

Joseph C. Sullivan
Mayor

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

APPROVED

PLANNING BOARD

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

Braintree Planning Board
January 6, 2009
Town Hall – Fletcher Hall

Present:

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

Christine Stickney, Director
Melissa Santucci, Principal Planner

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

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

New Business/Old Business

2009 Planning Board Meeting Schedule

The Planning Board approved the proposed meeting schedule for 2009 as outlined in the December 8, 2008 memo from Department staff. Meetings will be held on the first Monday and third Tuesday of most months, with one meeting in June, July and August.

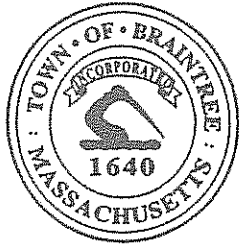
Approval of December 16, 2008 Meeting Minutes

Motion by Mr. Reynolds, second by Ms. Cusick Woodman to approve the 12/16/08 minutes.
Vote: 5/0

Motion by Mr. Eng, second by Mr. Reynolds to adjourn at 7:45 P.M.
Vote: 5/0

Respectfully submitted,

Linda Raiss



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49 and 59 Hayward Street/Tian Ann Temple

Grading Permit

For details, please see Ms. Santucci's staff report dated 1/5/09.

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

Paul Mirabito and Gregory Tansey of Ross Engineering were present on behalf of the applicant. Richard Lu was in attendance to represent the Temple.

Mr. Mirabito explained that he is proposing to add to the 70,000 SF site a Memorial Hall and elevated bridge for access to the Hall from the Temple's main building, as well as a parking area for 75 vehicles. He noted that wetlands drain to the property and the applicant has submitted an application to the Conservation Commission for the review of the sophisticated drainage system that they are proposing. They will be installing security gates at the entrance points on Hayward Street.

The applicant's team has met with abutters in an effort to address their concerns. In response they are proposing fencing on the southeasterly property boundary with the planting of 4' to 5' evergreens on the abutters' side of the fence and other plantings on the southerly boundary.

The Chair entertained a motion to accept the summary of correspondence from 12/8/08 to 1/6/09. Motion by Mr. Reynolds, second by Ms. Cusick Woodman to accept the summary.

Vote: 5/0

The Chair asked if there were any in attendance who wished to speak on behalf of the project [none]. He then asked if anyone present wished to speak in opposition or had any question about the project.

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Public Hearing – January 6, 2009 @ 7:00 P.M.

Maryann Duquette of 58 Hayward Street said her home is opposite the driveway at 59 Hayward. She stated that there is lots and lots of traffic leaving services and that is an “accident waiting to happen.” She asked the Board to visit the site after services. Mr. Harnais stated he is aware of the impacts as he lives on Connell Street.

Peter Cross, 31 Huntley Road, stated that, although his family has enjoyed the “overgrown” nature of the area abutting his property, he feels that the installation of fencing and evergreens will be fine. He does, though, have concerns about the grading.

Joseph Joyce, 21 Huntley Road, asked if the security gates would keep people out when the members of the Temple were not using the property. [Mr. Mirabito responded that the gates are specifically to keep people out of the property when it is not in use.] Mr. Joyce would like to have the property boundaries marked out. He also feels that because of the grading a retaining wall might be advisable. [Mr. Mirabito noted he had reviewed Ms. Santucci’s comments and will be proceeding in accordance with her suggestions, adding that a riprap wall is proposed to slow runoff to the parking lot.] In response to Mr. Joyce’s concern about lighting, Mr. Mirabito stated that downward directed lighting would be installed and would also be directed away from the existing homes.

Maria Cross, 31 Huntley Road, commented about the lighting and their family’s privacy and asked if there would be an addition to the former residential dwelling. [No, the Memorial Hall will be constructed where the pool is now.]

John Korzec, 71 Hayward Street, had a number of questions relative to the revised plans which include the Memorial Hall [how large, proposed use, classroom area]. Mr. Mirabito said the building would be under 35’ in height, would meet all the setbacks. The elevation would match that of the existing residence.

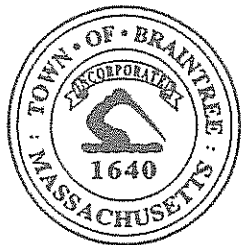
At that point Mr. Harnais took the opportunity to inform those in attendance that the application before the Planning Board was solely for a Grading Permit. The Board has no jurisdiction over the construction activity proposed by the applicant. He stated that it is always in the interest of an applicant to work with neighbors in order to address their concerns.

Motion by Mr. Reynolds, second by Ms. Cusick Woodman to continue the hearing to February 3, 2009 at 7:00 P.M.

Vote: 5/0

Respectfully submitted,

Linda Raiss



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Braintree Planning Board
January 6, 2009 Public Hearing @ 7:30 P.M.
Town Hall – Fletcher Hall

Present:

Robert Harnais, Chair	Christine Stickney, Director
Joseph Reynolds, Vice Chair	Melissa Santucci, Principal Planner
Linda Cusick Woodman, Clerk	
James Eng	
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39 Lantern Lane/M. and R. Dirrane
More that One Dwelling on a Lot [Braintree Zoning Bylaw Section 135-710]

The Chair opened the continued public hearing and informed those in attendance that the applicant had written to the Board requesting continuance to a meeting in February. He explained that the applicant will appear before the Zoning Board of Appeal at their January meeting. The Planning Board will be making a recommendation at their January 20, 2008 meeting to send to the ZBA.

Abutter Jim Cassidy [85 Bellevue Road] asked if there is a limit to the number of times the applicant can request a continuance. He said it is very frustrating for the neighbors to continue to come to meetings where they are informed only that the public hearing will be continued. The Chair explained that there is no limit as long as the requests are within reason.

Mr. Harnais informed those in attendance that he would be on site in the next week and said he would welcome neighbors to join him. It would not be a public hearing, rather an opportunity for him to see the property and hear the concerns of the neighbors. Interested parties should contact Ms. Santucci at the office later this week in order to find out when the site visit will occur.

Larry McCarthy of 46 Prescott Road asked if the Board would like to have written comment. Ms. Santucci indicated that written comment is always welcome. Comments should be submitted to the Department.

Motion by Mr. Eng, second by Mr. Reynolds to continue the hearing to February 3, 2009 at 7:15 P.M.

Vote: 5/0

Respectfully submitted,
Linda Raiss