

✓

The Planning Board met for its regular meeting on Wednesday, October 20, 1971 in Room 209, City Hall.

Members present were: Carlton B. Payson, Lloyd Anderson, Philip A. Segel, Carl H. Koontz and Frederic R. Butler.

Others present were: Gerard F. McNeil, Francis J. Donahue, Alexander A. Pridotkas, John J. Reney and Charles A. Abdella.

Mr. Payson called the meeting to order at 4:45 P.M.

Minutes of August 25, September 15, and September 29, 1971. Mr. Butler moved that the minutes of August 25, September 15, and September 29, 1971 be tabled until the next meeting. Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

646 Salisbury Street - re-appeal to the Board of Appeals. Mr. McNeil read a letter from Attorney Sumner Silver requesting the Board to remove this item from the agenda. Mr. McNeil explained that the Board could not remove the item from the agenda but could give it Leave to Withdraw.

Mr. Anderson moved to give Leave to Withdraw. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Upland Gardens - fence requirement & drainage problems. Mr. Gustafe Sjoberg and Edward W. Sjoberg, abutting owners to the Upland Gardens housing development, presented photos, maps and testimony to substantiate their charge that the developer of Upland Gardens had altered the drainage system in the area to discharge surface water into the Sjoberg's property which was the cause of flooding. They presented a plan showing the division of their land, most of which is in Auburn, in two housing lots and stated that if the present condition were allowed to continue, they would not be able to develop these lots.

Mr. Paul Casey, engineer for Bradford, Saivetz and Associates, Inc., designers of the project, said that the developer had not altered the drainage pattern of the project

but had placed an existing brook in a pipe which discharged into another existing brook in the same manner that it had previously. He said that this plan was approved by the Massachusetts Department of Natural Resources.

Mr. Payson asked Mr. Abdella if there was anything the Planning Board could do in this matter.

Attorney Abdella stated that in his opinion, this was a matter that would come under the jurisdiction of the Massachusetts Department of Natural Resources.

Mr. Payson stated that this problem was not within the jurisdiction of the Planning Board and he thought that if the Sjoberg brothers had complaints that it was up to the town of Auburn and the Massachusetts Department of Natural Resources to investigate and come up with a solution.

Mr. William Spear, owner of the project, stated that he had just become aware of the problem within the last few days and had instructed his project engineer to investigate and attempt to find an answer to the problem. He said that he would be more than willing to work with the Sjoberg brothers to find an equitable solution to the conditions that seem to exist.

Mr. Payson then thanked both parties for attending the meeting and hoped that they would come up with a mutually agreeable solution.

Mr. Spear had one other item regarding this development to be discussed by the Board- the requirement of FHA which specified a chain link fence be constructed around the entire project.

Mr. McNeil read Mr. Spear's letter. By mutual agreement by the Board and Mr. Spear, it was decided that no action be taken on this matter until spring of 1972 when the Board could see the completed project and then be in a position to render a more intelligent decision.

Date of next meeting. The date of the next meeting was set for October 27, 1971 at 11:00 A.M.

Plans to be ratified. Mr. Butler moved that the following plans be ratified:

- #1514 - plan of land on Marjorie St., owned by L. & T. Marcello Realty Corp., signed 10/5/71.
- #1515 - plan of land on Highland St., owned by Diemetre J. & Claire M. Steffon, signed 10/14/71.
- #1516 - plan of land at Brookman & Florida Ave., owned by Frederick J. Dobois & Paul H. Lundstrom, signed 10/12/71.
- #1517 - plan of land on Wildwood Ave., owned by Parsons Hill Associates, signed 10/12/71.
- #1518 - plan of land on Hapgood Rd., owned by Edwin Keay, signed 10/13/71.
- #1519 - plan of land on Rockdale St., owned by O.S. Walker Co., Inc., signed 10/14/71.
- #1520 - plan of land off Gold Star Blvd., owned by Barry Wright Corp., signed 10/14/71.
- #1521 - plan of land on Paradox Drive, owned by Raymond & Reynold Sansoucy, signed 10/18/71.
- #1522 - Withdrawn

Mr. Anderson seconded the motion. The motion was carried by a 5-0 vote.

Any other business. Bergin Lane - priority. Mr. Anderson moved to give Bergin Lane a no. 1 priority. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote

Cornhill Street - priority. Mr. Anderson moved to give Cornhill Street a no. 2 priority. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Acton Street - priority. Mr. Anderson moved to give Acton Street a no. 3 priority.

Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Petition to make public a new street from Dix to Pleasant Streets. Mr. Anderson moved that the item be tabled until the next meeting. Mr. Butler seconded the motion. The motion was carried by a 5-0 vote.

Discussion re: Code Enforcement Program. Mr. Anderson moved that the item be tabled until the next meeting. Mr. Segel seconded the motion. The motion was carried by a 5-0 vote.

Discussion re: Land Use Survey. Mr. Anderson moved that the item be tabled until the next meeting. Mr. Koontz seconded the motion. The motion was carried by a 5-0 vote.

The meeting adjourned at 5:45 P.M.