APPROVED: July 11, 2018

Zoning Board of Appeals Minutes
May 9, 2018

Attendees:

Present: Anthony Aveni, Chairman; Gerry Chipman, Member; Brian Heath, Member; Michael Mainvielle, Member; and Anna Klimas, Associate Member

Also Present: Mr. Edward Marchant, 40B Consultant

Lyman Place/Off Bedford Street – Appeal of Building Inspector's Decision *(continued from April 25, 2018)*

Mr. Anthony Aveni, Chairman, opened the continued public hearing and read a letter dated May 8, 2018 from Rebecca Baptista, Silva Engineering Associates into the record. It stated the following:

"Silva Engineering Associates (SEA) would like to request a continuation from your May 9, 2018 meeting until the Board's meeting scheduled for June 13, 2018. We are requesting this continuation due to a scheduling conflict on May 9, 2018. If you have any questions, please feel free to contact the office."

Mr. Brian Heath, Member, made a motion to accept the applicant's request for a continuance and continued the hearing to June 13, 2018 at 7pm. Mr. Gerald Chipman, Member, seconded the motion. All in favor, none opposed.

Burrill Place Apartments 40B

Mr. Anthony Aveni, Chairman, opened the continued public hearing for Burrill Place Apartments 40B and recapped the hearing held on March 28, 2018. Zoning Board of Appeals Members present: Mr. Anthony Aveni, Chairman; Brian Heath, Member; Anna Klimas, Associate Member; Mike Mainvielle, Associate Member; and Gerald Chipman, Member. Mr. Ed Marchant, 40B Technical Consultant was also present.

Mr. Geoff Engler from SEB, Inc., representative for the applicant, Scollay LLC, informed the Board that the design of the proposed building was changed from an "L" to a "T". Mr. Engler stated that the updated plans have been resubmitted to the traffic engineers. Mr. Engler also recognized that the updated plans will also need to be submitted to the civil engineer, as well. Mr. Stephen Devine, Architect was also present to answer questions regarding the project

Mr. Engler stated that the retail space and the fifth floor were eliminated, lowering the height of the building from 58' to 44.3 feet; and reducing the number units from 60 to 58 – 10 one-bedroom units, 42 two-bedroom units and 6 three-bedroom units. Mr. Engler stated that typical one-bedroom and three-bedroom floor plans will be provided.

Mr. Engler stated that the applicant is reserving the right to assert any legal claims to the right-of-way; however, for simplicity sake, the parking was removed, and no structures are proposed for that area. The parking ratio is one and a half spaces per unit. Mr. Engler also noted that taking the parking out of the easement provides more green space/open space. Mr. Aveni, Chair, stated that providing green space falls into what the Town is trying to do with the downtown planning. This space also allows for some on-site snow storage.

Mr. Engler stated that based on the recommendations of the Zoning Board of Appeals and the traffic consultants, the updated plans now reflect a right turn only off of Plymouth Street. Mr. Brian Heath, Member, stated that the right hand turn only was a great improvement, saying, "... especially if you bring common sense and knowledge of the traffic in the area." The Fire Department will need to be consultant to ensure that the width of the turning radius is sufficient for emergency vehicles.

Mr. Anthony Aveni, Chair, asked what the setback was from the road to the building, and discussed if there was a sidewalk in front, as well as the need for ADA compliance and the landscaping and plants. The option of having an overhang at the front of the building was also discussed. These details all need to be worked out, as well as the detail for security access – which was discussed at length, including security pass codes, electronic swipe cards, and on-site security at times. Mr. Engler proposed using security much like today's hotel security – with key cards for elevator access to get up to different floors, preventing people from just wandering. Mr. Engler was open to the idea of security cameras and stated that on-site security seemed extraneous. Mr. Ed Marchant agreed, stating that you don't typically see that in a 40B development. Mr. Anthony Aveni, Chair, expressed his concern for potential unruly behavior and the need for police monitoring the building due to the proximity of the college, noting in particular the fact that the police tend to be called to the area during "spring fling". Mr. Engler stated that they didn't want that either and suggested that as a condition of the issuance of an occupancy permit, they must provide the information regarding the property management and the lease. Ed Marchant noted that the cost of a doorman or security person can be very expensive, and suggested that alternatively, security cameras be set up. If there are any issue, you might have to have some supplemental security. The details will be worked out in regard to this matter. Another item for consideration to the front of the building is a bus stop. Bike storage was also discussed, there will be a bike rack located outside the building, as well as a bike storage room in the back-lobby area on the first floor.

Mr. Ed Marchant, Technical Consultant, stated that the privacy of the first-floor residences should be taken into consideration. The applicant will provide detail on that. Mr. Ed Marchant also questioned where the primary entrance for the building was. Mr. Engler noted that people who will be parking their cards will most likely use the rear entrance; however, there is also a front entrance. There were three elevators on the original set of plans due to the penthouse, but due to the changes and based on code they are not required to have any more than one elevator.

Mr. Geoff Engler stated that the building layout is more efficient than the original and took it as an opportunity to make it a simpler design and was able to tighten things up, as well as make the units slightly bigger. Amenities will include air conditioning and appliances (i.e.., refrigerator, washer/dryer units). Furthermore, based on the changes, there is now only one elevator based on building code.

Mr. Anthony Aveni, opened the hearing to abutter comments. Mr. Robert Lad, an abutter residing at 30 Plymouth Street, expressed his concerns regarding parking and the easement. Mr. Jay Brogan, 51 Burrill Avenue, expressed his concerns regarding the easement.

Mr. Geoff Engler recapped the outstanding issues to be addressed as the following: a Notice of Intent filing with Conservation Commission, contact the Water and Sewer Departments for their input, additional detail on the front entrance and the bus stop and landscaping opportunities, trash and recycling program, screening of the residents on the first floor, HVAC farm and screening of that.

Mr. Brian Heath, Member, made a motion to accept the applicant's request for a continuance and continued the hearing to June 13, 2018 at 7pm. Mr. Gerald Chipman, Member, seconded the motion. All in favor, none opposed.

Zoning Board of Appeals Business

There was no Board business for discussion.

Mr. Brian Heath, Member, made a motion to adjourn the regular meeting at 8:30pm. Mr. Gerald Chipman, Member, seconded the motion. VOTE: All in favor, none opposed. Chairman Anthony Aveni closed the meeting. The next Zoning Board of Appeals meeting will be held on May 23, 2018 at 7:00pm in the Council Chambers located on the second floor of the Municipal Office Building, 66 Central Square, Bridgewater.

Respectfully submitted,

Jane K. Brown

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Administrative Assistant