

WATERTOWN PLANNING BOARD

DATE: June 9, 2010 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Jack Zollo; Jeff Brown

ADMINISTRATIVE BUSINESS

Jack Zollo motioned to approve Minutes of 5/12/2010 meeting.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

CASE PENDING

- **175 North Beacon Street;** Perkins School for the Blind, Steve Rothstein, President – Special Permit/Site Plan Review

Brenda Nicolas, Director of Support Services, a substantial donation was received which would allow us to build the Grousbeck Center for Students and Technology. The property is located in a 2-family zone and such an educational use is allowed under the Dover Amendment. The 2-story structure is 16,502 s.f. We have met with the staff, the parking layout that is close to the track has been changed to allow safety of students. We will provide total of 30 parking spaces which includes 16 shadow spaces.

Christine Verbitzki, the building is L shaped with views towards the pond. The structure consists of multipurpose room that seats up to 80 and will be used distance learning and video production. Next are several breakout spaces. The main lobby located on second floor will allow a display of adaptive technology. Separate computer training room will have 20 work stations to train students and teachers. In addition, there are 6 offices, internet broadcast room, music recording room and quiet study room.

Steven Garvin, Engineer, the existing parking lot is located near Beechwood Avenue and will be reconfigured. The entrance area will be one way. The building is located 100 feet from the pond. Sewer will be connected to the existing town sewer line. We have met with the Conservation Commission who is in support of the plan. The fire hydrant location was approved by the Fire Department. Some trees will be relocated, others will be preserved.

Steve Magoon, this proposal reduces number of shadow parking spaces. This is a positive step in the right direction. Adequate space for parking will be provided, the sidewalk constructed by the applicant from North Beacon Street to the second entrance on Beechwood.

Danielle Evans, we have met with the petitioner yesterday. The new layout is a better option. This is a by right use but any construction over 4000 s.f. needs Site Plan Review. The landscape will be preserved in its natural stand, about 20 trees will be relocated. The building is appropriately designed for modern technology. The 55% open space exceeds the 20% requirement. The new configuration of the parking area will improve the circulation. The petitioner will construct sidewalk along the western side of Beechwood Avenue. Utility services will be underground, directional signage will be added and the petitioner needs appropriate sign permits. The site is appropriate for such a use, the proposed use will not adversely affect the neighborhood. All the health and safety requirements have been met. Staff is in support of the proposal.

Ernesta Krackiewicz, 77 Riverside, the petitioner addressed all the concerns. Perkins has been very good about reduction of pavement, plantings, etc. I am in support of the proposal.

Clifford Rugg, 31 Beacon Park, I have attended neighborhood meetings scheduled by the petitioner. The sidewalk needs to continue to the end. The pond water table is very high, neighbors are having Watertown Planning Board

June 9, 2010

Page 2

problems with basement flooding, and will the construction of the Grousbeck Center increase these problems? We are very concerned with the tree removal. We should not confuse open space with green space. There will be increase in traffic, people from all over the world visit the school, and we are concerned with increased traffic on Beechwood.

Brenda Nicolas, we will have a meeting regarding the tree plantings this Friday, neighbors are welcome to attend. Most of the trainees are teachers from the campus. We are very careful to address all the issues.

Steven Garvin, Engineer, the water level in the pond will not increase. The water going into the pond will be detained. The size of the parking lot has been slightly reduced.

John Hawes, the Board will allow 16 shadow parking spaces.

Jack Zollo motioned to recommend to the Board of Appeals approval of the Special Permit under Section 5.00(f), 9.03, 5.01.2(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 and with additional condition that 16 shadow parking spaces be allowed.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

- **462 Mount Auburn Street;** James Hoyt, Esq. for Clear Wireless LLC/Sprint/Nextel – Special Permit

James Hoyt, Esq., this is a proposal for wireless installation to be used for high speed internet. Three panel antennas will be installed on an existing rooftop elevator penthouse, stair penthouse and existing chimney. One 2-foot diameter backhaul dish antenna will be installed on existing rooftop stair penthouse. All associated equipment will be placed on the rooftop. This equipment is needed to provide sufficient coverage for Watertown customers.

Danielle Evans, the petitioner is seeking TCA Use Variance. This is a residential structure located in two family zone. The new antennas will not be higher than the existing equipment and will be painted to match existing equipment. The current location is preferable to creating a new site. The petition meets the criteria of Zoning Ordinance and the Federal Telecommunication Act and staff recommends approval of the TCA Variance and Special Permit.

Jeff Brown motioned to recommend to the Board of Appeals approval of the Special Permit under Section 5.13 and TCA Use Variance under Section 5.13(a)(1)(2) based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

VOTE: 3-0 In favor

OTHER

Steve Magoon, we have received a report from third party review of 240 Waverley Avenue Proposed Facility for T-Mobile. The petition will be heard at the July 14 Planning Board meeting.

Jeff Brown, could the Board deny the petition?

Steve Magoon, the report will be discussed at the next meeting

Chairman John Hawes adjourned the meeting at 8:05 PM.

MEETING ADJOURNED: 8:05 PM MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 6/9/2010 available in the DCD&P office.