

TOWN OF NEWTON  
PLANNING BOARD  
AGENDA  
Regular Meeting October 21, 2009  
7:00 p.m.

1. OPEN PUBLIC MEETINGS ACT STATEMENT

“Adequate notice of this meeting has been provided as required by law, by posting of the annual meeting notice on the municipal bulletin board and by mailing to the two newspapers of record in accordance with the open public meetings act, 1975.”

2. ROLL CALL

Mr. Caffrey  
Mr. Elvidge  
Mr. Flaherty  
Mrs. Fowler  
Mr. Ricciardo  
Mr. Russo  
Mr. Vandyk  
Mr. White  
Mrs. McCabe

3. FLAG SALUTE

4. CONSIDERATION OF MINUTES

- September 23, 2009

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion \_\_\_\_\_ Roll Call \_\_\_\_\_

5. HISTORIC RESOLUTIONS

- #2009-0 – Yim Yuk Chau/Happy Wok  
Property Location: 69-71 Spring Street  
Requested to replace slate roof with simulated slate.

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion \_\_\_\_\_ Roll Call \_\_\_\_\_

6. RESOLUTIONS

- #PB-07-09 – Dr. Martin Blackwell/136 Woodside, LLC  
Property Location: 136 Woodside Avenue  
Block 1007, Lot 1.01, C-1 Zone  
Approving Preliminary Site Plan for addition and improvements.

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion\_\_\_\_\_ Roll Call \_\_\_\_\_

- #PB-07-26 - Able Energy Company – Block 1301, Lot 8 – 38 Diller Avenue. Approving the replacement of building and resume home heating oil sales and distribution on said property

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion\_\_\_\_\_ Roll Call \_\_\_\_\_

7. OLD BUSINESS

- #SP 08-07 Martorana Enterprises, 100 & 104 Sparta Avenue, Block 1201, Lots 5 & 5.03, Applicant is seeking approval for a site plan to allow construction of two retail buildings pursuant to a remand from the Superior Court.

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion\_\_\_\_\_ Roll Call \_\_\_\_\_

8. NEW BUSINESS

- Sussex Enterprises, LLC (#PB-07-09 )  
Block 1301, Lot 10, C-4 Zone  
Property Location: 65 Sparta Avenue

Applicant is requesting Preliminary & Final Site Plan Approval for a change of use from a gas station and convenience store to a convenience store and a variance from the C-4 Zone minimum front yard setback requirements.

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion\_\_\_\_\_ Roll Call \_\_\_\_\_

- AVE CARE @ NEWTON (PB #-09-2009)  
Block 802, Lot 37, R-3 Zone  
Property Location: 85 ½ Trinity Street

Applicant is requesting to put up a Alzheimer's Convalescent Home.

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion\_\_\_\_\_ Roll Call \_\_\_\_\_

9. PUBLIC COMMENT

10. EXECUTIVE SESSION

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion \_\_\_\_\_ Roll Call \_\_\_\_\_

11. ADJOURNMENT @ \_\_\_\_\_ pm

Motion \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Discussion \_\_\_\_\_ Roll Call \_\_\_\_\_