



**TOWN OF WATERTOWN**  
**Zoning Board of Appeals**  
Administration Building  
149 Main Street  
WATERTOWN, MASSACHUSETTS 02472

Melissa M. Santucci Rozzi, Chairperson  
Deborah Elliott, Clerk  
David Ferris, Member  
Suneeth P. John, Member  
Christopher H. Heep, Alternate Member  
John G. Gannon, Alternate Member

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**MINUTES**

On Wednesday evening, **January 23, 2013** at 7:00 p.m. in the Council Chambers on the second floor of the Administration Building, the Zoning Board of Appeals held a public hearing. In attendance: **Melissa Santucci Rozzi, Chairman; David Ferris, Member; Suneeth P. John, Member; Christopher H. Heep, Alternate Member and John G. Gannon, Alternate Member.** Also Present: **Gideon Schreiber, Senior Planner; Louise Civetti, Clerk to ZBA.** Absent: **Deborah Elliott, Clerk.**

Chair Santucci Rozzi opened the meeting, introduced the board and staff, swore in the audience and reviewed the agenda. The administrative item, Minutes is postponed to the next meeting. Two cases will be heard at the February agenda: 16 Sunset Road and 462 Mt. Auburn Street, in which an Extension Agreement was signed by the Acting Chair at the January 2<sup>nd</sup> meeting. The Acting Clerk will read the first case:

Member Ferris read the Legal Notice:

John & Clare Loughran, 24 Longfellow Road, request a Special Permit Finding in accordance with §4.06(a), Alteration to Nonconforming Structure so as to construct a front porch within the front yard setback. S-6 (Single Family) Zoning District.

John Loughran introduced his wife, Clare and stated they have lived in the home at 24 Longfellow Road since 1995. It is a Dutch Colonial and they would like to make it nicer by adding a front farmers' porch to make the house even more welcoming. The porch would come out 6' from the front. This was the first house built on the street and there most likely wasn't pavement back then. The house doesn't meet the setback requirements currently and they are requesting the variance to allow the addition of the farmers' porch will extend from end to end on the main body of the house, not on the sun room. There will be a portico above the front to maintain the look of a Dutch Colonial (Gideon's suggestion) with 3-4 pillars on each side, a half railing so they don't fall off, constructed to match the house with white vinyl and rebuilding the existing front stairs - a basic porch.

Member Heep does not have any comments and said it looks like a nice improvement.

Member John does not have any comments.

Member Gannon does not have any comments.

Member Ferris asked what the flooring material will be. Mr. Loughran answered it will be a vinyl composite. Member Ferris noted that the gable is slightly off-centered. Mr. Loughran said it is the door that is off-centered. Mr. Ferris stated the plan shows new pvc posts over 4x4 fir base posts. Mr. Loughran said they will not retain any of the existing posts and all of the new posts will be made of all composite material. Mr. Ferris suggested more substantial posts, greater than 4x4 - 6x6 will match the house better. Gutters and downspouts will be wrapped around the side – not in front and the top of the new roof will be in line with the existing and the upper line of shingles will go all the way across.

Ms. Santucci Rozzi noted the stairs on the plot plan are the existing and asked where the bottom of the new stairs will come out to. Mr. Loughran explained the stairs will be inset slightly, lined up with the door and only about 4.5' from the door and ending at the bottom in the same spot as the existing stairs.

Ms. Santucci Rozzi asked about the two sets of plans – one showing the existing gabled roof demo and the other labeled 'New proposed Farmer's porch'. Mr. Loughran explained that Mr. Mena requested the plans show the complete porch – the original plan only showed a portion. The contractor just took the original and made slight changes. Ms. Santucci Rozzi stated the control plan will be "New proposed Farmer's Porch" with the gable.

Ms. Santucci Rozzi explained that this case is being reviewed as a Finding as the house is currently non-conforming to front and side yard setbacks. The changes will not impact the side yard and will impact the front at 13.5' and increase the building coverage slightly over the 25% allowed.  
Condition the posts – larger

No one spoke from the audience. Ms. Santucci Rozzi declared the hearing closed.

Ms. Santucci Rozzi asked Mr. Ferris if he would agree to a condition regarding the larger posts. Mr. Ferris agreed. Ms. Santucci Rozzi stated the condition will be added by Staff with the requirement being at the time of the Building Permit.

Ms. Santucci Rozzi added a condition stating the stairs shall not be any closer than those shown of the Plot plan dated 12/7/2012.

Mr. Ferris made a motion to approve the alteration to a non-conforming structure to add a front porch within the non-conforming front yard setback with the conditions discussed. Mr. Gannon seconded. Voted 5-0, Ms. Elliott absent.

Ms. Santucci Rozzi announced that under 'Other Business' on the agenda, there will be a review of 124 Watertown Street of the approved sign decision to be certain what was approved is what is being presented.

Mr. Gannon asked if he could participate as he is new to the board and did not participate in the vote. Ms. Santucci Rozzi explained that the board will not be voting tonight. This case was heard at a couple of hearings and the petitioner had gone back to the drawing board a couple of times as the (Zoning) board was getting very specific about name plates and shapes. As a courtesy he would like to present this.

Attorney Morris Mason, 147 East Merrimack Street, Lowell, MA stated they are here to explain what they are proposing. In the board's decision it was stated that they would be painting it a brick color. When they looked at it and met with the planners, it appears it would be more appropriate to paint it a gray color. It would pick up the detail work on the building, which is gray. They have a drawing showing the change in color along with photos showing the gray detail in the building. There isn't any material or structural changes, it is just to show the change in color.

Mr. Schreiber added that this shows the brick base that wasn't...there were some conditions that specified some different details and this shows the accomplishment of a real brick base on it and the detail of the color of the lettering as the board specified in the conditions.

Ms. Santucci Rozzi asked if the names in the depiction are the actual names of the tenants (yes, they are).

There were no questions from any board members. Ms. Santucci Rozzi stated that she liked the attached drawings showing the shape almost a mimic of the shape of the top of the building and the trim on the windows and carrying out the brick and the gray elements. She said it looks good.

Mr. Mason noted that the drawings shows the side width as being 9", it is actually 12" and 12" is what was approved. Mr. Mason handed out a new drawing showing the 12" width.

Ms. Santucci Rozzi noted that condition #4 will show the new drawing with the 12" width.

Ms. Santucci Rozzi stated that the meeting is concluded. A couple of people arrived for the wrong meeting.

Mr. Ferris motioned to adjourn. Mr. Heep seconded. The meeting adjourned at 7:25 p.m.