

TOWN OF NEWTON
PLANNING BOARD
AGENDA
Regular Meeting May 19, 2010
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. Le Frois
Mr. Ricciardo
Mr. Russo
Mr. Flaherty
Mrs. McCabe

3. FLAG SALUTE

4. CONSIDERATION OF MINUTES

- February 17, 2010
Motion _____ 2nd _____ Discussion _____ Roll Call
- March 1, 2010
Motion _____ 2nd _____ Discussion _____ Roll Call
- March 17, 2010
Motion _____ 2nd _____ Discussion _____ Roll Call

5. HISTORIC RESOLUTIONS

- Applicant: #HPC-02-2010 - Domestic Abuse Services, Inc.
Property Location: 28 Church Street
Block: 708, Lot: 13
Recommendation to install a 4 ft. high black aluminum fence around side and rear yards to provide a safe play area for resident's children.
Motion _____ 2nd _____ Discussion _____ Roll Call

- Applicant: #HPC-03-2010 - Dennis Memorial Library
Property Location: 101 Main Street
Block: 710, Lot: 1
Recommendation to replace existing second floor window with a door onto the fire escape.

Motion _____ 2nd _____ Discussion _____ Roll Call

- Applicant: #HPC-06-2010 – Edward & Jessica Schetting
Property Location: 68 High Street
Block: 708 Lot: 16
Recommendation to replace existing two story front porch in kind.

Motion _____ 2nd _____ Discussion _____ Roll Call

- Applicant: #HPC-05-2010 – James Sakellaropoulos/Waldmere Hotel
Property Location: 144 Spring Street
Block: 711 Lot: 27
Recommendation to deny application requesting to do exterior renovations as follows:

- Strip exterior siding (3 layers) to wood sheathing.
- Repair any damage and insulate/house wrap exterior with new siding (2nd & 3rd floors).
- Remove and replace 4th floor shingles with asphalt slate replicas and repair damage.
- Rehab the dormers and trim.
- Rehab gutter system and install new.
- All exposed flashing to be copper color.
- Remove and replace vinyl replacement windows with vinyl architectural windows with integral trim package.
- Replace fascia and freeze boards.

- Applicant: #HPC-05-2010 – Jimmy Sakellaropoulos/Waldmere Hotel
Property Location: 144 Spring Street
Block: 711 Lot: 27
Recommendation to approve the following exterior renovations:

- Replace top/upper flat roof with in-kind replacement materials.
- Replace the 4th floor mansard/façade with slate line GAF/ELK shingles in "Antique Slate."

- Replace the 4th floor window sashes with wood clad windows (wood exterior on window).
- Remove aluminum around the window dormer and replace with either wood and paint or with pvc material in white.
- Cover existing yankee gutters with aluminum or copper and install ½ round aluminum gutters with brackets and corrugated down spouts, use funnel connector to connect two downspouts.

Motion _____ 2nd _____ Discussion _____ Roll Call _____

- HPC-04-2010 – Embarq/Century Link
Property Location: 13 Adams Street
Block: 711, Lot: 34

Recommendation from April 19, 2010 for installation of a concrete pad for an above ground 2,000 gallon fuel storage tank. The fuel storage will be completely screened by the new landscaping of Boxwood Hedge as per plans submitted.

Motion _____ 2nd _____ Discussion _____ Roll Call _____

6. RESOLUTIONS

- None

Motion _____ 2nd _____ Discussion _____ Roll Call _____

7. OLD BUSINESS

- None

Motion _____ 2nd _____ Discussion _____ Roll Call _____

8. NEW BUSINESS

- None

Motion _____ 2nd _____ Discussion _____ Roll Call _____

9. WAIVER OF SITE PLAN

#PB-01-2010 – EMBARQ/Century Link
Property Location: 11 Adams Street
Block: 711 Lot: 34
Carried from April 29, 2010 meeting.

Applicant requesting to install a concrete pad for an above ground 2,000 gallon fuel storage tank for a generator which currently is located in the

basement level of the building. The storage tank will be completely screened by new landscaping as shown on enclosed plans.

10. DISCUSSION

Jimmy Sakellaropoulos/Waldmere Hotel – requesting to appeal the decision of the Historic Preservation Commission on April 19, 2010.

11. EXECUTIVE SESSION

12. PUBLIC COMMENTS

13. ADJOURNMENT