

Planning Board Meeting Minutes March 1, 2022

Board Members: Paul Curran, Steve Lipka, Thomas Bonci and Doug Price

Absent: Dale DiMeco

Agenda

6:00 Site Plan Review
Catalino Mateo
60 Water Street
(Legal Notice Waived)

Yarisbeth Guzman and Catalino Mateo were both in attendance for 60 Water Street. Yarisbeth spoke on behalf of Catalino as his representative. Catalino is planning on operating an Auto Body Collision Shop on the property. The property used to be an auto body shop. Yarisbeth said the property can hold up to 14 cars outside in the fenced in area and 4 cars inside.

Steve Lipka asked if any cars would be parked in the street.

Yarisbeth said there will be no cars on the street at any time.

Yarisbeth said Catalino will be putting in a brand new spray booth.

The board mentioned that the spray booth will have to be inspected by both the building inspector Jimmy Salmon and the Fire Chief.

Paul Curran asked if there were any additional questions from the board.

No questions from the board.

Doug Price made a motion to close the public hearing on 60 Water Street, Steve Lipka made a motion to second, all in favor with a (4-0) vote.

Doug Price made a motion to approve the Site Plan Review for 60 Water Street, Thomas Bonci made a motion to second, all in favor with a (4-0) vote.

6:15 ANR
Mark Laverdure
East of Broadway Street and East Longedge Road

The Planning Board voted (4-0) to endorse a plan submitted by Mark Laverdure, Owner and titled “Plan of Land, East of Broadway Street and East of Longedge Road, Clinton, MA 01510” and prepared by D.J Associates of 7 Cedar Street, Clinton, MA 01510 and dated January 12, 2022 as a plan not requiring approval, under Section 3.2 or the *Town of Clinton Subdivision Control Rules and Regulations*.

6:30 ANR
David Sadowski
5-7 Cedar Street

The Planning Board voted (4-0) to endorse a plan submitted by David Sadowski, Owner and titled “Plan of Land, 5-7 Cedar Street, Clinton, MA 01510” and prepared by D.J Associates of 7 Cedar Street, Clinton, MA 01510 and dated January 9, 2022 as a plan not requiring approval, under Section 3.2 or the *Town of Clinton Subdivision Control Rules and Regulations*.

6:45 ANR
James Tomolo
191 Stone St Left

The Planning Board voted (4-0) to endorse a plan submitted by James Tomolo, Owner and titled “Plan of Land, 191 Stone Street Left, Clinton, MA 01510” and prepared by D.J Associates of 7 Cedar Street, Clinton, MA 01510 and dated February 22, 2022 as a plan not requiring approval, under Section 3.2 or the *Town of Clinton Subdivision Control Rules and Regulations*.

7:00 Informal
Lar Greene
Development on Lindbergh Street

Lar Greene discussed the potential development on Lindbergh Street and what he would have to do for roadway improvements to access the lots. He wants to potentially add utilities (water, sewer and electricity). He mentioned to the board about adding two lots in the area but is still exploring the idea.

The board suggests he reaches out to the DPW first to find how much cost is involved and then once he has formal plans to come back to the planning board.

7:00 Informal

Maicon R. Bittencort
Dicon Auto Sales

Maicon Bittencort is following up with the concerns from the boards and violations from the January 4th meeting. Maicon said they have been cleaning up the shop. They have a porta potty there now as a temporary solution but would like to install a permanent bathroom. They need to see if they have sewer available on site. Maicon said he will have an answer for them next month as to when they can have a bathroom installed on the property.

Steve Lipka told them they need to remove the box truck that is on the property. Maicon said he would take care of that right away.

Maicon said they are going to apply for a repair license to do small repair work. They want to do brakes, suspensions, rust and body work. The board advises waiting until Jimmy Salmon and the Board of health signs off on the property and violations have been addressed before applying for a repair license.

Thomas Bonci also noted that they need an oil trap onsite when performing oil changes.

Paul Curran wants to talk to the building inspector Jimmy Salmon about the property.

The board told him to come back next month.

7:15 Informal

Special Permit/Site Plan Review
Issac Low – 250 Main Street

The board asked for public comment:

Kathy Straitt, 5 Arthur Street: Kathy Straitt said it is good to see someone will come in and clean up the property, but she is would not happy with the traffic on Main street. She expressed her concern about the third floor and how it would obstruct her view. She mentioned bringing more people and families to the area would increase noise and crime, and she is very concerned about adding this many people to the area.

Paul Curran said the project doesn't fit well into the area and doesn't support the current plans. Paul asked Isaac Low if he wanted to withdraw his application without prejudice or work on another set of plans. Attorney Bill O'Neil, who is representing Isaac, questioned why the board doesn't support the project. Attorney O'Neil said the building is an eye sore filled with asbestos and they are willing to clean the area up. Attorney O'Neil wants to know what his clients can do to make this project work. The board said according to zoning by laws they can only do four units because it's in a residential zone and no longer considered commercial zone.

The board advises they talk to the neighbors and listen to their input.

Steve Lipka questioned whether the building was still structurally sound. He would like to see a report that it is.

Steve Lipka mentioned talking to Phil Duffy about cleanup efforts for grants that may be available.

Attorney O’Neil and his clients are going to review their current plans and see if financially they can make this project work with less units.

Steve Lipka made a motion to approve the meeting minutes from February 1, 2022, Thomas Bonci made a motion to second, all in favor with a (4-0) vote.

Steve Lipka made a motion to close the meeting, Doug Price made a motion to second all in favor with a (4-0) vote.

Meeting adjourned at 7:30

Meeting Minutes taken by: Ryan Rouillard