

WATERTOWN PLANNING BOARD

DATE: January 8, 2014 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

ADMINISTRATION BUSINESS

Linda Tuttle-Barletta motioned to approve Minutes of 12/11/2013.

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

CONTINUED CASES

- **33 Mt. Auburn Street;** Robert Bray, Manager, 33 Mount Auburn Street Realty, LLC - **Special Permit with Site Plan Review – REQUEST FOR CONTINUANCE**

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

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

CASES PENDING

- **49 Grenville Road;** Marc & Nicole Quinones - **Special Permit Finding**

Adam Murfield, Architect, this is a proposal to build a front porch that would be 18'11" to the property line. It will be habitable on first floor only and adjoined to the interior space only through the front door.

Gideon Schreiber, this 1928 historic home is located on 12,283 s.f. lot. The site slopes in the rear, the existing gables will be removed and existing front landing replaced. The proposed change will not be substantially more detrimental. The existing addition is very modern, the proposed change is minor. A condition has been added that the porch will remain open.

Len Holt, 44 Grenville Road, my property is directly across the street. The rear of the structure is more attractive. The existing addition and the proposed porch are out of character with the neighborhood. This is a transformation of old historic house to modern structure. Landscape is an issue, house is very close to the street.

Adam Murfield, the house will be putty or grey color, we will reside three sides of the structure, and the trim will be matched. The existing addition was built in 1997, the walkway is adjacent to the driveway.

John Hawes, the original appearance has been changed. Could the front windows be changed to make it consistent?

Linda Tuttle-Barletta motioned to approve 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: 3-0 In Favor

OTHER

ALTA AT THE ESTATE (Former Waltham Street Apartments)

John Bensley, Beals&Thomas, we are requesting minor revision to the plans to include a fenced dog park adjacent to the parking lot. The park is within the developed area and remote from abutters and

adjacent land uses. The 2,500 s.f. area will include 4 foot high black vinyl coted fence with 2 gates. Two trash bins will be provided and emptied by Alta. The area will be used by all Watertown residents, not just residents of the complex.

Gideon Schreiber, this minor modification could be reviewed by the staff only, but we wanted to share it with the Board to state their concerns.

Neal Corbett, the area is just a rectangle, could it be made little nicer?

Linda Tuttle-Barletta motioned to approve the minor modification to allow a dog park that could be used by all Watertown residents.

Neal Corbett seconded the motion.

VOTE: 3-0 In Favor

COMPREHENSIVE PLAN

Gideon Schreiber, a draft of the Comprehensive Plan should be presented by the Consultant within the next month. A discussion with the Planning Board will follow fairly soon.

John Hawes adjourned the meeting at 7:30 PM.

MEETING ADJOURNED: 7:30 PM MINUTES APPROVED: _____
For more detailed Minutes see tapes dated 1/8/2014 available in the DCD&P office.