) **7 Henry Graf Jr. Road LLC**
 7 Henry Graf Jr. Road
 Major Site Plan Review Application Completeness Vote

Chairman McCarthy said there was a lot of history on the project. Mr. Sawyer said it took 18 months to get through the Conservation Commission, who had approved the project as an industrial building. Landscape architect and photometric plans would be provided. They would return in two weeks. He would gather information from the technical review meeting September 10th, ahead of the public hearing. The project had superseding orders from the state; he didn't want to go back to the DEP for permitting again. The project had gone from industrial-sized with less parking to less building with more parking. There were no changes in the drainage pattern. Chairman McCarthy said the Planning Office recommended the project.

Doug Locy made a motion to approve the Application Completeness. Bonnie Sontag seconded and all voted in favor.

Motion approved.

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5. Discussion

Doug Locy would take over as secretary from Bonnie Sontag at the beginning of the new year. The mayor would put Leah McGavern forward as a new member and she should be joining the first meeting in October. Chairman McCarthy said there were potential continuity issues on the Site Plan Review for Tropic Star application. Doug Locy would not vote but would comment.

6. Adjournment

Paul Dahn made a motion to adjourn. Doug Locy seconded and all members voted in favor.

The meeting adjourned at 7:52 PM.

Respectfully submitted -- Linda Guthrie, Note Taker