

## WATERTOWN PLANNING BOARD

DATE: December 15, 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; Neal Corbett; Fergal Brennock;  
Linda Tuttle-Barletta  
Steve Magoon, Director; Ingrid Marchesano, PB Clerk; Danielle Evans,  
Senior Planner; Gideon Schreiber, Senior Planner

### ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 11/10/2011.

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

### OTHER

- **190-192 Arlington Street;** Alison Bengel & Janet Schmiege-Ferguson – Request for Reconsideration

John Hawes, this is a request for reconsideration of a case heard by the Board in 2010. The Board will not vote on the case tonight.

Janet Ferguson, 190 Arlington Street, the 2 family house was converted into 2 condominium units in 2010. The sale agreement stated that each unit will have 2 parking spaces. Asphalt was not in place when we purchased the units. In 2011, we have received a notice from the Town, that the Board approval was for 3 spaces and the 4<sup>th</sup> space is illegal. We have immediately contacted the zoning office, asking them why we were not notified when the case was heard by the Boards. We were told that the previous owner was the owner of record when he applied in September. We have asked the Planning Board in August to reconsider. We are proposing to remove the asphalt and use brick, gravel or similar materials.

Gideon Schreiber, this is nor a complete proposal. Staff felt that this is not specific change, there are still 4 parking spaces.

Fergal Brennock, the new owner was unaware that there was a parking issue. This request should be reconsidered.

7:15 Linda Tuttle-Barletta arrived at this time

Linda Tuttle-Barletta motioned to grant the request for reconsideration

Jeff Brown seconded the motion. VOTE: 5-0 In favor

### CONTINUED CASES

- **560 Pleasant Street;** Russo's – Modification to Special Permit PB-2011-02-SP

Dan Bailey, Atty, this is a request for minor modification to control plans for Special Permit that was issued last summer. We have added granite curbing along the east side of Paramount Place. Number of 8.5'x18' parking spaces has been reduced to 328. The employee parking spaces are 8' wide. We have added five landscaped island along the southerly property line as well as cart corrals. There will be a 6' tall wooden fence, where the PB approved 8' fence. The outdoor display area has been increased by 950 s.f.. The petitioner will repave section of Paramount Place behind 532 Pleasant Street.

Steve Magoon, all the changes are minor and positive. Staff recommends approval.

Linda Tuttle-Barletta motioned to approve the proposed changes to control plans.  
Jeff Brown seconded the motion. VOTE: 5-0 In favor

- **480 Pleasant Street (5 Bridge Street); 1366 Technologies – Amendment to Special Permit**

Doug Hartnett, 1366 Technologies is a potential tenant. We are proposing to add loading dock door, new trash compactor, and two 17' high gas tanks. Equipment that will be placed on the roof will be screened.

Rick Tattersfield, 1366 Technologies, the company is presently located in Lexington and is in need of larger facility. The former Aetna Mills site is very attractive and will accommodate the large development lab with about 30 employees.

Doug Hartnett, the tanks are 17' high, the trash compactor will be screened, we are proposing a new loading platform. Mechanical equipment will be placed on top of the building, screening will obscure line of sight. Tanks will be painted black, more trees will be planted. We have met with the Conservation Commission, their concerns include location of the tanks, and equipment on the west side of the building, as well as sufficient buffer. We are proposing 2 options that will be presented to the CC, we are asking the Planning Board to vote and allow 2 options.

Steve Magoon, we are concerned that the CC made it clear that they would like to change the location of the equipment. It is not appropriate to ask the Planning Board for 2 options.

Rick Tattersfield, we will agree with the alternative.

Gideon Schreiber, the alternative area preferred by the staff is at the brick wall on the west side. Bicycle parking will have to be placed elsewhere. The trail does not have to be reconfigured. All plans for the area are supportive of this option. Under the special permit criteria, the site is an appropriate location for this use. The proposed screening is adequate, there will be no hazard to vehicles and pedestrians. Sufficient parking is provided for present and future employees. Staff recommends approval with conditions which will be reviewed.

Steve Magoon, 1366 Technologies is a type of company that should be welcomed by the Town. It will provide tremendous economic development opportunity potential for the Town. It is an appropriate use for the site. The Conservation Commission was concerned with the equipment closeness to the River. The time is of essence, the petitioner is working with the staff to address all the issues.

Maryann Mulligan, 23 Falmouth Road, we are very concerned with delivery times. Some of the deliveries in the area are between 2-3 AM. Trash is also picked up during the night hours. We have tried to reach the owners and received no response.

Rick Tattersfield, deliveries will be made after hours because of traffic issues.

Linda Tuttle-Barletta motioned to approve amendment/modification to previously issued special permit with conditions revised by the staff and control plans revised.  
Fergal Brennock seconded the motion. VOTE: 5-0 In favor

- **74 Acton Street;** Joe & Ed Hardy, Acton Street Assets LLC - Special Permit

Jeff Squire, landscape architect, the property is located on the corner of Rosedale/Acton Streets. We are proposing to demolish the existing brick building and construct a new facility. Two curb cuts are proposed, all parking will be in the rear, both driveways will be one way, new sidewalks will be provided, and the corner area will be landscaped. We will address storm water issues. Dumpster will be located in the rear.

Gideon Schreiber, the site is very industrial providing transition between the industrial and residential neighborhood. The Historical Commission found that the existing building is not historically significant. Pleasant Street Corridor District (PSCD) plan calls for mixed use, these plans support such a use and provide transition. Project met all the criteria, parking spaces are 8.5'x18', the one way design is appropriate, this is a low impact design, staff recommends approval.

Neal Corbett, will any of the equipment be placed on the roof? This building looks very industrial, it does not respond to residential abutters.

Steve Magoon, we have had many discussions with the applicant. The building is 52 feet high, the windows provide breakup of façade.

John Hawes, the PSCD requires 10' side setbacks. The entrance is on the street, clients park in the rear and have to come around to enter the buildings. It might make more sense to have the parking in the front, could the structure be 2 tone.

Fergal Brennock, better creativity could achieve better aesthetics.

John Lawn, State Representative, the neighborhood meeting with the petitioner was not well attended. Could the parking be below grade, it would make the height down. The lights inside the building will bring light into the neighborhood. Entrance to the parking lot from Acton only, and exit onto Rosedale only, not both on Rosedale.

Jeff Squire, the hours of operation are until 10 PM weekday, 8 PM on Saturday and 7 pm on Sunday.

Marilyn Petito-Devaney, 98 Westminster, I am concerned with this owner occupied neighborhood. This not a very attractive building, not the design. Did the petitioner provide shadow study? Most of 2-family homes are 35 feet high, this building is 52 feet. This proposal should be rejected, it will destroy the character of the neighborhood.

Clyde Younger, 180 Acton Street, I am concerned with the scale of the building. People are not against the development, just the height, shadow study would be important. The petition should be continued to address the issues and concerns.

John Hawes, the abutting structures should be included in the plans to see how the proposed building relates to surrounding buildings.

Sandra Narinian, 112 Acton Street, this is commercial development, people will be leaving at 10 PM, the doors should be in the rear.

Brian Wynncoop, 46 Rosedale, we do understand that this is a business area. I am concerned with the 52 foot height, could part of it be underground? The study will show that our home will be shaded in the winter. The hours of operation are also concern.

Angie Kounelis, Councilor District A, the property abuts residential neighborhood, there are many concerns.

Linda Tuttle-Barletta motioned to continue the above petition to the January meeting of the Planning Board.

Fergal Brennock seconded the motion.

VOTE: 5-0 In favor

- Waltham Street Apartments; Stanley Ave Lot #807/WP Acquisition – Special Permit with SPR Steve Winnick, Atty, on behalf of Wood Partners, the petition was heard and continued last month. Several changes were made to address comments, a complete set of plans was submitted. Subdivision plan was submitted to the Planning Director for his signature. Building 2 was setback from 10 to 30' from Waltham Street, landscaping has been enhanced. The number of units was reduced from 222 to 211, parking reduced from 364 to 350, with 18 shadow spaces. Changes were made to building materials, we have been working with LIG regarding the connector. The entire Walker Pond will be cleaned. We will create another access on Stanley Road for pedestrians and bicycles.

Jeff Brown, you do not owe Stanley Ave, how can you build the connector?

Steve Winnick, owners that abut the private way have to pay for the upkeep, we are committed to do that.

Danielle Evans, the proposal has changed substantially. The site is an ideal location for dense residential use. It will not adversely affect the neighborhood, the archeological site will be preserved and partner with Gore Estate. There will be no hazard to vehicles and pedestrians. The intersection of Pleasant and Bridge Street will be improved. Adequate facilities will be provided for residents and general public. Landscape will be put back into natural state, open space will be designated as public open space. Open space exceeds the requirement of the Zoning Ordinance. The scale of buildings is appropriate, 24' wide curb cut is proposed on Waltham Street, long and short term storm water management will comply with NPDES and CC permitting process. All utilities will be underground, private trash and recycling provided, there will not be exposed mechanical equipment. The petitioner is asking for 2.7' increase in height of building 1 and 3. The petitioner will comply with Affordable Housing requirement of 10%, 21 units will be affordable, units will be distributed throughout the buildings. Staff recommends approval with 25 conditions.

John Hawes, I have received a call from Robert Manzelli asking if he can deliver a copy of the 2003 proposal to the Board members, which he did. Three members from 2003 are on the Board today. The previous proposal has 224 apartments. Planning Board and the Zoning Board voted the project down based on traffic concerns. The trip average in 2003 was 4000, now is 5200. An outside consultant should be able to review the study and provide independent review.

Matt Kealey, VHB, the 2003 study was done by Bayside Engineering. All new projects in the Pleasant Street Corridor District, such as 270 Pleasant Street, Repton Place, 140 Pleasant Street, 36 River Street in Waltham, are included in our study

Fergal Brennock, traffic is always problematic, the proposed project will affect the traffic.

Jeff Brown, if the Board thinks that the independent review would help, it should be done.

Linda Tuttle Barletta, I have never seen a traffic study that would state that the existing conditions would be affected by a new project.

John Hawes, we need another study that would be objective, the developer should finance that. What is good for Pleasant Street might not be appropriate for Waltham Street.

Steve Winnick, the developer will provide the funds.

Steve Magoon, we will make sure that the review will get done quickly, preferably before the January meeting.

Jim Daley, 89 Edward Road, because of BJ's and other projects in the area, there are already more cars.

John Lawn, State Representative, the scale and size of the project is too large, Pleasant Street now spilled onto Waltham Street. Many cars will use the residential neighborhood as a shortcut. We need to decide what is too much. There is a strong opposition from the abutting neighborhood.

Angie Kounelis, District A Councilor, at the neighborhood meeting on August 8, majority of residential abutters opposed the project. Tonight's changes are minimal, the reduction is not substantial. The parcel will be developed but this project is too big.

Lauren McDade, 85 Rutland Street, we said it in 2003 and now we are saying it again, this proposal is too big. These rentals will accommodate transient population. This is not Pleasant Street, we need to be more creative.

More comments by the residential abutters followed. The residential streets are used as a through passage. Crime will increase. The buildings are too tall, it is very visible. Townhouses would be preferable. Every case on tonight's agenda will affect the neighborhood. Is the Board here for the Watertown residents or the developer, does our presence make any difference?

Bob Manzelli, 24 Evans Street, this project is not right for this site. The Planning Board has the faith of this area in their hands. There are many errors in the staff report. This project will not create neighborhood feel. The Board should vote tonight, we are all here, there is no need for another study.

Marilyn Petito Devaney, as a lifelong resident, I have seen many developments in the Pleasant Street area. This is a very residential area, I disagree with the staff recommendation.

Beverly Hanson, 28 Falmouth Road, only few neighbors were notified, this affect the whole neighborhood. The developments on Pleasant Street changed the traffic pattern. There are 300 apartments proposed for the Waltham side of the River. When you add it all, there will be additional 1000 cars, many of them cutting through the residential neighborhoods.

John Bensley, Civil Engineer, the 10' setback is changed to 30'. There are now 350 parking spaces, 8 public parking spaces are behind Building #1. Walking paths will be enhanced, kiosk placed in the preservation area. All plans are reviewed by the Conservation Commission. We are working on the Waltham/Pleasant Street connector.

Michael Liu, Architect, changes were made to the facades, individual entrances added. Color scheme of Building 1 has been changed.

John Connery, consultant, Watertown has changed in the last 25 years, especially the Pleasant Street corridor. This area has very large lot sizes because it was mainly used for industrial purposes. This proposal is trying to integrate with the Pleasant Street Corridor District.

Steve Winnick, we will come back with the traffic study review and then I will sum up the proposal.

John Hawes, the building's design is very busy, the top floor could be simplified. Could Building #2 be further moved from Waltham Street? The scheme in 2003 was 204 units on 15 acres, this proposal has 211 units on 11 acres.

Linda Tuttle-Barletta motioned to continue the petition to the January 2012 meeting of the Planning Board.

Jeff Brown seconded the motion.

VOTE: 5-0 In favor

Chairman John Hawes adjourned the meeting at 10:50 PM.