



# PLANNING & DEVELOPMENT BOARD MEETING MINUTES

December 11, 2019

## Full Members Present:

Barney Heath, Ex-Officio  
Peter Doeringer, Chair  
Sonia Parisca, Vice Chair  
Kelley Brown, Member  
Jennifer Molinsky, Member  
James Robertson, Alternate

## Staff Present:

John Daghlian, City Engineer

Ruthanne Fuller  
Mayor

Meeting held in Room B17, Newton City Hall

Barney Heath  
Director  
Planning & Development

### 1. Convene as Board of Survey

Mr. Doeringer opened the meeting by convening as the Board of Survey with Ms. Parisca, Mr. Brown, Ms. Molinsky, Mr. Robertson, and Mr. Heath present.

### 2. 56 Farwell Certificate of Action

Mr. Doeringer relayed that the covenant option offered as an alternative to a performance board at the last Planning Board meeting is actually provided for in the State Statute. The City of Newton Law Office has reviewed the language in the proposed covenant for the subdivision and is comfortable with the language. Failure to complete the project by December 2021 would prevent the houses from being occupied as provided in the covenant language.

Upon a motion by Mr. Doeringer, seconded by Ms. Parisca, and approved 5-0-1 (Mr. Heath abstaining), it was moved to amend the existing Certificate of Action in the following manner:

1) Delete condition #8 and replace with the following amended condition: "The applicant shall apply for Building Permits with the Department of Inspectional Services prior to any construction. No Building Permit, *other than a Foundation Permit*, shall be issued until binder course is installed in the proposed roadway."

2) Delete condition #18 and replace with the following amended condition: "The Board of Survey requires a Performance Guarantee **in the form of a Covenant, as required by Section 5 of the Rules and Regulations, which states "Before endorsement of its approval of a plan, the Planning Board will require that the construction of ways and installations of municipal services and other utilities be secured." This Covenant is prepared by the Law Department.**"

3) Approve the terms of the Covenant prepared by the Law Department pursuant to the eighteenth condition as amended by the Board of Survey. This approval is conditional on (1) the acceptance by *Farwell on the Charles* of the Board's amendments to the conditions of the subdivision and of the amended Covenant prepared by the Law Department and (2) the consent by the *Dedham*

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*Institution for Savings* to the execution of the Covenant and to the subordination to the Covenant of its two mortgages on the 56 Farwell Street Property.

**3. Adjourn as Board of Survey**

It was unanimously approved to adjourn as the Board of Survey.

**4. 2020 Planning Board Dates**

Mr. Heath presented the list of regularly scheduled 2020 Planning & Development Board meetings.

**5. Washington Street Vision Plan**

Upon a motion by Mr. Doeringer, seconded by Ms. Parisca, and unanimously approved, it was moved to continue to support the Washington Street Vision Plan as amended in the Planning Department memorandum.

**6. Adjournment**

Upon a motion by Ms. Parisca, seconded by Mr. Brown and unanimously approved, the meeting was adjourned.