

**Planning Board Meeting
January 24, 2022
Minutes**

Chair Carroll called the meeting to order at 7:07 p.m.

Roll Call

Robert Carroll, Chair	Present
Honor Merceret	Present
Gina DiMento, Esq.	Present
Julia Wallerice	Present
Chris Boyce	Present
Kimberly Hirsch	Not Present
Sarah Jane Fourness	Present
Alyssa Gamble	Present
Steve Koutalakis	Not present

40R Bank Street Definitive Subdivision

James Cipoletta, Rick Salvo, and Jason Calla attended the meeting to present the updates to the proposed development at 40R Banks Street. Updates include: letter from Fire Department accepting driveway measurements, sewer connection, building will be equipped with interior sprinkler system and fire hydrant, driveway access will be hammerhead.

Applicant stated that the new design meets all dimensional requirements.

Planning Board Member Comments:

- HM requested a clear, concise email containing only the stamped plans, and up to date information.
- Was this project put before the site plan review board?
- Will the Town recognize the access road as a private way? Or will it be maintained by the Town.
- SJF asked if the road would be maintained by DPW, and if there was a conversation held with DPW regarding maintenance of the road.
- More information on runoff and site drainage required.

Public comment period was held after presentation of new application materials.

John Munson, Precinct 2 – why zoom only meeting? Where in the process will the project go to the Conservation Commission. 5th time? (Rick Salvo) frontage created, con.com for public hearing. Never more than Single family house lot.

Nicholas Gomes (rep. Diane Spicer), (June of 2021) – signed by 55 citizens, sim 88, 38 individuals, denied outright, abutters – without prejudice could come again, what has happened, circumvention ZBA and Superior Court judge, past denials are important multiple generations - 192 online. Approval not required plan – for a subdivision, ZBA wasting their time. 3 Waivers – only in the public interest, not a subdivision. Safety concerns: sprinkler, ambulance, other areas to be developed. Unknowns. Photo's of the easement. Parking. No sidewalks. Applicants go to superior court

Nick Agri, Precinct 2 – 149 Morton – 3 waivers, 4 waivers needed 16.12.0 (40 feet) – 19 feet short. Chiefs WFD feels has adequate width, for truck access box truck, Winthrop Fire Department truck hops curb, pump truck or ladder truck, 2009 decision – no way for fire trucks.... Sidewalks. Town emergency vehicles, 16.40.00 waivers – when judgment is “in the public interest”. Robust driveway.

Donelle - 34 banks street – Donelle build in the woods, animals

Julia Agri - 149 Morton – narrower – water main access, flooding on multiple lots, storage tanks you need, no idea what you need?

Glenn Calla 40R Banks - 29 feet – right of way 40’ includes sidewalks, waterlines vs storm water lines, radius, fire truck access not required.

Yule Morocco Foley – precinct 2 - Oppose this development 4th time, abutters concerns, soil erosion, trees, healthy trees, lungs of our plant, airport noise, 10-15 trees, quality of life –

Kevin Foley 51 abutters - opposes 80s – 4 times, what happens in the future, tiny homes, easement 8’-0” would be south (Spicer), corner storm drain, high side, easement and hammer head will, flat funnel into other yards, 12-14 inches of water, not for this property, tired.

Eric Derrico 58 banks street – 60,000 gallons of water, trees suck up water, rats, floods in my backyard,

Alyson 58 banks, ponds, pump out equipment

Sarah Kevin Vargas 12 Taylor Street, oppose this road, not a great purpose, truck access, parking in the road,

Sarah Borelli - 12 Taylor Street, how is this a good use of public resources,

Jack Dowd precinct 3, requesting minutes be posted.

Nathan Bucholtz – 34 Banks – Applicant “using a fire truck in the area is irrelevant”, flooding January 2018 flooding, robust driveway does not equal frontage, 228 main street – 1875 first on the block, 1957 – new precedent so called road, subdivision, no new private roads constructed.

Matteo Agri – Would not like to see a building at the site, it is home to many animals, animals will spread to town, not suitable for building, stay as is.

Carol Homeyer – town resident – ethical standards, officers, demonstrate example general conduct, integrity in government, no trust of town government representative of the people of the town, provide over quality of life, private way fabricate frontage, curb cut approval by Steve Calla on unknown date. Jobs and livelihoods, harassment to the people in the neighborhood, - technical issues – stop this is to accept it. Applicant purchased property knowing the history.

Julia Wallerice – (recused) Morton Street – calla brother good intentions, expand housing stock, trees flooding, coastal vulnerable to storm surges, adding house elsewhere

Frank Costantino – critical conversation, oppose, air quality, beautification committee – work with ownership to make site a park, Calla Park deeded to the town – mitigates stormwater, town

purchase, pocket park, neighborhood use, trust factor came to mind, Protagoras 430 BC – successful living,

Peter Gill – Winthrop Housing Authority – not in favor. Letter – 5-0 oppose

Peter gill – citizen - oppose

Robert Boncore – P1 – for the proposal, work with reasonable proposal, lifelong residents, responsible property owners.

Shannon Poulos – P3 – resident of the town – question conservation comm – purview of the planning board.

Andrea Burke 58 banks – direct abutter – opposed – liability for increased flood

Diana Viens P2 – not a reasonable proposal, multiple units, ask planning board, no detailed plan submitted, no mitigation suggestions, attend to get around the zoning laws, privatization of right of way, tree removal bad for our neighborhood pollution, not drag neighbors over and over again, no trust.

Marilyn Regan P3 – Town buy the land name after the callas – get money back, trees in an area that floods, cannot control water, animals,

Julia Agri – recouping the loss on the property – neighbors or town could buy, should be considered.

Diane M. Spicer – 40 Banks Street – most effected 35 years 5 attempts, not happy, 4 documents – 2 statements from the fire chiefs, cannot turn a fire truck, emergency vehicle with cars on the driveway, pool of land is a maintenance issue, moved in in august 1985, curb cut application, no notice, lost 2 parking spaces, called my Letterie councilor P2, never returned call, they are going to build, Aug 2020, file Aaron Armstead, Steve Calla, DPW (Steve calla signed off). Opposed.

Public comment closed.

Motion to reject the application for 40R Banks Street:

Motion to deny all 3 waivers made by Chris Boyce.

Motion seconded by Alyssa Gamble.

All members voted in favor of the motion, 5-0-1. Julia Wallerice recused from voting.

Adjourn

A motion to adjourn was made by Chris Boyce.

The motion was seconded by Honor Merceret.

All planning board members in attendance voted in favor of adjourning. The meeting was adjourned at 10:02 pm.