

## WATERTOWN PLANNING BOARD

DATE: July 13, 2011 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

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

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

### ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 6/8/2011.

Fergal Brennock seconded the motion.

Voted 4-0 In favor

### CASE PENDING

- **77 Riverside Street;** David Russo, Chairman of the Historic Commission Watertown Historic Landmarks Ordinance and request for comments on the 77 Riverside Street Landmark Designation Report

Steve Magoon, the Town recently adopted the Historic Landmark Ordinance. One of the requirements is for the property to appear before the Planning Board.

David Russo, Chairman of the Historic Commission, the property has been evaluated if it should be considered as a Historic Landmark. The property is over 15,000 s.f. and the frontage is on 3 streets. The house was constructed in 1806 and is the birthplace of George Tyler Bigelow, a Justice on Mass Supreme Judicial Court. The house maintains a high degree of architectural integrity.

Jeff Brown, this is a significant structure. How is it used now?

David Russo, the structure is a single family house, it is up to the current owners to see how it will be used.

- **22 Perry Street;** Ada H. Wong – Special Permit

John Hawes, we have received a request for 2 petitions that are on our agenda to continue.

Linda Tuttle-Barletta motioned to continue petition for 22 Perry Street and 326 Belmont Street until the next meeting of the Planning Board.

Fergal Brennock seconded the motion.

VOTE: 4-0 In favor

- **175 Palfrey Street;** Mark Staten – Amendment to Special Permit #86-87-36

Mark Staten, this is a request to raise the second floor roof line to match the main house and to increase usable space to allow for kitchen and bath renovations. The footprint of the building will not increase.

Gideon Schreiber, the 8,949 s.f. lot has a 2-family house that has been converted into 2 condominiums. The property is located on Whitney Hill, the site is zoned S-6. Previously the property was zoned Single family conversion and Decision #86-36-SP V allowed to convert the single family house into 2 family and construction of 2-car garage and 2 stacked spaces. Staff found that the site is

appropriate for such a use, and that adequate facilities will be provided. Staff recommends an approval.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Amendment to Special Permit #86-87-36 based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

- **383 Orchard Street;** Atsuko Polzin – Valzin

Atsuko Polzin, we are proposing to build a storage shed to store bicycles and other equipment. The house sits on a corner lot and most of the lawn is in the front. The only area where the garden shed can be placed is towards Whitney Street.

Gideon Schreiber, this is an 8,183 s.f. corner lot, the 2-story house was built in 1880. The property was subdivided and the rear yard is almost nonexistent. The property is located in T zone and surrounded by mixed residential neighborhood. A concrete pad/patio is located north of the driveway. The petitioner is requesting a Variance to allow 10x12 foot accessory shed located 5' from the side lot line where 15' is required. The lot is uniquely shaped and conditions have been met. A smaller shed could be built on the existing patio. As proposed, the character of the property would be altered and it would not fit with this historic structure. Staff recommends a denial of the variance.

Jeff Brown, this is a very handsome house, the location of the proposed shed is not appropriate. This is a very large shed, a smaller shed would be preferable.

Atsuko Polzin, my husband is disabled and the patio is needed for access.

John Hawes, an accessory structure should not be located in the front yard. Could the shed be placed 15' instead of 5' from the street? The best solution would be to place the shed on the patio.

Gideon Schreiber, the accessory structure has to be setback 10' from the house.

Fergal Brennock, placing the shed in the front would be detrimental to the property.

John Hawes, the case could be continued to allow the petitioner to look into other options.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals denial of the Variance based upon the finding that it does not meet the criteria set out in the Zoning Ordinance.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

- **805 Mt.Auburn Street;** New Cingular Wireless PCS, LLC d/b/a AT&T Mobility LLC, c/o Frank Kelley, SAI Communications – Amendment to Variance, Special Permit and Special Permit Finding #96-33

Michael Dolan, Atty, this is a request to relocate 6 existing antennas from a 25' rooftop pole and adding one LTE antenna within a 10' stealth enclosure above the existing penthouse structure and mimicking the penthouse. The existing mast will be dismantled and service to customers upgraded.

Danielle Evans, staff reviewed the request for Amendment granted in 1997, later antennas were modified. The roof has AT&T/Cingular, Sprint and Clear Wireless antennas which were not shown on the original application. The 6-story residential building is located in LB zone. The original SP relief

was granted for Exception in height. New set of plans was submitted tonight. The antennas will be fully concealed, penthouse will be build and colors will match. Conditions for the Amendment have been met, this will be an improvement. Staff recommends approval.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Amendment to Special Permit Finding, Special Permit & Variance #96-33 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.

VOTE: 4-0 In favor

- **532-560 Pleasant Street; A.Russo & Sons Inc.** – Amendment to Special Permit and Site Plan Review

Dan Bailey, Atty, the case was heard by the Planning Board in June. As per discussions, changes were made to the building and site plans, as well as the driveway entrance.

Fred Keylor, engineer, after discussing the plans at the last meeting, we met with the staff and new plans dated 7/5/2011 were submitted. Entry from Pleasant Street located in the front of the building will be closed, display layout changed, more parking provided and driveways defined by pavement markings and added landscape islands. Crosswalk was shifted to the north and signs directing customers added.

Niles Sutphin, Architect, the proposed tower materials have been changed slightly and few items redesigned. The tower is 46' high and decorative materials have been added. The height is within the requirements of the Zoning Ordinance.

Gideon Schreiber, staff created an addendum dated 7/7/2011 to the Staff report. A long list of conditions is attached to the staff report. Some recommendations were modified, the only denial is the impervious coverage greater then the allowed 80% at 532 Pleasant Street.

Dan Bailey, we do not comply with the impervious surface requirements but we are proposing to landscape town land which is not included in the coverage.

Fergal Brennock, I am very concerned with the truck traffic. Was the plan reviewed by the staff ?

Gideon Schreiber, it was discussed with the petitioner, the semis will be coming mostly from the East. There are areas that would impact parking and crosswalks. We will use the same materials as in the display area.

Dan Bailey, tractor trailers cannot enter from the west. The orders get ready, box trucks come in, 3-4 AM drivers come in to pick up the produce. Some trucks come directly from the farms, the time of arrival varies. Condition #18, the word "parked" should be changed to "stored". Condition #3, delete end of the sentence "for the structure or for further use of the parking lots being modified" and add "for the proposed improvements".

Steve Magoon, staff recommended a denial of the variance but the petitioner indicated that they will comply. The vote tonight consists of 2 parts. The Planning Board will have final vote on PSCD, the second part is recommendation to the Zoning Board of Appeals.

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Linda Tuttle-Barletta motioned to approve the Special Permit Finding with Site Plan Review under Section 5.01.3(f), 5.01.5(h), 5.02(j) & 5.02(f), based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions 1-22 set forth in the staff report with the modification to condition 3 striking “ the structure or for further use of the parking lots being modified.”, replacing it with “proposed improvements.”

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Variances under Section 5.16(d), 6.02(b)(k), 6.04(c) based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions 23-29 striking condition 30 and with a new condition stating that the petitioner provide pervious surfaces in the shopping cart corrals at 532 Pleasant St.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

- **428 Mount Auburn Street;** Jeffrey Belezikian – Variance

Linda Tuttle-Barletta motioned to allow the withdrawal of the above petition.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

## **OTHER**

Steve Magoon, the Economic Development Study meeting took place this morning. Some issues were raised by the Town Council, such as some recommendations were too specific. It was decided by the subcommittee to vote and make a recommendation to the Town Council. A tremendous interest was shown by people who are for or against projects. Language of the report will be amended and final version submitted to the Town Council.

John Hawes, we need to discuss the report prior to submission to the Town Council. We need to think about multifamily housing, find a balance between housing and commercial developments. The report is a good document to start the process.

Steve Magoon, the subcommittee will present the report to the Town Council at the August or September meeting.

John Hawes adjourned the meeting at 8:55 PM.

MEETING ADJOURNED: 8:55 PM MINUTES APPROVED: \_\_\_\_\_

For more detailed Minutes see tapes dated 7/13/2011 available in the DCD&P office.