

WATERTOWN PLANNING BOARD

DATE: April 13, 2011 PLACE: Lower Hearing Room TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: Jeff Brown, Acting Chairman; Fergal Brennock; Linda Tuttle-Barletta
Staff: Steve Magoon, Director, Ingrid Marchesano, PB Clerk, Gideon Schreiber, Senior Planner

Acting Chairman Jeff Brown called the meeting to order at 7:00 PM.

ADMINISTRATION BUSINESS

Fergal Brennock motioned to approve the minutes of 3/9/2011.

Linda Tuttle-Barletta seconded the motion.

Voted 3-0 In favor

CASE PENDING

- **42 Union Street; Elizabeth Gibby & John Homnick** – Special Permit Finding

Adam Wiener, designer, representing the owners. The house was built in 1900 and purchased by the petitioner in 2006. The house has been renovated and the only bathroom is located on the seconded floor. We are proposing to enclose existing covered side porch that has a door connecting to the kitchen. A second means of egress is in the rear. The proposed small enclosed structure has a footprint that is slightly larger than the existing porch. The exterior design will blend with the existing house. The house has clapboard in the front, left side is asbestos, and it will all be converted into clapboard.

Steve Magoon, the 2-story home is on a 3,364 s.f. located in a T zone. The petitioner is proposing to enclose existing 3'4"x4'11" entryway and convert into a 3'4"x6'00" bathroom. The property is surrounded by single and 2-family homes. Second means of egress is in the rear. The alterations will not be substantially more detrimental than the existing non-conforming use, staff recommends approval.

Linda Tuttle-Barletta motioned to approve the petition for Special Permit Finding under Section 4.06(a) based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Fergal Brennock seconded the motion.

Voted: 3-0 In favor

- **52 Partridge Street; Daniel Watson** – Variance

Daniel Watson, we have purchased this single family home in 1991. The 7,891 s.f. lot is located in an S-6 zone. For the last 20 years we have used the rear entrance near the driveway, inside a covered porch for ingress and egress. The roof gutters drain onto this area causing a substantial ice build-up, the area is shielded from the sun which prevents thawing. Due to my wife's health issues, this has become a hazard. The front stoop gets the full morning sun and gets no ice problems. We are requesting to allow construction of a 9'9" by 5'6" roof over an existing front stoop. The criteria for granting of the variance have been met, the footprint of the house will remain the same. Many similar entryways have been built in the neighborhood.

Steve Magoon, the 7,891 s.f. property is located in an S-6 zone, the house was built in 1928. The request is to cover the front area with a 9'9"x5'-9-1/2" roof and built 2 pillars over the existing stoop which will provide 4'11" front yard setback where existing 10.7' setback exists and where 25' setback is required. The 4 criteria of granting a variance have not been met, the lot is not unique or irregular. The petitioner could create an addition in the rear without needing a variance. This proposal would

alter the character of the structure, staff recommends denial. We have discussed the petition with the applicant recommending a small overhand.

Daniel Watson, to add to the side of the existing front entrance would block the front windows. The footprint of the house is not changed.

Fergal Brennock, this design is not in keeping with the neighborhood. It is visually wrong, the Greek double column style does not fit the neighborhood.

Jim Finley, contractor, all the homes in the neighborhood have front entryways with columns, it is an appropriate approach.

Steve Magoon, the design is not consistent from the zoning perspective. The setback is not met now, and the nonconformity will be extended. Some of the homes in the neighborhood predate zoning.

Linda Tuttle-Barletta, this proposal does not seem to be the best design, it is very crowded. It will further encroach to the street.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals denial of the petition for variance under Section 5.04 based upon the finding that it does not meet the criteria set forth in the Zoning Ordinance.

Fergal Brennock seconded the motion.

Voted 3-0 In favor

CASE PENDING

Linda Tuttle-Barletta motioned to continue the 57 Irving Street, 560-580 Pleasant Street, and 320 Main Street petitions to the next meeting of the Planning Board.

Fergal Brennock seconded the motion

Vote: 5-0 In favor

OTHER

Steve Magoon, I would like to welcome Gideon Schreiber as a second Senior Planner. Gideon has GIS experience as well. Danielle Evans and I have attended the APA conference in Boston. We have participated in several workshops, there were about 5,000 attendees. The APA Natural Award recipient was the Tufts student team Watertown path project. We are meeting tomorrow with the consultant regarding the Economic Development Study, it should be completed shortly and submitted to the Town Council.

Fergal Brennock motioned to adjourn the meeting at 7:30 PM.

MEETING ADJOURNED: 7:30 PM

MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 4/13/2011 available in the DCD&P office.