

WATERTOWN PLANNING BOARD

DATE: May 11, 2011 PLACE: Lower Hearing Room TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Fergal Brennock; Linda Tuttle-Barletta
Staff: Ingrid Marchesano, PB Clerk, Danielle Evans & Gideon Schreiber, Senior Planners

Chairman John Hawes called the meeting to order at 7:00 PM.

ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 4/13/2011.

Fergal Brennock seconded the motion. Voted 3-0 In favor

John Hawes stated, Planning Board member and friend Jack Zollo passed away on April 22, 2011. Jack was a lifelong resident, Town Council and Planning Board member, and a Watertown School Administrator for 35 years. His presence on this Board will be missed.

CASE PENDING

- **24-26 Copeland Street;** Harish K. Chawla – Special Permit Finding

Wayne, designer, this is a proposal to convert existing porch into a sunroom. The room will not have heat or hot water connection and will be used as a playroom. The architectural plans have been revised. This will be an L-shaped enclosure, the footprint will remain the same.

Danielle Evans, the 2-story 2-unit building sits on a 4.091 s.f. lot. This is a proposal to alter the nonconforming structure to create a 3-season porch. Staff recommended to redesign the sunroom to avoid the need for additional relief. Only the area of the deck that is covered by second floor deck will be enclosed, the area below the stairs will not be included. The building coverage will remain the same, staff recommends approval with conditions.

John Hawes, the redesign will make the enclosure to look odd, but the original proposal would require a variance.

Danielle Evans, the original petition would not meet the criteria for granting of a variance.

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: 4-0 In favor

CONTINUED CASE

Jeff Brown motioned to approve the withdrawal of the 57 Irving Street petition.

Fergal Brennock seconded the motion Vote: 4-0 In favor

OTHER

Danielle Evans, a special combined meeting of the Town Council and the Planning Board regarding the Economic Development Study has been proposed for June 15, 2011.

John Hawes adjourned the meeting at 7:45 PM.

MEETING ADJOURNED: 7:45 PM MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 5/11/2011 available in the DCD&P office.