PLANNING BOARD MINUTES JANUARY 25, 2023

The meeting of the Planning Board of the Borough of Somerville was called to order by Chair Bernard Navatto at 7:00 PM and stated that adequate notice of this meeting had been provided in accordance with the "Open Public Meetings Act".

Board Members Present: Bernard Navatto, Deidre Rosinski, Mayor Dennis Sullivan, Councilman Roger Vroom, Andria Adair, Jason Kraska, Al Kerestes, Larry Cleveland, Lisa Werner

Board Members Absent: Arthur Akins, Christopher Adickes

Professional Present: Board Attorney, Kara Kaczynski and Board Planner & Engineer, Michael Cole

Regular Minutes

Upon a motion by Andria Adair, seconded by Jason Kraska, the regular meeting minutes of January 11, 2023 minutes were approved upon a roll call vote.

Roll Call: Aye: Deirdre Rosinski, Mayor Dennis Sullivan, Councilman Roger Vroom,

Andria Adair, Jason Kraska, Al Kerestes, Larry Cleveland,

Nay:

Abstain: Lisa Werner

Upon a motion by Mayor Dennis Sullivan, seconded by Andria Adair, the agenda was amended to hold the hearing for 41 West High Street prior to the approval of resolutions. All were in favor.

Hearing

Concept Review 22-016P 41 West High Street B51 L13

Ellis Kelleher, property owner of 41 West High Street, stated the concept plan before the board is her great-great-grandfather's house built in 1895. The stable house, previously used by Dr. Flinn for his horse and carriage to ride around and see patients and ferry patients to and from Somerset Medical Center, is proposed to be transformed into an art gallery.

The current site is approximately 13,000 square feet in the POR zone. Part of the proposal is to subdivide the lot at the rear portion where the carriage house is located, requiring a zone change. The house structure will remain and utilized as a single-family residence. The second structure is

a proposed art gallery on the first floor and one-bedroom apartment on the second floor. Two tandem parking stalls are proposed to satisfy the apartment parking requirement. An overview of the required variances and impervious coverage was provided.

Board members offered comments regarding the proposed project.

Resolution

Amending Resolution #2017-007P 40 Haynes Street Redevelopment, LLC (A&A Somerville, LLC) 40 Hayes Street Block 50, Lots 3, 13 & 14

Larry Cleveland commented the Board was made aware of the Recreation Department's strong disagreement about the decision for 40 Hayes Street Redevelopment and asked what the Board should do. Chairman Navatto commented the goal is for the Board to set it up so that the applicant can meet the conditions of the main building and obtain a CO.

Discussion was held on ensuring the project is completed, in compliance with all regulations and holding the applicant responsible for completing the outstanding conditions.

Ms. Kaczynski advised she will circulate the proposed amendments, to be voted on at the next meeting, to include language regarding strict compliance.

#2022-013P Somerville Pioneer Solar, LLC and Somerville Pioneer Solar II, LLC Route 206 Block 124, Lots 1, 17.01, 21 & 22

Upon a motion by Jason Kraska, seconded by Al Kerestes, the Resolution for 2022-013P, Somerville Pioneer Solar, LLC and Somerville Pioneer Solar II, LLC was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deirdre Rosinski, Mayor Dennis Sullivan,

Councilman Roger Vroom, Andria Adair, Jason Kraska, Al Kerestes,

Larry Cleveland, Lisa Werner

Nay: None

Absent: Arthur Akins, Christopher Adickes

PB 23-01-25-005

Authorizing the Award of a Non-Fair and Open Contract to CHA to Serve as 2023 Conflict Planning Board Engineer & Planner

Upon a motion by Deirdre Rosinski, seconded by Lisa Werner, PB 23-01-25-005 was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deirdre Rosinski, Mayor Dennis Sullivan,

Councilman Roger Vroom, Andria Adair, Jason Kraska, Al Kerestes,

Larry Cleveland, Lisa Werner

Nay: None

Absent: Arthur Akins, Christopher Adickes

ARB Consideration

84 West Main Street Block 114, Lot 24

Replace non-illuminated building sign and window vinyl

Upon a motion by Jason Kraska, seconded by Al Kerestes, ARB Consideration for 84 West Main Street, Block 114, Lot 24 was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Deirdre Rosinski, Mayor Dennis Sullivan,

Councilman Roger Vroom, Andria Adair, Jason Kraska, Al Kerestes,

Larry Cleveland, Lisa Werner

Nay: None

Absent: Arthur Akins, Christopher Adickes

Meeting Open to the Public

There were no comments from the public.

Executive Session

Upon a motion by Deirdre Rosinski, seconded by Al Kerestes, the Board went into executive session regarding potential litigation.

Adjourn

The meeting was adjourned at 8:30 p.m.