

12.19.24-BOA Meeting

The BOA meeting on December 19, 2024, addressed several key issues.

The board approved the continuance of 19 Walden Street's hearing until January 16, 2025.

They reviewed and approved the 2025 meeting dates.

50 Somerset Avenue: The board discussed the shadow study for, noting minimal winter shadows and addressing public concerns about ice accumulation. They granted variances for height, rear yard setback, and overhangs, with conditions including no parking fees and heat tracing for overhangs. The board also addressed parking needs, reducing the request to two stacked spaces.

The meeting concluded with a roll call vote, approving the variances.

Action Items

- Ensure that the overhang at the corner of the building does not exceed the sidewalk.
- Conditional approval to include no charging for parking and the use of 3 stackers in the garage.
- Issue a decision on the zoning relief and send it to the board for review.
- Record the approved variances with the Registry of Deeds after the 20-day appeal period expires.

Outline

Housekeeping and Continuance Requests

- Darren Baird opens the meeting, noting the date as December 19, 2024, and introduces the members present.
- The board discusses and approves the continuance of the hearing for 19 Walden Street to January 16, 2025.
- The board reviews and approves the proposed hearing dates for 2025, with no objections raised.
- Darren Baird mentions the passage of Chapter 238 of the Acts of 2024, which extends the expiration dates of permits for up to two years.

Shadow Study Presentation for 50 Somerset Avenue

- Darren Baird introduces the shadow study for 50 Somerset Avenue, noting the board's previous request for this study.
- The architect presents shadow study, explaining the impact of shadows on the surrounding area during different seasons.
- The board discusses the minimal impact of shadows on the immediate neighborhood, especially during summer months.

- The architect addresses concerns about winter shadows and the potential for ice accumulation on the sidewalks.

Public Comments and Concerns

- Diane McCormick expressed concern about the shadow study, emphasizing the potential impact on the neighborhood during winter months.
- Michelle Vigilante raises concerns about snow and ice accumulation on the streets due to shadows.
- Paul, a property owner on Somerset Avenue, inquired about potential striping for fire access and whether it will be considered.
- Darren Baird clarifies that the DPW and fire department handle striping and fire access issues, not the board.

Discussion on Parking and Variance Requests

- The board discusses the parking arrangement, with the applicant requesting three stacked parking spaces to reduce the number of spaces required.
- Darren Baird explains the process and conditions for granting parking variances in the center business district.
- The board agrees to the request for two stacked parking spaces and a variance for one additional space.
- The board discusses the height and rear yard setback variances, with Darren Baird explaining the unique challenges of the lot's shape and location.

Final Vote and Conditions

- The board took a straw poll, with four members in favor of granting the variances.
- Darren Baird outlined the findings necessary for granting the variances, including the unique challenges of the lot and the minimal impact on the neighborhood.
- The board agreed to additional conditions, including no parking fee, three stacked parking spaces, and ensuring the overhang does not exceed the sidewalk.
- The board voted to approve the relief requests, with all members in favor.

Adjournment and Next Steps

- Darren Baird adjourned the meeting, noting the next regular meeting date as January 16, 2025.
- The board discussed the next steps, including issuing a decision and the 20-day appeal period.
- Darren Baird provides contact information for anyone interested in obtaining copies of the meeting documents.