



**TOWN OF WATERTOWN**  
**Zoning Board of Appeals**  
Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Melissa M. Santucci Rozzi, 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](http://www.watertown-ma.gov)

**MINUTES**

On Wednesday evening, **July 25, 2012** 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 Rozzi, Chairman; Deborah Elliott, Clerk; David Ferris, Member; Suneeth P. John, Member; Absent: Christopher H. Heep, Alternate Member; Also Present: Steve Magoon, Director; Michael Mena, Zoning Enforcement Officer; Gideon Schreiber, Senior Planner; Louise Civetti, Clerk to ZBA.**

Chair Santucci Rozzi opened the meeting at 7:00 p.m., introduced the staff and board and explained that there is a 4-member board tonight and a unanimous vote is necessary. There is the option to postpone until a 5-member board is present. She then swore-in the audience and opened the agenda. The agenda was reviewed and the order of items heard, altered.

Ms. Santucci Rozzi requested comments on the Administrative item of approval of the minutes of June. Ms. Elliott motioned to accept the minutes of June 27, 2012, as written. Mr. John seconded. Voted 4-0. Approved.

Ms. Santucci Rozzi read a letter from Timothy McGoldrick, Attorney for the Mitropoulos' at 401-405 Main Street, requesting a withdrawal of their request. Ms. Elliott motioned to accept the withdrawal. Mr. Ferris seconded. Voted 4-0. Withdrawn.

Ms. Elliott read the legal notice for the first case:

"Steven Petipas, Architect, for owner, Peter Coleman, 11 Dwight Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals to grant a **Special Permit Finding** in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setbacks, Zoning Ordinance, so as to construct a 2<sup>nd</sup> floor addition and 3<sup>rd</sup> floor dormers on both sides maintaining the non-conforming side yard setbacks at **11 Dwight Street**. T (Two-Family) Zoning District."

Steven Petipas, Architect, stated that this family of five needs more room. The raw attic space will be converted to two bedrooms and the small addition on the rear will add space to an existing bedroom on the second floor.

Mr. Ferris was reassured that the vinyl siding will match and the new windows would be sized for egress.

Ms. Santucci Rozzi asked Staff how many parking spaces on at this home. Mr. Schreiber stated that there is one space. The Ordinance requires two spaces per unit and anything over four bedrooms, requires an additional parking space. This is a pre-existing non-conforming home.

Ms. Santucci Rozzi asked if the current occupants are attempting to accommodate their family to stay in the area. Mr. Petipas said that is exactly what they are doing.

Ms. Santucci Rozzi noted that there are not a lot of dormers in the area. Mr. Ferris said there is one right next door.

Ms. Santucci Rozzi asked if the addition in the back is a two-story addition. Mr. Petipas said there is an existing bump out and the addition is going directly on top of that.

Mr. Petipas said the dormers are all gabled and the pitch on the roof is greater than 3/12. They are taking two smaller dormers and making it into one large dormer, however, tricking the eye to look like two dormers.

Dorothy Singers was sworn in. She said they live directly to the left at #15 and they have two dormers. They trust Peter but they want to protect their garden and driveway – no nails, etc. Ms. Santucci Rozzi asked that the petitioner be communication with the neighbor during the construction.

Ms. Santucci Rozzi read from the Staff report of July 5 recommending approval and the Planning Board report is also favorable with 'boiler-plate' conditions.

Ms. Elliott motioned to grant the petition for side-yard setback. Mr. Ferris seconded. Voted 4-0, granted.

Documents Reviewed: Addition Plan, No 1 Dwight St. Watertown, MA prepared by Michael Antonio, May 8, 2010. In addition, the plan set titled Coleman Residence, 11 Dwight Street by Aesthetic Images, Architects, Planners- Title Sheet; A1 Floor Plans; A2 Exterior Elevations all dated 6/3/2012 with EX1 and EX2 – Existing Floor Plans dated 10/9/2011 and 10/10/2011

The Zoning Board of Appeals voted 5-0 to approve these minutes on September 5, 2012



# TOWN OF WATERTOWN

## Zoning Board of Appeals

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Melissa M. Santucci Rozzi, 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](http://www.watertown-ma.gov)

### MINUTES

On Wednesday evening, **July 25, 2012** 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 Rozzi, Chairman; Deborah Elliott, Clerk; David Ferris, Member; Suneeth P. John, Member; Absent: Christopher H. Heep, Alternate Member; Also Present: Steve Magoon, Director; Michael Mena, Zoning Enforcement Officer; Gideon Schreiber, Senior Planner; Louise Civetti, Clerk to ZBA.**

Ms. Santucci Rozzi announced that the next case is under 'Other Business' and pertains to 55 Bigelow Avenue's 6 month review.

Vache Keusseyan, Owner of Kay's' Market, said they have kept up with the rules required. They are now looking for a permit to put produce or products outside the store. He submitted pictures with a hand drawing of window boxes and stated that they would be bolted in and about one foot from the windowsill. He said they would be empty at nighttime when they close and depending on the weather, he would put product there or flowers to look presentable. The sidewalk is 8' wide and all paved. There is not much foot traffic as it is not a main street and handicapped people can go through without a problem. There is not planting on the ground, they put Christmas logs on the ground under the window. He'd put plants there in the winter for a theme – cemetery plants for the holidays and lily's in April. It will always be presentable.

Mr. Ferris said his concern is if he does not maintain it and there are empty boxes there.

Mr. John suggested that the board institute another review and see how this goes through that period.

Ms. Santucci Rozzi asked Mr. Magoon to summarize the review before they get into anything further.

Mr. Magoon requested Mr. Mena relay the reporting from the Staff. Mr. Mena said that Staff went through the conditions for parking, deliveries and refuse and found the applicant is in compliance. No complaints were filed to Zoning or Police. There were other violations such as merchandise outside and the ordinance requires a special permit to do that. Once the applicant was told, there was no further merchandise outdoors. He knows that he must file for a special permit in order to have the merchandise outdoors and was looking for some feedback on how the board felt about that tonight as he knows you cannot give him a yes or no tonight. Mr. Mena added that he recommends an additional 6-month review in light of the merchandise violation just to be certain he remains in compliance. The outdoor merchandise must be kept with enough passage clearance and signage must be considered.

Ms. Santucci Rozzi said she is not 100% in favor of the way this is being proposed. If he were to file for a special permit, they could modify the existing permit. Her suggestion is to put something out and bring it back in at night. It will keep (the window boxes) from being ripped off, being weathered and not looking the way they were originally presented. She suggested that the Town's ADA coordinator assess the front of the building to be certain it is in compliance and there are no obstructions from poles, etc. or in any way inconvenienced if they are impaired. Mr. Mena suggested the building inspector provide that guidance and the Commission on Disabilities provide their feedback.

Ms. Santucci suggested that once the feedback is obtained, the petitioner can come back and present his request more formally. She said she would be looking for something that was very narrow and placed under the windows and would be

brought in every night. Then they do not have to worry about what the boxes look like, being ripped off, one bolt, etc. Mr. Ferris suggested something on wheels.

Mr. Keusseyan said the boxes could be bolted and lifted out and brought in. Ms. Elliott said it might be more difficult with the bolts in the winter. She agrees that something freestanding that would be totally removed and brought back out would be what she would be looking for. There would not be any worries about (sidewalk) plows or accessibility.

Mr. Keusseyan said that this would be well covered, as there is an awning that extends two feet out. Ms. Elliott reiterated that this is a public sidewalk and it is plowed. Mr. Keusseyan said he is responsible for the snow and he cleans it off.

Ms. Santucci Rozzi said they would be looking for views from the Building Inspector and the Commission on Disabilities and then see a formal proposal with a better photo-simulation. The board wants to be certain it is appropriate. She said they board will wait until the petitioner has implemented the formal request before they will institute an additional review period.

Mr. Ferris stated that he witnessed construction debris in the back yard – abandoned light fixtures. Mr. Keusseyan said they belong to Nstar and will be removed. Mr. Ferris said he thought this review was postponed one month because this needed to be removed; however, this has been there since they opened. Mr. Keusseyan said it does not belong to him but Nstar did an energy program and left the items there.

Mr. Ferris said there are crates and racks on the side of the building. Mr. Keusseyan said the neighbors know about them. The company that owns them comes every week and pick them up.

Mr. Mena asked if the racks are parked in the driveway. Mr. Keusseyan said they are right behind the door. Mr. Ferris said the 15-20 racks are viewable by the neighbor each time they park their vehicle. Mr. Mena suggested that he work with the petitioner to keep the drive aisle free from items being stored. Mr. Keusseyan said the owner of the abutting property doesn't have a problem with where the trash or the bread racks are being stored.

Ms. Santucci Rozzi said if he wants to have something out there other than the trash, as he had said during the hearing that the only thing out there would be the trash, he should include this when he files for the outside. These types of things – one bread rack, two, etc. need to be brought to the attention of the board.

Mr. Keusseyan said that the abutter, Chuck Fortegano has signed something to say that he is okay with these being out there. Ms. Santucci Rozzi explained that when he came to the hearing, he stated that there would be trash receptacles and one car out there, so the board doesn't know or see the additional items. The board wants to get an idea of what is going on there when he files.

Mr. Keusseyan said they are picked up every week. Ms. Santucci Rozzi asked the staff if they have seen them there. Mr. Mena said he was not aware of the bread racks. Mr. Keusseyan said when the bread racks get empty and they are placed outside. The bread person picks them up and then it starts again.

Mr. Ferris suggested that the bread racks be placed behind the building.

Ms. Santucci Rozzi asked the petitioner if he is clear on how to proceed. Mr. Keusseyan said that he is.

The Zoning Board of Appeals voted 5-0 to approve these minutes on September 5, 2012



# TOWN OF WATERTOWN

## Zoning Board of Appeals

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS 02472

Melissa M. Santucci Rozzi, 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](http://www.watertown-ma.gov)

### MINUTES

On Wednesday evening, **July 25, 2012** 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 Rozzi**, *Chairman*; **Deborah Elliott**, *Clerk*; **David Ferris**, *Member*; **Suneeth P. John**, *Member*; **Absent: Christopher H. Heep**, *Alternate Member*; **Also Present: Steve Magoon**, *Director*; **Michael Mena**, *Zoning Enforcement Officer*; **Gideon Schreiber**, *Senior Planner*; **Louise Civetti**, *Clerk to ZBA*.

Ms. Santucci Rozzi announced Jennifer Van Campen from the MetroWest Collaborative Development, Inc.

Jennifer VanCampen, Executive Director, formerly Watertown Housing, distributed informational papers regarding a project they are working with and titled, 'Housing Production Plans'. They are documents submitted and approved by the State Department of Community Development. The goal is to identify housing production goals for the community based on census data and other regional trend analysis. Their hope is to put a number to the actual housing units to be built here; what kinds of housing units; and for whom. She further explained some of the reasons Massachusetts communities do this: a plan is a useful tool or guide for the kind of development projects that (the community) are to approve, modify or encourage to be built, which will meet specific housing goals. Additional housing units will help current and future residents. Communities that have an approved housing production plan and are taking steps to implement that plan, can avoid 40B projects. Watertown has a strong inclusionary ordinance and this may be less of a goal; however, we should take advantage of this.

This summer they are meeting with different community groups, making presentations and letting people know the process is under way. There is a survey tool on their website and a community meeting planned in October to share information and ideas on what types of housing goals to support.

She distributed a portion of an MAPC housing trend done showing Watertown as one of 20 towns in Massachusetts that has had significant population loss in the past 10 years; what age groups were lost; what income statistics Watertown has – a mix; family vs. non-family households – Brookline matches Watertown (on a higher end) in non-family households. She added that they hope to discuss at these community meetings why Watertown has so many non-family households; Watertown has the lowest family size in the region and is shrinking; of the renter occupied units, a small percentage have children; the majority of units are two-family units with a large amount of 20 or more unit developments; Watertown has a high number of owner-occupied units spending more than 30% of their income on their housing costs –they want to know who these people are, it could be seniors or new home buyers stretching themselves; however, Watertown does not have a high foreclosure rate. The number of subsidized inventory units counted in Watertown are at 6.4%.

She wants us (the Zoning Board and Staff) to participate and encourage people to participate to come up with a good housing plan.

MetroWest CD's primary focus is Watertown, Waltham, Belmont and Lexington; however, they serve the WestMetro Home Consortium. They do work in Needham, Natick, Bedford, Sudbury and as far as Framingham area. They take calls from anywhere – people wanting to move to this area.

They develop rental projects and that is what the market supports today; however, they have done homeownership projects in the past and hope to do more in the future. The State is not giving out any funding to support affordable home ownership projects. They have not done new construction projects as they would have to compete with large developers and new

construction is expensive. They do acquisitions of existing housing and with moderate rehabs, make that work. They have looked at industrial sites where there may be environmental contamination to buy at a suppressed sales price. All of their larger scale projects have been acquisition rehab. They own 44 units.

Mr. John asked if Newton's numbers are off the chart and do not show up as comparable in their survey. Ms. VanCampen said that the full report has more information on Newton, although Newton is mentioned in some of the sheets she distributed.

Ms. VanCampen encouraged us to take the survey and for everyone to take the survey.

Ms. Santucci Rossi thanked Ms. VanCampen and asked Mr. Magoon if this could get onto the Town's website. She has worked with this type of data and getting a diverse opinion is key. As well as the town's website, she suggested putting flyers out and putting something in the library. Getting replies to the survey will benefit the community.

Ms. VanCampen said Thursday, October 25<sup>th</sup>, most likely at the library, will be the Watertown community forum.

Mr. Ferris asked if there is anything unique about Watertown. Ms. VanCampen said the decline in population is the most striking statistic, compared with Lincoln, who also had a significant decline. They applied collectively with Belmont and Lexington (Steve Magoon is the co-leader of that application) to MAPC for a portion of the large HUD sustainable communities grant two years ago and they were successful; therefore, this Plan is not costing the town a nickel. One strategy that is unique to this area is the 80-120% of median income because of programs and services for below 80%. They may look at those in the 81% or up to 110%. Those folks need places to live, too.

Mr. Ferris asked if their organization is primarily focused on family. Ms. VanCampen said they help everyone with whatever funds they can get. She added they just purchased St. Joseph's Hall which houses age 62+. There is a tremendous need for elderly housing in Watertown.

Ms. Santucci Rozzi asked about the house at the corner of Marshall and Mt. Auburn. Ms. VanCampen said that was one of their first projects that they co-developed with another non-profit. There is a need for nice one-bedroom apartments in Watertown but it is not a priority for the state. It is a priority in Watertown and we have to figure out how to pay for it. An affordable housing unit can support about \$50,000 worth of debt but to build an affordable housing unit, costs almost \$300,000. The \$250,000 has to come from somewhere and it is mostly the state and federal government. That is why it takes 5 years to put together a project.

There is a less than 1% vacancy rate in Watertown for both affordable housing and market rate housing. Charlesbank apartments just had four affordable units go in on Pleasant Street and there were 43 applicants.

They are hired by the developers to run the lottery for the town and they monitor the units, as well.

Ms. Santucci Rozzi encouraged people watching at home to visit the website or visit MetroWest Collaborative Development's website and provide input to the survey.

Ms Elliott motioned to adjourn. Mr. Ferris seconded. Voted 4-0. Meeting ended at 7:55 p.m.

The Zoning Board of Appeals voted 5-0 to approve these minutes on September 5, 2012