

WATERTOWN PLANNING BOARD

DATE: October 12, 2011 PLACE: 3rd Floor Conference Room 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
Gideon Schreiber, Senior Planner

ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 9/14/2011.

Linda Tuttle-Barletta seconded the motion.

Voted 4-0 In favor

CASES PENDING

- **32 Olney Street**; Craig McMahan & Natalya Pushkina – Special Permit Finding

Fergal Brennock, I was involved in this project with the previous owners providing structural analysis.

Craig McMahan, the house was built in 1910, we have purchased the property in March 2011. We are proposing to enclose the existing front porch using the same materials as the existing house. The existing rear addition will be razed and replaced with a 2-story addition maintaining the side yard setback. Same architectural materials will be used, the height will match the existing roofline. The addition will not be visible from the street.

Gideon Schreiber, the 4,000 s.f. is located in T zone but only a single family house is allowed by right. The existing site plan is showing 2 kitchens but the assessor's records are showing only one. The neighborhood is a mixture of single and two family homes, some with enclosed porches/sunrooms. The existing rear addition was built without a building permit and will be razed. Enclosing the front porch will fit with the rest of the neighborhood. The 1.9 foot setback as proposed will be substantially more detrimental, there are some mature trees in the area. Other option would be to shift the addition to be less nonconforming. Staff recommends approval for enclosing of the front porch and to modify the side yard Special Permit Finding as stated in conditions #6 and #7, and that the property be inspected prior to issuance of the building permit.

Jeff Brown, as you know, the Board members visited the property and the yard is already very cramped, the garage being very close.

Natalya Puskina, the garage was already there when we purchased the property in March. We want to create a roofline that is consistent with the house.

John Hawes, the addition will not be visible from the street, windows on the south side would improve the design.

Gideon Schreiber, one of the options would be to build smaller addition. There is an outdoor and indoor entrance to the basement, the external entrance would have to be enclosed. The 2 kitchens were not in existence when the house was sold in March. The building inspector will require that the second kitchen is removed. The Board is approving only the exterior part of the property.

Fergal Brennock, the proportion of the proposed addition is in keeping with the existing house.

Natalya Puskina, my elderly parents live with us. The second kitchen was built on the second floor to be used in the entertainment area.

John Hawes, does the second floor have separate entrance? We are concerned with the future use, is the petitioner going to rent the space?

Gideon Schreiber, the second egress in the rear was removed.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Special Permit Finding under Section 4.06(a) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report with condition #6 removed and condition #7 becoming #6.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

John Hawes, the next step is the ZBA meeting in October. The staff already addressed the issue of this being single family house on an undersized lot in T zone.

CONTINUED CASES

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

John Hawes, the applicant is not present tonight, the application will expire if not heard tonight. We can either approve it or turn it down based on the lack of participation.

Gideon Schreiber, the Board has an obligation to hear the petition, it cannot be continued again, the 60 day period would expire if not heard this month by the Boards. The choice of the Planning Board is to consider it based on what has been submitted and the staff report. I have been in contact with the builder, the property was in foreclosure before, and parts of the structure are boarded up.

Linda Tuttle-Barletta, I am not inclined to approve the petition without the petitioner being present.

Fergal Brennock, the property should not remain like this during the winter months, especially with its foreclosure history.

Jeff Brown, is there a requirement that the petitioner has to be present? The real question to consider is the merits of the proposal. This is an eyesore in the neighborhood.

Gideon Schreiber, the request is to construct a 2-story addition with a full basement that is located behind a front stairwell and alongside rear stairwell, attached to previously constructed shed style addition. The petitioner also indicated that they will request 6 parking spaces. Staff suggested to remove some of the asphalt and provide 4 parking spaces.

John Hawes, I sympathize with the situation, but the Board does not have to agree. The plans should be changed to show the 4 parking spaces and to change the roof line. We can vote and pass it along to ZBA subject to conditions in the staff report.

Gideon Schreiber, the addition does not fit the character of the house. The petitioner has a building permit to continue without the addition and to correct the stairwell.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit under Section 5.04(r) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report with conditions #6 and 7 and that the plans be revised prior to the ZBA October 26 meeting.

Fergal Brennock seconded the motion.

VOTE: 4-0 In favor

OTHER

190-192 Arlington Street

Gideon Schreiber, this petition will stay on the agenda until heard. I have met with both property owners, they would prefer to leave everything as is. It is a zoning enforcement case and a resolution has to be found.

John Hawes, when the case came in front of the Board the first time, it was under the previous owner. The Board was not very happy with the petitioner then. Can we convey to the new owners that we might be more favorable if a new proposal is submitted?

Fergal Brennock, I asked the owner at the last meeting who owns which parking space and did not get any answers. One of the hardship criteria could be that the parking space that was part of the purchase was not legal.

Gideon Schreiber, the garage area that could have been used for parking was finished as a living space. Both parties have mortgage insurance which is supposed to help in such situation.

Steve Magoon, we should not be too encouraging to the owners, the next step is the ZBA.

Stanley Avenue Lot 807-1B-1 – Waltham Street Apartments

Linda Tuttle-Barletta motioned to continue the above petition to the November 10, 2011 meeting of the Planning Board.

Fergal Brennock seconded the motion.

VOTE: 4-0 In favor

Chairman John Hawes adjourned the meeting at 9:55 PM.

MEETING ADJOURNED: 8:00 PM MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 10/12/2011 available in the DCD&P office.