



TOWN OF WATERTOWN

Zoning Board of Appeals

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Melissa M. Santucci, Chairperson
Deborah Elliott, Clerk
David Ferris, Member
Suneeth P. John, Member
Christopher H. Heep, Alternate Member

Telephone (617) 972-6427
Facsimile (617) 926-7778
www.watertown-ma.gov

MINUTES

On Wednesday evening, **July 27, 2011** at 7:00 p.m. in the Council Chambers on the second floor of the Administration Building, the Zoning Board of Appeals held a public hearing. In attendance: **Melissa Santucci**, *Chairman*; **Deborah Elliott**, *Clerk*; **David Ferris**, *Member*; **Suneeth P. John**, *Member*; **Michael Mena**, *Zoning Enforcement Officer*; **Daniel Evans**, *Senior Planner*; **Gideon Schreiber**, *Senior Planner*;
Absent: Christopher H. Heep, *Alternate Member*; **Louise Civetti**, *Clerk to ZBA*.

Chair Santucci opened the meeting, introduced the board and staff; announced no administrative items on the agenda and the following cases have been continued: 532-542 Pleasant St., A. Russo and Sons; 532, 550-580 Pleasant St., A. Russo and Sons; 326 Belmont Street, Dr. Mark Stokowski and 22 Perry Street, Ada Wong.

Chair Santucci has taken 383 Orchard Street and 52 Partridge Street out of order on the agenda as they have requested to withdraw. She then explained that with a four-member board, all votes must be in favor of the petition in order to be granted approval by the board; however, a petitioner may request a continuance to be heard by a five-member board at a later date.

Mr. Mena clarified that 383 Orchard Street has requested a continuance – not to withdraw. Chair Santucci corrected the address for the request to withdraw to 428 Mt. Auburn Street.

Ms. Elliott read the legal notice:

Jeffrey Belezikian, 29 Adams Avenue, Watertown, MA 02472, herein requests the Board of Appeals grant a **Variance** in accordance with §5.04, Table of Dimensional Regulations, Side Yard Setback, Zoning Ordinance, so as to construct a new 1-story single family residence on an existing foundation with a varying side setback of 13' to 8', where 10' is required at **428 Mount Auburn Street**, located in the T (Two-Family) Zoning District.

Mr. Ferris motioned to accept the withdrawal request. Ms. Elliott seconded. Voted 4-0. Withdrawal granted.



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Absent: Christopher H. Heep, *Alternate Member*; **Louise Civetti**, *Clerk to ZBA*.

Chair Santucci noted that 52 Partridge Street is a continued case and is still open and does not require the legal notice to be read. She requested a motion.

Mr. John motioned to allow the withdrawal as requested. Mr. Ferris seconded. Voted 4-0. Withdrawal granted.



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Absent: Christopher H. Heep, *Alternate Member*; **Louise Civetti**, *Clerk to ZBA*.

Chair Santucci swore in the audience.

Chair Santucci read a letter from the Zoning Enforcement Officer requesting the case for 383 Orchard Street be continued due to a family emergency. She requested the case be opened to be continued.

Ms. Elliott read the legal notice:

Atsuko Polzin, 383 Orchard Street, Watertown, MA 02472, herein requests the Board of Appeals grant a **Variance** in accordance with §4.03(g), Accessory Structures Adjacent to Public Way, Zoning Ordinance, so as to allow a 10'x12' shed to be located 5' from the side lot line, where 15' is required at **383 Orchard Street**, located in the T (Two-Family) Zoning District.

Mr. Ferris motioned to allow the continuance of the request to August 31, 2011. Mr. John seconded. Voted 4-0, continued.



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Absent: Christopher H. Heep, Alternate Member; Louise Civetti, Clerk to ZBA.

Ms. Elliott read the legal notice:

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility LLC, c/o Frank Kelley, SAI Communications, 22 Keewaydin Drive, Salem, NH 03079 herein requests the Board of Appeals to grant an **Amendment to Variance, Amendment to Special Permit; Amendment to Special Permit Finding #96-33**, granted on February 26, 1997, amended on July 30, 1997 in accordance with §4.06(a), Alteration to a Non-Conforming Structure; so as to relocate existing (6) 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 at **805 Mt. Auburn Street**, located in the LB (Limited Business) Zoning District.

Michael Dolan on behalf of New Cingular Wireless d/b/a AT&T. He explained that his client currently has 6 antennas on a 25' mast on the roof-top of the building and the top of the antennas is at a height of 85'. They wish to add 3 antennas for new technology known as Long-term Evolution, which is 4-G. They will be adding a 6' high screen wall to the top of the existing penthouse to improve the look of the building and to add new equipment – 3 antennas as well as the existing 6 antennas. They will dismantle the existing 25' mast. They are actually lowering the height of the existing antennas and screening all new and existing.

Mr. John requested they review their analysis.

Frank Kelly, Site Acquisition Specialist for AT&T stated that the existing conditions are shown. The antennas will be housed behind the painted to match screen. The photo sims included the Sprint antennas as they are almost completely installed. However, the Staff requested they be removed from the simulations.

Ms. Santucci asked for clarification of their color-coded maps. Mr. Dolan explained Green is for in building coverage, which is optimal; blue, in vehicle; light purple, signal walking on street; grey area is where there will be no LTE coverage. There is only one small area in Watertown that is in the grey area. No other sites in Watertown are needed for coverage.

Mr. Dolan stated that an amendment to the existing variance is NOT necessary as they are lowering the height. Ms. Evans explained that decision #96-33 is for a Special Permit, a Special Permit Finding and a Variance; therefore, the amendment is to the entire decision.

Ms. Santucci noted that the conditions are typical for this type of installation – 10 conditions originally granted in 1996.

Speaking from the public: Dennis Duff, 33 Spruce Street, said that the FCC limits the power of the Zoning Board and asked if the ZBA could limit the number of antenna on a specific site. Ms. Santucci said the Town doesn't limit it as a provider could state coverage is necessary. Mr. Mena added that there is no town ordinance; however, they can limit visual blight and clutter.

Mr. Ferris motioned to approve the application to relocate the existing 6 antennas from a 25' roof-top pole and to install three LTE antennas within a 10' stealth enclosure with the conditions. Mr. John seconded. Voted 4-0, Granted.

Documents Reviewed:

The Control Plans shall be: the plan set entitled "Site Number: MA2214. Site Name: Watertown 805 Mount Auburn" Title Sheet, T-1; General Notes, GN-1; 300' Abutter Plan, C-1; Existing & Proposed Roof Plans, A-1; Equipment Plan, A-2; Elevations, A-3; Elevations, A-4; Details, A-5; Structural Details, S-1; & Plumbing Diagram & Details, G-1 all dated 1/24/11 issued for review and revised 7/07/11 and prepared by SAI Communications and Hudson Design Group.



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Absent: Christopher H. Heep, Alternate Member; Louise Civetti, Clerk to ZBA.

Ms. Elliott read the legal notice:

Mark Staten, 175 Palfrey Street, Watertown, MA 02472, herein requests the Board of Appeals to grant an **Amendment to Special Permit #86-87-36** granted August 17, 1987, so as to raise roof height of the second floor at the rear of an existing two family residence, located at **175 Palfrey Street**, located in the S-6 (Single Family) Zoning District.

Mark Staten stated that the reason for the roof change is to allow them to have upper cabinets in their kitchen. Right now the sloped roof only allows them to have 5 upper cabinets. When the first started to consider the renovation, a less expensive would have been to add two shed dormers however, they did not look right on this property. This way is more expensive but goes with the style of the house.

Ms. Santucci asked if it is going over the back section over the yard – looking at the photo from the rear yard.

Mr. Ferris asked how the addition would be sided. Mr. Staten said they will use a product called mineral board that will match the existing asbestos shingles. They will match the cornice work.

Mr. John asked for clarification on the request to not add Floor Area but the roof pitch is adding about 5' floor height. Mr. Mena explained that the floor area is calculated by the gross floor area to the exterior of the wall so it does not take ceiling height into consideration. Mr. John further asked if the ceiling comes down to 4 feet, it is still considered full...Ms. Santucci stated that he may be thinking of a half-story. Mr. John said this increases the usable area.

Gideon Schreiber, Senior Planner explained that the zoning district has changed to S-6 (Single Family) at this property and because of that, the board placed a condition on the last approved decision that any exterior changes to the property be brought back to the board for review.

There were no comments from the public, the petitioner or further comments from the board.

Chair Santucci moved to a business mode and read the recommendation of the Planning Board which voted 4-0 to approve this request with conditions that are straight-forward. This is an amendment to an existing special permit. This is probably not even going to be visible from the street.

Mr. Ferris motioned to approve the application to raze the roof above the rear on the two-family residence. Mr. John seconded. Voted 4-0 Granted.

Documents reviewed:

The Control Plans shall include the following: Amended building addition plan and elevation prepared by Architects 2, 20 Woodward St., Newton Highlands and dated 5/18/2011, "Proposed Floor Plan", "Right Side Elevation", "Left Side Elevation", and "Rear Elevation".

Chair Santucci reiterated that we are meeting on August 31, 2011 and the board is expected to hear the continued case for Russo's as well as the other continued cases mentioned this evening. Mr. John mentioned that he will recuse himself from the Russo's case. Ms. Santucci clarified that Mr. Heep will be available to vote in his absence.

Ms. Elliott motioned to adjourn. Mr. John seconded. Voted 4-0, meeting adjourned at