

**SPECIAL WOBURN PLANNING BOARD MEETING**  
**SITE VISIT TO 24 FLAGG STREET, WOBURN, MASSACHUSETTS**

**Tuesday, September 26, 2017**  
**6:00 p.m.**

**APPROVED MINUTES**

Chair Carolyn Turner called the meeting to order at 6:02 p.m. and asked City Planner / Grant Writer Dan Orr to call the roll.

**ROLL CALL OF MEMBERS**

Mr. Kevin Donovan, Mr. Bob Doherty, Ms. Claudia Bolgen, Mr. Michael Ventresca, Mr. Dave Edmonds and Chair Carolyn Turner were present. Mr. Jim Callahan was absent. Also present were City Planner/Grant Writer Dan Orr and City Planner Karen Smith.

**1. 24 FLAGG STREET**

Chair Carolyn Turner opened the hearing and provided an overview of the purpose of the site visit and noted some of the components of the site visit were for Planning Board members and the public to review the proposed extension of the roadway and the location of the proposed cul-de-sac. She informed the residents they were invited back to the scheduled Planning Board meeting at City Hall at 7:00 p.m. and would be allowed to participate in the Public Hearing at that time. Chair Carolyn Turner asked Attorney Tarby and his representatives if they would show the site plan and briefly summarize the proposed development.

Project Engineer David Romero of Commonwealth Engineering noted the markings on the pavement is where the roadway would start and also noted the stakes that mark the 30' circle of the cul-de-sac and the stakes that mark the emergency turnaround. Project Engineer David Romero summarized the layout of the property in regards to the paving, slope, grading system, drainage system, existing house, location of new houses.

Mr. Bob Doherty inquired about the existing house and the location of the two new single-family dwellings. Developer George Gately walked the property pointing out the stakes that outline the proposed subdivision reinforcing the fact that he is only proposing two single-family houses.

Mr. Bob Doherty inquired about the driveway locations of the proposed houses. Developer George Gately responded that the driveway of the existing house will remain in the same location with a slight alteration but will keep the same opening and pointed out the location of the proposed driveway of the other dwelling per the plan.

Developer George Gately responded to a resident's question regarding a particular stake noting it was the stake marking the drain easement. Developer George Gately then proceeded to point out the location of the fill and how far it would go out on the property while providing detail on the 2:1 slope of the grading noting he will not use rocks, boulders, or engineer's walls and he will build it out of good material and he will loom over it.

Residents asked clarification on the water flow to the abutting property. Developer George Gately responded, per calculations, there will be no additional water flow onto abutting properties and noted all water from the cul-de-sac will go into the proposed drainage system.

Member Michael Ventresca asked if the curbing would be bituminous or granite. Developer George Gately responded the curbing would be granite and noted the location per stakes and plans.

A resident noted that she did not want curbing where her children play basketball. Developer George Gately noted they designed the plan to leave that particular residents driveway alone so she can play basketball.

Members Bob Doherty and Michael Ventresca asked Developer George Gately if he would walk on the property to point out where the proposed house would be located on the newly created lot. Developer George Gately once again pointed out the stakes that Engineer David Romero placed marking the property.

A resident's daughter once again expressed her concern that she feels the wrong deed was used when marking out the property and developing the plans because her mother and her aunt's house are next door to each other and the wrong owner's name was noted on plan.

Residents continued to ask questions regarding the easements, driveways, property lines, lot size, and names of abutters listed on plan. Developer George Gately continued to point out the property lines and noted his plan meets all set back requirements and informed residents that he is still at the Planning Board stage and if he needed a variance he would apply for one through the Zoning Board of Appeals during the building permit stage.

Developer George Gately asked Chair Carolyn Turner to confirm that the Planning Board handles the roadway. Chair Carolyn Turner confirmed the Planning Board oversees the roadway on the proposed plan.

Developer George Gately stated that the driveway drainage and the road drainage will follow the curb lines to the catch basin drainage system and noted the water will continue to shed from the site the way it has in the past.

Member David Edmonds inquired about the fill on the property, in particular will it be moved from one area of the land to another? He emphasized if it is not done correctly the road will erode. Developer George Gately responded that if the fill is good it will be used to build the

road and noted he has every intention of doing it correctly. Developer George Gately noted that some residents noted their preference to have some of the trees removed from the property and added that he will talk to the neighbors before he cuts them down although they are his tress and he can cut them if he chooses but he will save some if the neighbors ask him to.

Member Michael Ventresca inquired if any test pits were performed. Developer George Gately responded by pointing out several areas where the test pits were performed around the site to determine the best spot for the drainage.

Member Dave Edmonds questioned if the developer has researched what has been dumped on the property over the years to avoid any surprises. Developer George Gately responded that a former owner was a mason and noted it's possible that type of material is part of what has been dumped on the property over the years while adding there is the possibility of ledge on the property.

Chair Carolyn Turner inquired about the location of the proposed house in relation to the road. Developer George Gately stated when you come straight up the road you will be staring straight at one of the homes and noted the locations of the proposed driveways are indicated on the plan.

Developer Gately noted the neighborhood is zoned R-2 and added that upon completion of the project the street will become a public way and the residents will benefit from the cul-de-sac as a turnaround without having to back down the street. He also informed the residents there will be an Operation and Maintenance Plan and the Homeowners' Association will be responsible for the maintenance of the emergency turnaround and the drainage of the street and that it is part of their deed.

Member Bob Doherty made a motion to end the site visit for 24 Flagg Street;  
Motion seconded by Michael Ventresca;  
Motion carried 6-0.

Motion to continue the Public Hearing for 24 Flagg St Definitive Subdivision to 7:00 pm at the regularly scheduled Planning Board meeting at City Hall made by Mr. Dave Edmonds;  
Seconded by Mr. Bob Doherty;  
Motion carried 6-0.

The site visit ended at 6:32 p.m.