

WATERTOWN PLANNING BOARD

DATE: February 13, 2013 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Linda Tuttle-Barletta; Neal Corbett
Steve Magoon, Director; Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner

CASES PENDING

- **192 Pleasant Street;** John B. Wise, Burkhard Corporation – Special Permit with Site Plan Review

John Hawes, the petitioner for the above case has asked for continuance to the March 13, 2013 meeting of the Planning Board.

Linda Tuttle-Barletta motioned to continue the above petition to the March 13, 2013 meeting of the Planning Board.

Neal Corbett seconded the motion. VOTE: 3-0 In favor

ADMINISTRATION BUSINESS

Linda Tuttle-Barletta motioned to approve Minutes of 1/9/2013.

Neal Corbett seconded the motion. VOTE: 3-0 In favor

CASES PENDING

- **290 Pleasant Street;** John & Clare Loughran – Special Permit Finding

John Dolan, representing New Cingular Wireless, this is a petition to install panel antennas to cover significant gap in coverage. It will allow AT&T to provide better services and optimal coverage. We are proposing to install 12 panel antennas on the roof of the building to the interior façade of the existing fifteen foot screen wall. Any associated equipment will be concealed by the existing screen wall. This proposal is in compliance with all guidelines.

Gideon Schreiber, the residential structure is 3 stories high, the continuous roof screen wall is approximately 15 feet tall. The site is across from Rosedale Road. There are no wireless facilities on the site. The petitioner is requesting use variance. The coverage maps show gaps in coverage. Staff recommends approval with conditions and additional condition that the equipment need seamlessly match the color of the existing screen wall.

Barbara Ruskin, 140 Spring Street, representing Sustainable Watertown group, our issue is whether the antennas should be placed on residential structures. It is important to think about any effects on people.

Steve Magoon, our Zoning Ordinance does not allow placement of antennas on residential structures. Under the Telecommunication act it is clear that the distance to residential property does not matter. It is the service need that counts. We can address aesthetics and alternative locations. Applicant has provided both.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the TCA Use Variance under Section 5.13(a)(1)(2) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.

Neal Corbett seconded the motion. VOTE: 2-1 In favor
Linda Tuttle-Barletta opposed

- **448 Main Street;** Mathew D. Engle – Special Permit Finding

William York, Atty, on behalf of Carvalho family. This is a petition to amend Special Permit Finding previously granted in 1995. A large drive-through has been constructed but never approved. We are proposing to eliminate the drive through, add substantial landscaping to provide buffer and create area for 4 table outside seating. We will add 3 parking spaces and small addition on the westerly side to increase storage area. 5 more seats will be added on the inside.

Gideon Schreiber, all zoning requirements have been met, we will get rid of impervious surface. Staff recommends approval.

William York, the area is surrounded on 3 sides by ornamental fence. The petitioner needs to go to licensing for hours of operation. The closing time is now 11 pm.

John Hawes, a large two family house is located in the rear, the neighbors might be concerned with the hours of operation, the petitioner should speak to the neighbors. The fence should be 6 feet tall. There was an issue regarding outdoor activities in similar neighborhood recently.

Gideon Schreiber, the original approval included 6 foot fence.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval to amend the Special Permit # 95-29 under Section 4.06(a), 5.01(4(f) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.

Neal Corbett seconded the motion.

VOTE: 3-0 In favor

OTHER

Steve Magoon, we have received compliments about staff reports and information available to the public. A first public meeting for the Comprehensive Plan has been scheduled for March 7 at the Middle School. The forum will focus on transportation, River area, etc.

Chairman John Hawes adjourned the meeting at 7:30 PM.

MEETING ADJOURNED: 7:30 PM MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 2/13/13 available in the DCD&P office.