

**MINUTES OF THE PLANNING BOARD MEETING**  
**Monday, April 25, 2016**

Present:

Chairman Wagenbach	Ms. Mandelbaum
Mr. Naidu	Mr. Brinkerhoff
Ms. Balson Alvarez	Mr. Matias
Mr. Drummond	Mr. Zucker
Mr. Keiser	Clifford Gibbons

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**Notice of Meeting**

Chairman Wagenbach called the meeting to order at 7:30 p.m. and stated that adequate notice of this meeting had been provided in accordance with the "Open Public Meetings Act."

Minutes from the previous meeting were discussed, revisions & corrections made and unanimously approved.

**Resolutions**

**PB - 12 - 198; 603 Springfield Avenue - Euro Summit**

The resolution pertaining to 603 Springfield Avenue was discussed. Mr. Gibbons noted a correction brought to his attention by Mr. Drummond. Mr. Brinkerhoff noted a typo. Ms. Mandelbaum noted the language regarding the landscape plan and how it should be represented in the resolution regarding the plantings. The Board discussed and agreed that the resolution would require the applicant to revise the landscape plan subject to review and approval of the City Forester. Ms. Mandelbaum also noted the language regarding retaining walls was for landscape walls and not structural building walls. The resolution was moved for approval by Mr. Naidu and second by Mr. Brinkerhoff and approved as follows; Aye: Mr. Brinkerhoff, Mr. Drummond, Ms. Mandelbaum, Mr. Matias, Mr. Naidu, Mr. Wagenbach, Mr. Zucker; Abstain: Mr. Keiser; Not Eligible: Ms. Balson-Alvarez.

**Master Plan**

Chairman Wagenbach announced that we would be having an introductory presentation by the Consultant hired to coordinate the Summit Master Re-examination. Mr. Sadlej and Mr. Abramson were on hand from Topology and offered a presentation discussing the process, what has been done so far and the next steps. Mr. Keiser and Mr. Wagenbach questioned and discussed the completed planning documents and their availability on the City's website. Mr. Naidu requested that Topology describe their public outreach and their ambitious schedule. Ms. Mandelbaum questioned the makeup of the subcommittees and how they were formed.

**Public Hearings**

**PB - 16 - 240 Elks Club, 40 Maple Street**

Mr. Zucker and Mr. Keiser recused themselves from this public hearing and application.

Mr. Roger Mehner of Linabury, McCormick, Estabrook & Cooper, represented the applicant and presented the project to the Board, which included the addition of a third floor to the existing two floor structure and an outdoor rooftop space. Mr. Mehner discussed the Elks Club involvement in the community and its historic presence in the downtown.

Mr. Mehner questioned Mr. Richard Callaghan, Elks Chairman, as to the Elks involvement in the community, its historic traditions, its community fundraising, events, its current membership and facility use. Mr. Wagenbach questioned the frequency of the buildings use by outside organizations and its operating hours to which Mr. Callaghan stated that it is used seven days a week and parties typically end at 5pm on weekends. Mr. Brinkerhoff

questioned who would be using the third floor addition to which Mr. Callaghan stated only Elks members would be allowed on the third floor.

Mr. Mehner questioned, Mr. Frederick Cooke, project architect, regarding the layout of the third floor addition and its uses. Mr. Cooke discussed some of the different materials to be used for the addition, which are meant to be compatible with the existing building and the surrounding neighborhood, in addition to commenting on lighting, planters and visibility from the street.

Questions from the Board were heard regarding the glass patio enclosure, screening materials for mechanical equipment and occupancy from Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Matias and Ms. Mandelbaum. Mr. Cooke answered all questions as he could but mentioning that the final detailed design was not yet complete.

Mr. Sneickus of Burgis Associates questioned the height of the recessed lights located in the exterior of the third floor addition in relation to the building addition setback from the front of the existing building to which Mr. Cooke replied that the setback would be 25 feet. Mr. Sneickus also questioned whether the elevator would be extended to meet the third floor to which Mr. Cooke replied that would indeed be the case along with extending the stairs in compliance with all building regulations.

Mr. Mehner now questioned Mr. Jack Zybura, an acoustical engineer representing the applicant regarding noise concerns. Mr. Zybura testified the project involves three noise issues, mechanical equipment, amplified sound (i.e. music sound system) and unamplified sound, (i.e. human voices). Mr. Zybura testified that all three nuisances would meet State and City regulations. Further questioning of Mr. Zybura was posed by Mr. Wagenbach, Mr. Brinkerhoff, Ms. Mandelbaum and Mr. Drummond. Mr. Zybura and the applicant agreed that if necessary an active sound limitation system would be included in the design to automatically control the amplification of the music system.

Comments from the public were now heard and Mr. Anthony Melchionna, property owner adjacent to the Elks Club brought up issues regarding safety, construction logistics, noise concerns and fire egress/ingress. Mr. Melchionna also mentioned that to date, noise has not been a factor at the Elks Club, but specifically questioned the construction logistics of the project given its limited space in the rear, no access to the sides and only sidewalk and street to the front.

The Board entered into discussion regarding the construction logistics, sound and the third floors use. The application was approved subject to condition regarding sound, lighting and use as follows; Aye: Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Drummond, Ms. Mandelbaum, Mr. Matias, Mr. Naidu, Mr. Wagenbach; Not-Voting, Recused: Mr. Keiser, Mr. Zucker.

PB – 16 – 242 Celgene, 86 Morris Avenue

Mr. Drummond recused himself from this hearing.

Mr. James Webber of Dempsey, Dempsey & Sheehan, represented the applicant and described the project in detail. The work is to include the enclosure of a mezzanine level within Building J and the applicant is requesting the waver of GDP amendments.

Mr. Webber questioned Mr. Doug MacGorman, director of engineering, construction and carbon management, regarding the details of the work proposed at Building J. Mr. MacGorman testified that the building was formally a warehouse used for manufacturing and that the main floor had a very high ceiling height. Mr. MacGorman continued that this area is to be filled in by extending the existing second floor over the warehouse area creating an additional 12,000 square feet of space.

Mr. Webber and Mr. MacGorman continued to discuss and review all of the comments made by the professionals.

Mr. Sneickus posed questions regarding circulation and traffic, floor area calculations and Master Plan inclusion.

Questions were posed regarding landscaping, parking, water supply and fire communications by Mr. Wagenbach, Ms. Mandelbaum and Mr. Keiser.

Mr. Wagenbach moved to approved the application, second by Mr. Keiser and the application was approved as follows; Aye: Ms. Balson-Alvarez, Mr. Brinkerhoff, Mr. Keiser, Ms. Mandelbaum, Mr. Matias, Mr. Naidu, Mr. Wagenbach, Mr. Zucker; Not-Voting, Recused: Mr. Drummond.

Respectfully submitted,

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Rick Matias  
Planning Board Class II Member