

WATERTOWN PLANNING BOARD

DATE: June 12, 2013 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:03 PM

PURPOSE OF MEETING: Regular Monthly Meeting

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

ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 5/8/2013.

Linda Tuttle-Barletta seconded the motion.

VOTE: 5-0 In favor

CASES PENDING

- **75 Nyack Street;** Frank & Traci Cosco – Special Permit Finding

Frank Cosco, this is a request to add a second story addition to our single family house. I am a contractor, similar projects were done in the neighborhood recently.

Gideon Schreiber, the petitioner requests to build a 42'6"x31'1" second story addition on the existing structure. SPF is required for 19.04' setback where the required setback is 22.7'. The proposed addition will not be substantially more detrimental than the existing nonconforming structure, staff recommends approval.

Jeff Brown, there are other houses in the area that are 1 story high.

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.

Fergal Brennock seconded the motion.

VOTE: 5-0 In favor

- **37 Winsor Avenue;** Jeremiah & Michele Casey – Special Permit Finding

Fulton Harley, Architect, we are proposing to raze the existing enclosed porch in the rear and replace it with a 2-1/2 story addition. The first floor family area will be extended, the second floor will allow for additional bath. The lot coverage will increase from 29% to 30%. The proposed addition will not be more detrimental than the existing structure. We have letters of support from the neighbors.

Gideon Schreiber, the building footprint of the structure will not change, the design and use is in keeping with the neighborhood. Staff recommends approval.

Neal Corbett, is the existing garage used for parking?

Fulton Harley, the homeowner uses the garage mostly for storage.

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

- **93 California Street;** Christopher & Rose Zevitas – Special Permit Finding & Variance

Chris Zevitas, the existing living space needs to be extended. The attached 1-story garage will be razed, a 2-1/2 story addition constructed. This is a very unique piece of property, near the Charles River.

Gideon Schreiber, the site is very unique, located in Open Space Conservancy zone. The shape of the parcel is unique. Floodplain district is in the rear. The original proposal years ago was to build an addition on top of the existing garage. The new owner felt that the garage was not strong enough. The proposed addition is no more detrimental than the existing use. Variance is requested to legalize the existing parking area for 2 parking spaces within the front yard. Literal enforcement would create substantial hardship. Granting of the variance does not derogate from the intent of the Zoning Ordinance. Because of the property location, the petitioner has to go in front of the Conservation Commission for approval.

Deborah Pierce, Architect, the use is consistent with the neighborhood. The proposed addition will be less detrimental than the existing structure. The soil conditions are very wet, site is long and narrow. All of these situations represent hardship.

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.

Neal Corbett seconded the motion. VOTE: 5-0 In favor

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Variance under Section 6.02(j) 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

- **55 Bigelow Avenue;** Vatche Keusseyan – Special Permit

Jennifer Wooliscroft, co-owner, 4 attractive push-carts will be placed along the entrance area and will be used to display flowers, plants, etc. They will not obstruct pedestrian traffic, the display will enhance the store and the neighborhood.

Gideon Schreiber, special permit is required for selling products in public way. Staff found that criteria have been met. The sidewalk is 8 feet wide and does not have planter strip. There will not be any hazard to the pedestrians and ADA passage will be provided. Staff recommends approval of the petition. Health review condition has been added, signage will have to meet the requirements of the ZO. The display carts will be moved inside when the store is closed.

Rachel, 56 Bigelow Ave, the sidewalk is much wider on this side of the street. This is a very responsible business and asset to the neighborhood. We are in support of the proposal.

Angie Kounelis, 55 Keenan Street, District A Councilor, when the business started there were some pros and cons. Their presence is very positive, aesthetics have been added to the neighborhood. It is important for the food items to stay in the carts, the owners have to be responsive if items fall out. This business is beneficial to the neighborhood.

Steve Magoon, one of the conditions is that the merchandise will be in carts only.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Special Permit under Section 8.02 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

- **615 Arsenal Street;** Home Depot – Special Permit

John Hawes, a letter from the petitioner is requesting to continue the petition to the next meeting.

Linda Tuttle-Barletta motioned to continue the above petition to the July10 meeting of the Planning Board.

Fergal Brennock seconded the motion.

VOTE: 5-0 In favor

CONTINUED CASES

John Hawes was not present at the May 8 meeting and will excuse himself from the vote.

- **40 Union Street;** William Fitzpatrick – Variance

Mary Fitzpatrick, I am here on behalf of the owner, Theresa Fitzpatrick, who lives next door to this property. We have met with Gideon and Steve. The openings were marked on the driveway, 11' openings would not allow parking for 4 spaces. The width of the property is 43'6". In order to make the parking area more aesthetically pleasing, we are proposing to change the surface. One of our tenants stated that if parking is not available, he will have to move. We have a 3 apartments that will use 4 parking spaces. This is a unique situation, we do hope that the Board will approve the variance.

Steve Magoon, engineering analysis regarding adequate opening to park the vehicles were made. Our engineers did evaluation, considering the turning radius, it may require some maneuvering, but 17.5' opening is adequate. The Town will provide new sidewalks. The petitioner is proposing to remove the asphalt, add pavers and additional plantings on the side.

Jeff Brown, cars are 7' wide, this will work. Many other people in the neighborhood have same situation.

Linda Tuttle-Barletta, Steve captured the current situation, this is a good compromise.

Fergal Brennock, this is a good compromise for both sides.

Hector Marquez, 27 Union Street, this is a similar situation as our property, we have never seen parking issues, this will improve the neighborhood.

Steve Magoon, this will be a precedent, the next step in Zoning Board of Appeals, their decision might not be the same. We need to look at some standards that could be applied.

Neal Corbett, the petitioner did an excellent job, it will be a precedent for other property owners to improve their properties.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Variance under Section 6.02(j) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions prepared by the staff including that there will be 2 openings 17.5' wide each, landscape on the sides and no parking on the sidewalk..

Fergal Brennock seconded the motion.

VOTE: 4-0 In favor

- **27-29 Union Street;** Hector Marquez & Dylan McKnight – Variance

Dylan McKnight, Hector Marquez, petitioners, there were few concerns at the last meeting, we have addressed all of them. The Town will add green space between sidewalk and the street. There are many cars that are less than 15' long. If the car is large, you will not be able to enter the parking spot.

Steve Magoon, this is the same as the first case, each opening will be 17.5' wide to allow for 2 parking spaces each. Impervious pavement and green space will be added. We can add a condition that parking is not allowed on the sidewalk.

Jennifer Crowley, 21 Union Street, I have never seen the sidewalk being blocked. Snow is always removed and placed in the rear. This is a great design.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Variance under Section 6.02(j) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions prepared by the staff including that there will be 2 openings 17.5' wide each, landscape on the sides and no parking on the sidewalk.

Fergal Brennock seconded the motion.

VOTE: 4-0 In favor

Steve Magoon, the street reconstruction will be done in the summer. DPW will need couple of weeks prior to the start to notify the residents.

HOUSING PRODUCTION PLAN

Steve Magoon, the public hearing will be bore the next Planning Board meeting on July 10. then referred to the Town Council.

COMPREHENSIVE PLAN UPDATE

Steve Magoon, the meeting on May 20 at the Middle School was attended by 100 people. The vast majority felt that the vision is on the right track.

John Hawes adjourned the meeting at 8:20 PM.

MEETING ADJOURNED: 8:20 PM MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 6/12/13 available in the DCD&P office.