

PLANNING BOARD MINUTES OCTOBER 25TH, 2023

The meeting of the Planning Board of the Borough of Somerville was called to order by Chairman 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, Councilman Roger Vroom, Larry Cleveland, Christopher Adickes and Lisa Werner

Board Members Absent: Deidre Rosinski, Andrea Adair, Al Kerestes, Jason Kraska, Mayor Dennis Sullivan, Arthur Akins

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

Approval Minutes

Upon a motion by Lisa Werner, seconded by Councilman Roger Vroom, the minutes of October 11th, 2023, were approved upon a roll call vote.

Roll Call Aye: Councilman Roger Vroom, Larry Cleveland, Christopher Adickes and Lisa Werner

Nay: None

Abstain: None

See transcript.

Hearing

23-007P

Foundry Holdings, LLC
50 James Street & 82 Fairview Ave
B50 L1, 2, & 2.01

Chairman Bernie Navatto made an announcement to the public that the application 2023-007P Foundry Holdings LLC will not be heard this evening as the applicant has requested to be carried to the December 13th, meeting.

2023-010P

Kathryn Dewing
382 East Main Street
B6 L2

Kara Kaczynski, Esq. Board Attorney confirmed that the notice has been reviewed and in order and marked the preliminary exhibits as A-1, the application and supporting documentation, marked A-2 as the notice, and PB-1 as Mr. Cole’s report dated October 17th, 2023.

At this time Kara Kaczynski, Esq. Board Attorney then swore in the three witnesses that were before the board this evening including Kathryn Dewing, Maritta Sorensen, and Steve Parker. The first of the three to testify was Mr. Steve Parker, the engineer with the project, who began his presentation with an overview of the application and provided an explanation of why they were before the board this evening. Mr. Parker described the application as a minor subdivision that is variance free with the exception that is requested for an existing shed on the property. He went on to explain that the application was to subdivide the property from one lot into two lots, keeping the existing house on one lot and then prepare a second lot for the construction of a new home sometime in the future.

Mr. Parker then addressed some items in Mr. Cole's report dated October 17th of 2023 including street trees, the subdivision being recorded by deed, the variance for shed location, and the width of the driveway.

Chairman Navatto questioned if as part of the subdivision is to actively build the house of are they going to sell the property and have someone else build on it. Mr. Parker responded that it has not been determined as of yet.

Chairman Navatto then opened up to questions from the board.

After hearing no questions Chairman Navatto then opened up to questions and comment from the public. Hearing none, the public session was closed.

The board briefly discussed the application and Chairman Navatto entertained a motion to approve from Board Member Lisa Werner.

At this time Kara Kaczynski, Esq. Board Attorney confirmed that the motion would be to grant a C variance for the shed location which violates the rear yard set back where 5 feet is required and 1.9 feet is proposed. The driveway width, that was testified to as a non-issue, and a waiver from the street tree requirement as the applicant agrees to pay \$650 per tree. Conditions would be submission of the county letter and all comments in the Michal Come report will be addressed. Deed will be submitted for review along with the proposed metes and bounds description and the survey markers to be property corners.

Upon a motion by Lisa Werner, seconded by Christopher Adickes, application 2023-010P Kathryn Dewing, was approved upon a roll call vote.

Roll Call Aye: Bernard Navatto, Councilman Roger Vroom, Larry Cleveland, Christopher Adickes and Lisa Werner

Nay: None

Abstain: None

See transcript

Items not on the Agenda

None.

Meeting Open to the Public

No comments.

Adjourn

Upon a motion by Lisa Werner, seconded by Councilman Roger Vroom, the adjournment of the planning board meeting of October 25th, 2023, was unanimously approved upon a roll call vote.

Roll Call Aye: Bernard Navatto, Councilman Roger Vroom, Larry Cleveland, Christopher Adickes and Lisa Werner

Nay: None

Abstain: None

The planning board meeting of October 25th, 2023 was adjourned at 7:17pm