

WATERTOWN PLANNING BOARD

DATE: January 12, 2012 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Neal Corbett; Fergal Brennock; Linda Tuttle-Barletta
Ingrid Marchesano, PB Clerk; Gideon Schreiber, Senior Planner

ADMINISTRATION BUSINESS

Linda Tuttle-Barletta motioned to approve Minutes of 12/15/2011.

Neal Corbett seconded the motion. Voted 4-0 In favor

CONTINUED CASE

- **Stanley Ave Lot 807-1B-1**; WP Acquisitions LLC – Special Permit with Site Plan Review

John Hawes, a letter from Atty Winnick was received requesting continuance.

Linda Tuttle-Barletta motioned to continue the Stanley Avenue Lot 807-1B-1/Waltham Street to the next meeting of the Planning Board.

Fergal Brennock seconded the motion. VOTE: 4-0 In favor

CASE PENDING

- **87 Lovell Road**; Patrick & Anne Flanagan – Special Permit Finding

Patrick Flanagan, this is a proposal to enclose an existing second story sunroom to provide 4th bedroom and additional bathroom for our family of 6.

Gideon Schreiber, the property is a 6,000 s.f. nonconforming regarding the house frontage and side yard setbacks. The first floor porch is enclosed, second story sunroom open. The proposed change is no more detrimental than the existing use. Staff recommends approval.

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.

Fergal Brennock seconded the motion. VOTE: 4-0 In favor

- **46 Elton & 43 Bigelow Ave**; Sarkis Ourfalian, St.Stephen's Elementary School – Site Plan Review

Ken Leitner, Atty, this is a proposal to add 6,200 s.f. 2-story addition to accommodate 4 new classrooms, basement and central hallways. Exemptions and waivers for setback apply under the Dover amendment. 18 parking spaces are required, 5 will be provided on site, 13 on Nichols Ave. 180 students attend on the 2 campuses. A neighborhood meeting was well attended, a letter of support is submitted tonight.

Ara Krafian, SMM Associates, the school was founded in 1984 as elementary school. 5th grade was added in 1990. Saint Stephen's would like to combine both properties to increase the size of the school. The new wing will be attached to the existing school, the house presently at 43 Bigelow Ave will be razed and the parcel used as a playground for the school. It will be a 2-story addition with a basement which will be used as multipurpose room and library. Elevator will be added. The circulation

pattern will stay the same. The building contemporary design will respect the surrounding neighborhood.

Gideon Schreiber, the proposed addition will have a less nonconforming setback from the rear than the 13' rear setback of the existing structure and 24'x40' 1-story addition that was converted from a 2-family house built in 1900. The total lot size will be 19,554 s.f.. Second phase was approved in 2004 to add second story addition. The site has parking for 8 vehicles. The proposal under the Dover amendment cannot be denied. Significant landscaping will remain, buffer wood fencing near the playground area will be provided. Height and scale of the addition is in keeping with the surrounding uses. New on site sidewalk will connect with the town sidewalk. Storm water will remain on site, all equipment will be screened. Lights will be shielded, the design will reduce impact of noise. Conditions 1-13 of the previous proposal will remain with additional condition about parking.

Ara Krafian, handicapped parking spaces will be provided. The setback will be 12' in the front and expand to 13.8'.

Angie Kounelis, District A Councilor, I have been contacted regarding the neighborhood meeting that was scheduled on the same night as the Council inauguration. There are concerns regarding the enforcement of traffic flow, it is a one way street. This is a great project, there is no opposition from the neighborhood.

Linda Tuttle-Barletta, the lease for additional parking will expire in 10 years, what will happen after that?

Linda Tuttle-Barletta motioned to grant conditional approval of the Site Plan Review under Section 9.03, 5.01.2.a.2 based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff.

Fergal Brennock seconded the motion.

VOTE: 4-0 In favor

CONTINUED CASE

- **74 Acton Street;** Joe & Ed Hardy, Acton Street Assets LLC - Special Permit/Site Plan Review

Joe Hardy, my brother Ed and I opened the first rock climbing gym 3 years ago, the second one last year. Rock climbing is an activity that is done in pairs, usually after work. We also offer yoga classes. The 48,946 s.f. property is located on the corner of Acton and Rosedale Streets and houses a 18,000 s.f. brick industrial building. The site is used for storage of contractors equipment and does not provide any green space, the rear is entirely paved. Additional industrial properties abut this site, residential neighborhood towards the north. We heard concerns from abutters at the last meeting and we are trying to address them. We are proposing to raze the existing building and replace it with a new 15,000 s.f. 52' high steel building. 44 parking spaces will be provided, green space added in the front and rear. The entrance to the building that used to be at the corner has been moved to the rear, at the parking lot area. Driveway entrance on Acton Street has been removed, all entrance/exit will be on Rosedale Road, away from the intersection. Building height near the intersection has been lowered to 25' to create transitional area. Windows will be smaller on the bottom, taller on the Rosedale side. The building will be dark brown on the bottom, the entrance will have large glass windows and trellis on Rosedale. The proposed hours of operation are until 10PM Monday to Friday, 8 PM Saturday and 7 PM on Sunday. The entrance is 150 feet from the nearest residential structure. This project will add full and part time jobs, more green space. It is a great activity for people using bike path. The building is away from the sidewalk which will allow better visibility at the intersection. The shadow study was done on December 21, shortest day of the year, was presented tonight.

Gideon Schreiber, an updated staff report was generated based on the changes. The driveway on Acton Street has been removed, Rosedale will have two way entrance/exit. New sidewalks, curb was installed, additional landscaping will be provided. The site is appropriate for such a use. The 10 criteria of the SPR have been met, buffer has been created, screening from the interior is in place. This is a problem intersection but the proposal will improve the visibility. Police Department approved the location of the structure being away from the intersection. A staging area will be located nearby, away from the residential neighborhood. The noise and pollution impact will be minimal. Any type of use will create some shading. We have received a statement from 9 abutters in support. Staff recommends approval.

Fergal Brennock, this is a sale not a lease.

Neal Corbett, I commend the petitioner on addressing all the concerns.

Charlotte Dangelo, 85 Acton Street, the petitioner has addressed our concerns but there are more. The building is too high, it will block the sun, we asked to bring the building down 10'. We will have to live with this, this is a business that is open 7 days per week.

Joe Hardy, our other facilities in Worcester and Hardley are 42' high. There are more such uses in the Boston area and we want to make this one special.

Ed Hardy, there are other buildings in the area that are just as high.

John Lawn, State Representative, I appreciate the changes but there are still concerns with the height and traffic. Did the petitioner provide traffic study? This is very dangerous intersection, the building is too high and near residential area. Did the site have environmental study?

Jeff Squire, landscape architect, the site has been deemed clean.

Gideon Schreiber, this project is not that large, other traffic studies were done in the area.

Joe Hardy, a limited use was issued for the site, we are not allowed to dig below 3 feet, and the only digging will be done for footings. The site is not approved for residential or school use. We have spoken with the environmental agency, there will be a new set of borings. Because the previous zoning had 50' height limit, we could bring the height down to 47' which would make the wall along Rosedale Road 40'.

Angie Kounelis, District A Councilor, how many employees will be at the site, how many patrons? As the membership increases, will the 44 spaces be adequate? Is there an arrangement for overflow parking?

Joe Hardy, all cleaning and maintenance is done in the morning. 2-3 parking spaces will be used by employees at peak hours. This is a higher cost product and we get less clients at higher price. Our facility in Worcester has 33 cars on busy evening, 44 parking spaces at this facility should be adequate. We will get some bicycle customers during the summer. We have met with David Canistraro who's building is to the south and he will allow us to use his property for the overflow parking. Field Co. on Pleasant Street is willing to sign agreement also.

Brian Wyncoop, 46 Rosedale Road, the petitioner has worked with the neighbor addressing our concerns. This is a major improvement and better environment for the site. We are still concerned with

the height, we would like to lower the building 5'. We are concerned with the hours of operation and demolition.

Joe Hardy, bank would not provide a loan unless the environmental issues are resolved. Asbestos was found in one pipe only and it will be removed before the demolition. We are required to remove all the snow on the sidewalk. We will plow if the snow on the other corners need to be removed.

Ed Hardy, our facility in Worcester is in middle of residential area. Six foot high fence has been installed around the HVAC equipment, 55' away from the nearest house. The walls have 6' of insulation, the ceiling 8".

Clyde Younger, 180 Acton Street, lot of the concerns was addressed by the applicant. We are very concerned with traffic, snow gets very high on corners and visibility is a concern.

Marilyn Pettito Devaney, 98 Westminster Ave, it is important to compromise. Where will the HVAC and other equipment be ? The equipment can be very loud, there is a constant humming sound. This is a dangerous intersection and traffic study is needed. Could the Saturday and Sunday hours be reduced ?

Duke Arone, 39 Falmouth Street, retired Watertown Fire Fighter, there have been many serious accidents at this intersection, cars ignore the stop sign.

Abby, 42 Falmouth Road, I moved to Watertown because I could afford this 2 family house situated near the industrial neighborhood. This proposal will improve the area.

John Hawes, conditions regarding this intersection can be added.

Gideon Schreiber, Planning Director Steve Magoon is on the Traffic Commission.

Jennifer, I have lived in Watertown and I moved to be closer to the rock climbing Worcester facility. If I knew about this one, I would have stayed. There are many similar places, but this one is of high caliber.

More discussion by the abutters from Jensen Road, Pilgrim Road, Waltham Street followed. The hours of operation and the height of the building are major concerns. How many people can climb at once? How long do they stay ? If the facility is sold, will the future owners work with the community ?

Michael Baron, Climbing Club of Boston, this is a world class gym, people drive for hours to visit such facility. There is already an interest, job opportunities and housing options.

Linda Tuttle-Barletta motioned to grant conditional approval of the Special Permit/Site Plan Review under Sections 5.01.3.b.2 & 5.16 (d.10.A) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff with an additional condition that the height of the building will be decreased from 52' to 47'.

Fergal Brennock seconded the motion.

VOTE: 4-0 In favor

Chairman John Hawes adjourned the meeting at 8:55 PM.

MEETING ADJOURNED: 8:55 PM MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 1/12/12 available in the DCD&P office.