



Joseph C. Sullivan
Mayor

Department of Planning and Community Development

Melissa M. Santucci, Principal Planner
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PLANNING BOARD

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

APPROVED

Braintree Planning Board
May 4, 2009
Johnson Memorial Chambers

Present:

Robert Harnais, Chair
Joseph Reynolds, Vice Chair
Linda Cusick Woodman, Clerk
James Eng
Darryl Mikami
Melissa Santucci, Principal Planner

The Vice Chair called the meeting to order at 7:00 P.M.

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

Mr. Harnais arrives during the New Business/Old Business portion of the meeting.

New Business/Old Business

Acceptance of Minutes

Motion by Mr. Eng, second by Ms. Cusick Woodman to accept the minutes from the Planning Board April 6, 2009 Planning Board Meeting

Vote: 4/0

Motion by Ms. Cusick Woodman, second by Mr. Mikami to accept the minutes from the Planning Board April 21, 2009 Planning Board Meeting

Vote: 4/0

Staff Update – South Shore Plaza Mitigation

Ms. Santucci had visited the site earlier in the day and provided an update on activities, including the temporary ring road which will be in place through August. The Board members wished to know if the landscaped islands would be irrigated [Ms. Santucci will check.] and when the mall addition and Nordstrom would open [March 2010].

Motion by Mr. Reynolds, second by Ms. Cusick Woodman to adjourn at 8:00 P.M.

Respectfully submitted,

Linda Raiss



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517, 521 and 525 Grove Street/P. Pacheco Site Plan Review

The Chair opened the public hearing and read the legal notice.

Mr. Pacheco and his engineer, Jong Yoon, were present. Mr. Yoon informed the Planning Board that the Zoning Board of Appeal had approved the applicant's request for relief and that he had met with Ms. Santucci to discuss her staff report. There were several items he wished to discuss with the Board: the curbing, utilities and the detention basin.

The Planning Board had heard about the applicant's proposal at their last meeting when they reviewed his petition to the Zoning Board of Appeal. The applicant is proposing to upgrade his property and expand his work area by demolishing the single-family dwelling at 517 Grove Street and constructing a 4,000 SF addition to his building. He will also be submitting an Approval Not Required Plan to alter the lot lines. The proposal will result in improved drainage, circulation and on-site parking and, in addition, will allow for a more efficient use of the property.

Ms. Santucci suggested in her staff report [Comment "i"] that the applicant explore the use of granite curbing. Mr. Yoon stated that he believed the 1' Cape Cod berm was adequate to control the runoff. It is much less expensive and to install 500' of granite curbing would be a financial burden on the applicant.

Ms. Santucci responded that the applicant has three options: bituminous, concrete or granite. In her opinion either the concrete [pre-cast rather than poured] or granite is preferable to the bituminous as this is a high traffic corridor which will be plowed in winter and would undoubtedly be damaged by the plows.

Mr. Harnais stated it is his preference that applicants use granite curbing as it does not deteriorate like the other options. He also wishes all applicants to use granite which would give a uniform look throughout the Town.

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Planning Board Meeting 5/4/09
Public Hearing @ 7:00 P.M.

Mr. Eng said the applicant has a very nice property and installing granite curbing will reflect well on him and will be an investment for the future of the business.

Applicant, engineer, staff and Board members discussed the possibility of installing an underground conduit from the street for the electrical service. Mr. Yoon informed the Board that the overhead utility connection will not be impacted by the proposed changes on site. No traffic will conflict with the overhead wires. However, it was agreed that since the applicant needs electrical upgrades for the project he would explore with BELD how best to proceed. Mr. Pacheco added he intends to install solar panels on the roof.

Ms. Cusick Woodman asked about the dumpster and Mr. Yoon responded that he would be adding details to the plans. It would be relocated and fenced in.

Mr. Yoon then addressed the comments in the staff report relative to site drainage [Comment "j"]. Staff would like to see a smaller detention basin in order to preserve some of the very mature trees on the property. Mr. Yoon has designed the system for the 100 Year Storm Event with the runoff going to a wetland to the rear of the property. The Conservation Commission did not take jurisdiction over the project as long as the detention basin was relocated. Mr. Yoon will revise the drainage system and propose a smaller detention basin for future consideration.

Ms. Cusick Woodman asked if the interior of the building was/will be "sprinklered." Mr. Yoon responded that they will be hiring an architect, submitting an architectural plan and coordinating all aspects of the project with the appropriate departments. In addition, they will be submitting an application for an Approval Not Required Plan and a Traffic Memo addressing the slight increase in traffic due to the increased size of the building.

Ms. Cusick Woodman asked if Mr. Pacheco leaves cars outside and if he would enclose the property with a locked gate. Mr. Pacheco responded that although he has never had a vandalism problem, he would be protecting the site with a gate.

Ms. Santucci asked if the number of parking spaces provided [20] would be sufficient and if stacking at the rear of the lot could be an option to increase the number of spaces. The applicant's engineer will explore this suggestion.

Mr. Mikami mentioned there are many "moving parts" to this project and asked about Mr. Pacheco's time line. Mr. Pacheco is hoping to get financing within the next few weeks and intends to complete the project before winter.

Motion by Mr. Reynolds, second by Ms. Cusick Woodman to continue the hearing to June 15, 2009 at 7:30 P.M.

Vote: 5/0

Respectfully submitted,

Linda Raiss