

## WATERTOWN PLANNING BOARD

DATE: July 11, 2012 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Jeff Brown; Fergal Brennock; Neal Corbett;  
Linda Tuttle-Barletta  
Steve Magoon, Director; Gideon Schreiber, Senior Planner

### ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 6/13/2012.

Linda Tuttle-Barletta seconded the motion.

Voted 5-0 In favor

### CASES PENDING

- **11 Dwight Street**; Peter Coleman – Special Permit Finding

Peter Coleman, we are proposing to add a second story to an existing one story house to make the bedroom larger and to add 2 dormers to build additional bedrooms, one of which will be used as a computer room.

Gideon Schreiber, this is a small 2,780 s.f. lot that is covered by the house and a very small parking area. The existing shed addition in rear will be extended to enlarge a second floor bedroom. Adding 2 dormers will allow legal size windows for the additional two rooms. Special Permit Finding is required because of setbacks. The proposed additional will not be a substantial detriment to the neighborhood. Staff recommends an approval with standard conditions.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Special Permit 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.

Jeff Brown seconded the motion.

VOTE: 5-0 In favor

### OTHER

- **76 Stanley Ave (480 Riverworks Parking Lot)** – Modification to previously issued parking lot approval

Steve Magoon, a presentation was made before the Town Council last night regarding the purchase of 0.33 acres/14400 s.f. parcel from Farley White Aetna Mills to allow relocating the existing recycling center from Phillipello Park. The request tonight is to approve the proposed changes to existing control plans. This will allow the Town to make the recycling more efficient.

James DeVellies, project engineer, we are requesting a minor modification of plans of the previously approved project. A request was made by the Town of Watertown to acquire a portion of the rear of the parking lot, for future use. Because of that, the parking area had to be reconfigured and control plans modified by removing the 0.33 acre parcel, removing internal landscape strips, and increased landscape strip along Stanley Ave from 8 feet to 16 feet. The aisle along the northern stretch of the parking lot width was reduced from 24 to 22 feet. The parking count will remain at 502 spaces.

John Hawes, any future proposal for pedestrian and bicycle access ?

Linda Tuttle-Barletta, is there a loss in number of parking spaces ?

James Devellies, the total spaces on both parcels will be 666, the stall sizes remain the same.

Linda Tuttle-Barletta motioned to approve the Minor modification of the control plans for the above project to allow for a future use by the Town based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

VOTE: 5-0 In favor

Steve Magoon, we are going through the pre-selection process for the town wide Comprehensive Plan consultant. It has been narrowed to 4, the interviews will be conducted within the next few weeks. It might be up to \$100,000 project to be done over 1.5 year period.

Chairman John Hawes adjourned the meeting at 7:20 PM.

MEETING ADJOURNED: 7:20 PM MINUTES APPROVED: \_\_\_\_\_  
For more detailed Minutes see tapes dated 7/11/12 available in the DCD&P office.