

December 18, 2024

The regular meeting of the Newton Planning Board was held at the Town Hall on October 23, 2024. Chairwoman Vrahnos called the meeting to meeting to order at 7:02 pm. Chairwoman Vrahnos stated that proper notice had been given for this meeting in accordance with the “Open Public Meetings Act.”

Chairwoman Vrahnos led the Salute to the flag.

ROLL CALL

Mayor Couce - present	Mr. Flaherty – present
Ms. Hall-Romer – absent	Deputy Mayor Le Frois – present
Mr. Marion – present	Mr. Ragsdale – absent
Mr. Russo, Jr. – present	Mr. Wink – present
Mr. Schlaffer, Alt #1 – absent	Samatha Waldron, Alt# 2- present
Chairwoman Vrahnos – present	

Also present: Glenn Kienz, Board Attorney, Thomas Knutelsky, Board Engineer, Alison Kopsco, Board Planner and Kerry Brown, Board Secretary

MINUTES

October 23, 2024

Mr. Flaherty made a motion to adopt the October 23, 2024 minutes. Mr. Marion seconded the motion. AYE: Mr. Flaherty, Mr. Marion, Mayor Couce, Deputy Mayor LeFrois, Mr. Wink, Chairwoman Vrahnos

RESOLUTIONS

Angelina Louis

PB-14-2020
137 Mill Street, Block 3.04, Lot 3
Request of Extension of Site Plan and Use Variance Approval to convert existing structure into four (4) residential apartments. Previously approved March 17, 2021

Mr. Flaherty made a motion to adopt the resolution and Mr. Marion seconded the motion. AYE: Mr. Flaherty, Mr. Marion, Mr. Wink, Ms. Waldron, Chairwoman Vrahnos

BUSINESS

Emerger Real Estate, LLC

#PB-4-2024
200 Spring Street, Block 8.09, Lot 8, Zoning T-6 Town Core
Preliminary and Final Site Plan and Variance application for reconstruction and an addition for mixed-use building.

Erik Wilson, Attorney for applicant
Joseph Primiano, Architect for applicant

Mr. Wilson detailed the existing property and structure which contains 7,646 square feet and is a conforming lot located in the T-6 Town Core Zone. Mr. Wilson stated the property is non-conforming due to the front yard setback of 0.7 feet from Jefferson Street.

Mr. Primiano stated that his client is proposing to demolish the existing structure and rebuild a mixed-use building with a bakery on the first floor. Mr. Primiano detailed the proposed building layout and stated floors two (2) through five (5) will have residential apartments and the 6th floor is slated for a restaurant. He testified there will be (7) one-bedroom apartments and one (1) two-bedroom apartment per floor. Mr. Primiano stated the applicant is proposing to have a rooftop area for the residents to gather.

Mr. Primiano testified there are two (2) pre-existing variances for lot coverage and setback. He further stated the applicant also requires a parking variance. Mr. Primiano stated the applicant is providing six (6) parking spaces and the ordinance calls for 41 parking spaces. Mr. Primiano testified that the applicant is also seeking a variance for lot coverage. He stated the existing coverage is 98.3 percent and would be reduced to 96.6 percent.

Mr. Primiano reviewed Ms. Caldwell's report dated December 5, 2024. Mr. Primiano stated the applicant is required to provide three (3) affordable housing units as per the ordinance. Mr. Primiano stated the applicant would comply with the conditions of Ms. Caldwell's report. Mr. Primiano testified his client would secure additional off-site parking for the residents and provide make-ready spaces and electric vehicle supply charging spaces, as well as bike racks within the garage area. Mr. Primiano stated there would be no outdoor grills on the balconies and the outdoor furniture would be consistent in appearance.

Mr. Primiano reviewed Mr. Simmons report dated December 13, 2024. Mr. Knutelsky stated the plans need to show how the storm drainage from the building's roof and parking area would be accommodated. Mr. Primiano stated that all HVAC and electrical services will be separate for each of the apartments. Mr. Knutelsky stated the pavement detail was required to be a minimum of 2 inches bituminous concrete surface course for the top course and that the concrete sidewalk should include woven wire mesh re-enforcement and a base material of 4 inches thick stone.

There was a discussion regarding the proposed signage, and it was determined that the applicant exceeded the maximum sign area for a projecting blade which is 12 feet. Mr. Primiano stated the applicant is proposing two (2) 52 square foot signs, and that the signs encroached into the right-of-way. Mr. Knutelsky suggested the applicant obtain a License Agreement with the Town for the sign encroachment. Mr. Knutelsky also suggested the applicant enter into a Developer's Agreement with a detailed construction plan to ensure the building could be appropriately constructed without negatively impacting the use of Jefferson Street and Spring Street. There was also a discussion regarding the proposed rooftop restaurant, and it was agreed that the speakers will all face inward and be subject to additional sound testing by the applicant if required.

Mr. Primiano also stated the applicant was proposing to install a 30-kilowatt emergency generator in the garage area for the proposed elevators.

There was a brief discussion among the Board members regarding the development of the property and it was determined the zone allows for eight (8) stories. It was determined that the development of the site is consistent with the zone plan and that there is a need for apartments within the area.

Mr. Russo made a motion to approve the application and Deputy Mayor LeFrois seconded the motion. AYE: Mr. Russo, Deputy Mayor LeFrois, Mayor Couce, Ms. Waldron, Chairwoman Vrahnos

NAY: Mr. Flaherty, Mr. Marion, Mr. Wink

Chairwoman Vrahnos stated there were no correspondence or items scheduled for executive session.

Deputy Mayor LeFrois stated this was Mayor Couce's last meeting as Mayor. Deputy Mayor LeFrois thanked Mayor Couce for his time on the Land Use Board and his attention to detail.

Motion to adjourn the meeting was made by Mr. Russo and seconded by Mayor Couce. All in favor. The meeting was adjourned at 9:01 pm.

Respectfully submitted,
Kerry Brown
Planning Board Secretary