

WATERTOWN PLANNING BOARD

DATE: April 10, 2013 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:03 PM

PURPOSE OF MEETING: Regular Monthly Meeting

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

ADMINISTRATION BUSINESS

Linda Tuttle-Barletta motioned to approve Minutes of 3/13/2013.

Fergal Brennock seconded the motion.

VOTE: 5-0 In favor

CASES PENDING

- **600 Pleasant Street**; Todd Horowitz – Special Permit Finding with Site Plan Review

Matt Cole, New England Meat Company, we are proposing to open a 2,191 s.f. space in an existing office/industrial building. The property will be used as a wholesale warehouse with a 10'x20' free standing freezer. The product is already pre-packed, ready for distribution. The structure was previously used by an oil company.

Gideon Schreiber, the existing building was used by an oil company. SPF/SPR is required for a conversion to other use. The petitioner is proposing to store 10'x20' free standing freezer in the rear portion of the rented space and use the north portion for an office space. 35 Parking spaces are required for the entire site, 1 space per 350 s.f.. There is more than enough parking now. 2 loading docks are on the side facing Russo's. Staff recommends that delivery vehicles be located in the rear. All requirements of the Zoning Ordinance have been met, this is an appropriate use for this location. The proposed use will not have adverse effect on the neighborhood. Staff recommends that 2 bicycle racks be installed. Drive-up ATM window was approved in 2003 and landscaping condition was not done. Staff recommends that the landscape be completed now. Tree warden can help with selecting appropriate location for new trees. The lot will be repaved and restriped. Condition #7 will state that if the dumpster is visible from the street it should be screened. Condition #9 will be split into 2, #9 that trees will be planted with the assistance of the Tree Warden and condition #10 that landscaping at the ATM approved in 2003 will be completed within 90 days.

Jason Finelli, Sales Director of US Beef, trucks are dispersed early in the morning returning at different times. All sales are done in the field. We have not encountered any problems at our other 5 locations. It is necessary to have office space at this location.

Ken Leitner, Atty, there are 3 lessees at this site. The building is never completely full and there is ample parking. Overnight parking is within the L shaped part of the structure.

Edward Rabinovitz, Atty, representing 590 Ventures, we are concerned with trucks coming through the private way and blocking our access.

Jason Finelli, our trucks are not larger than SUV. It takes 4-11 minutes to upload and load. All the meat is prepackaged. Once a week, refrigerated truck does make delivery to the site. It has to be within regular business hours. This is a very small operation with minimal loading time.

John Hawes, the main issue is for the neighbors to remain in touch.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Special Permit with Site Plan Review under Sections 5.01(h) & Section 5.01.5(c)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 with revised condition #7 and condition #9 split into #9 and #10 as stated above.

Jeff Brown seconded the motion.

VOTE: 5-0 In favor

- **64 Grove Street;** Tufts Associated Health Maintenance Organization – Special Permit

William York, Atty, this is a request for a Special Permit to convert office/research and development to office space only. The site is nonconforming as to number of parking spaces. The petitioner is proposing to provide the parking at the main campus at 705 Mt.Auburn Street. 109 Watertown residents are employed by Tufts. Tufts moved into the former AT&T building in 1998. The former Boston Biomedical is no longer in Town. This purchase will allow Tufts to grow, existing employees will move into the new building. Both buildings are separated by the railroad that is now owned by DCR. Future bike path is proposed for the area. The site provides 65 parking spaces, the Zoning Ordinance requires 166 spaces. The adjoining Tufts has in excess of 235 parking spaces which will allow to cover 101 spaces needed for 64 Grove Street. Employees are paid to leave their vehicles at home. 134 employees are enrolled in assisting to find car pool partners. 4 zip cars are available for employees and resident use. We are providing electric charge station at no cost to employees. Tufts has received awards from various Mass agencies.

Gideon Schreiber, two previous permits have been issued for Tufts and 64 Grove Street. A special permit is required because of use change. All findings have been met, excess parking at the Tufts campus will allow for parking at 64 Grove Street. There will be no change to the exterior of the building and no expansion of employees. The staff recommends an approval with standard conditions.

Steve Magoon, the Transportation Management Program has been implemented by Tufts to a great extent. It will allow reduction in number of vehicles and serve as an example for other business. PILOT agreement is in place with the Town and will extend to 64 Grove Street. Maintenance of the railroad has been an issue because of budget cuts at DCR. Tufts will take on the maintenance.

Jeff Brown, how many people are employed by Tufts? It is now very confusing.

William York, Tufts has 1800 employees some will move to 64 Grove. When the building became available, Tufts saw it as a potential for future employment. Tufts will work with DCR, about 85 employees walk between the 2 buildings.

Rebecca Brown, Senior Engineer TEC, traffic is spread out during the day. We are proposing that maximum green time for left turn be extended.

Angie Kounelis, District A Town Councilor, 55 Keenan Street, Tufts has been a good neighbor, very responsive to our issues. If some employees park on neighborhood streets. We are delighted that Tufts will take care of the DCR property. How many possible employees could be at 64 Grove? Will the property be subleased? 250 parking spaces are leased to Mt. Auburn Hospital. The police detail at the intersection is paid by Tufts. It would help if there was police detail at other nearby intersections. Even 100 additional vehicles will impact the area. We are in support of this proposal.

William York, employees parked in the residential neighborhoods are immediately removed by security. Tufts is very responsive and provides random checks. 64 Grove Street could have 200 employees.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Special Permit with Site Plan Review under Sections 5.01.3(a) and 6.01(g) 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

COMPREHENSIVE PLAN UPDATE

Steve Magoon, we have been working with the consultant, lots of information has been collected and needs to be compiled. The website has been updated. A display has been created in the Library near the Watertown Savings Bank room. It will be amended as the project continues. A drop off box will allow people to submit ideas. More interaction with Boards and public is proposed to discuss today's and future situation. Zoning Amendments might be the final result of this plan.

41 Bacon Street

Steve Magoon, we do not have submission for the above project. The owners are looking at alternative design.

John Hawes, it seems that the development is now picking up. Since the Planning Board is a granting authority in certain areas, alternate members might be an option.

Chairman John Hawes adjourned the meeting at 8:20 PM.

MEETING ADJOURNED: 8:20 PM MINUTES APPROVED: _____
For more detailed Minutes see tapes dated 4/10/13 available in the DCD&P office.