

WATERTOWN PLANNING BOARD

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

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Fergal Brennock; Jeff Brown; Linda Tuttle-Barletta
Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner

ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 11/14/2012.

Linda Tuttle-Barletta seconded the motion.

Voted 4-0 In favor

CASES PENDING

- **3-5 Middlesex Road;** Steve Chilian – Special Permit Finding

Kevin Latady, Latady Design, the petitioner grew up in this house and would like to move back in. The petitioner proposes to demolish the 2 story porch and replace with gable roofed sunroom on the second floor and open porch on the first floor. This design will open the kitchen to allow for more open space. Setbacks will be maintained. The existing house design will be matched.

Gideon Schreiber, the existing 6'x16' porch will be extended by 2 feet, which is a 1% increase in lot coverage. The proposed change is not substantially more detrimental. The architectural design is appropriate, staff recommends approval.

Jeff Brown, it seems that the work has already started.

Kevin Latady, the project consist of 2 building permits, the first is for repairs only.

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

OTHER

Gideon Schreiber, the Comprehensive Plan process started today with interviews. Tour is proposed for January. We will inform the Board when the public meetings start.

Chairman John Hawes adjourned the meeting at 7:10 PM.

MEETING ADJOURNED: 7:10 PM MINUTES APPROVED: _____

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