

WATERTOWN PLANNING BOARD

DATE: October 10, 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; Linda Tuttle-Barletta; Neal Corbett;
Fergal Brennock
Steve Magoon, Director; Ingrid Marchesano, Clerk to the Board; Danielle
Evans, Senior Planner

ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 8/8/2012.

Linda Tuttle-Barletta seconded the motion. Voted 5-0 In favor

CASES PENDING

- **57-59 Channing Road;** Tracy Grillo – Special Permit Finding

Tracy Grillo, this is a 2-family house. We are proposing to construct easterly 3rd floor dormer to allow for a bathroom.

Danielle Evans, staff reviewed the petition. The nonconformity is a 6.2" and 9.6" side yard setbacks where 10' and 12' is required. The proposed dormer will not be substantially more detrimental, it will not diminish from the abutting properties. Staff recommends conditional 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 report.

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

- **36 Arden Road;** Mark Dawson – Special Permit Finding

Mark Dawson, this is a request to enlarge an existing rear deck maintaining the existing nonconforming setback.

Danielle Evans, staff reviewed the petition. This is a 7,652 s.f. lot with a 2-1/2 story house that is being renovated on the interior. The rear yard has a small shed. The house is located 6' from the property line where 10' is required. Staff finds that the change is not substantially more detrimental and approval is recommended.

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

Fergal Brennock seconded the motion. VOTE: 5-0 In favor

- **462 Mt.Auburn Street;** Jackie Slaga for T-Mobile Northeast LLC – Amendment to TCA Variance

Jackie Slaga, T-Mobile LLC, this is a request to modify existing facility. We are proposing to replace existing antennas with in-kind antennas and add three panel antennas, one per sector adjacent to existing antennas. All antennas will be painted to match the façade of the chimneys to minimize visual impact. There will be no impact on traffic. The site was selected in 2006 to provide service for residents and businesses. The proposed change is consistent with the Town's By-laws. It will not adversely impact the surrounding area.

Danielle Evans, this is a request to amend a variance #05-02 granted in 2005 to permit upgrade of the existing wireless telecommunication facility to increase capacity and provide better service in the area. The 4 criteria have been met. The facility is located on residential building in T district. Approval was received via the Telecommunication Act Use Variance. The visual and aesthetic impact will be minimized, there will be no adverse effect on the neighborhood. Staff recommends approval.

Rachel Jones, 59 Adams Ave, the petitioner added more equipment 2 years ago. We have not seen plans for this proposal until tonight. Victorian houses that were located on this site have been replaced with brick apartment building. We have a clear view of the rooftop from our house. 90 foot tall tower was proposed for the Oakley Country club. This new proposal will replace 3 existing antennas and add 3 panel antennas. There are 3 cellphone companies in Watertown, do they provide service for Watertown only? Does the Town Assessor make sure that more tax revenue is produced?

Danielle Evans, the law states that minor changes can be done without coming in front of the Board. This amendment is to add more antennas.

John Hawes, staff states that this will provide slight improvement.

Jerry Jones, 59 Adams Ave, there is no incentive for the communication companies to build it better. It is a graduate encroachment on visual environment.

Jackie Slaga, I disagree with these comments. Our work is constantly improving. It is an evolving process in response to Town By-Laws. We are minimizing the impact by upgrading. Different paint will be used to match the existing brick. Service for customers in the area is constantly improving and is consistent with our goals. Generally the facilities cover 1.5 to 2 miles radius.

Steve Magoon, it is correct that the Town is encouraging the location. The Town wants the companies to add/upgrade the same areas and match the paint of existing brick.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Amendment to previously granted TCA Variance #05-02 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

Steve Magoon, a meeting regarding open meeting law has been scheduled for November 8, 2012.

Comprehensive plan update – the consultant team of Sasaki and VHB provided power point presentation for the Town Council. Both companies are unique, both on national and international level, both located in Watertown. They are motivated to provide excellent product. An important part of the process is meaningful involvement. VHB will provide analysis of the Zoning Ordinance as it related to the Comprehensive Plan. It will be a useful tool, Planning Board and public involvement is very important. Advisory committee representing a variety of groups, as well as Planning Board and staff involvement will be formed. The membership will be discussed by the Town Council. The project will take at least 1 year.

Neal Corbett, I would like to represent the Planning Board.

Danielle Evans, Watertown Community Forum on Housing has been scheduled for October 25 at the Public Library to help create a Housing Production Plan for the Community. The meeting is co-

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sponsored by Watertown Department of Community Development & Planning, Metro West CD and the Metropolitan Area Planning Council. Attendance of all Planning Board members is welcome.

Steve Magoon, MAPC has done interesting data analysis of Watertown, Belmont and Lexington.

Chairman John Hawes adjourned the meeting at 8:00 PM.

MEETING ADJOURNED: 8:00 PM MINUTES APPROVED: _____
For more detailed Minutes see tapes dated 10/10/12 available in the DCD&P office.