

## WATERTOWN PLANNING BOARD

DATE: February 12, 2014 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

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

### ADMINISTRATION BUSINESS

Jeff Brown motioned to approve Minutes of 1/8/2014.

Fergal Brennock seconded the motion.

VOTE: 4-0 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*

Jeff Brown motioned to continue the above petition to the next meeting of the Planning Board.

Fergal Brennock seconded the motion.

VOTE: 4-0 In favor

### CASES PENDING

- **417 School Street**; Edson Leal - Special Permit Finding

Paul Lessard, Architect, the back porches of this home were destroyed by fire. We are proposing to add habitable space to the third floor by adding 2 dormers to allow for master bedroom and bathroom. Entire roof will be rebuilt and historic roofline and details will be preserved. The maximum coverage will be increased from 33 to 34%, 30% is allowed.

Gideon Schreiber, dormers will be built over two existing bump outs. Staff reviewed design, definition of a 2-1/2 story has been met. Staff is recommending an approval.

Jeff Brown motioned to recommend to the Board of Appeals approval 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: 4-0 In Favor

Fergal Brennock recused himself to participate in the next project due to a conflict and left the room.

- **270-274 Palfrey Street**; Brian C. Badrigian - Special Permit / Site Plan Review

Ken Leitner, Atty, this is a request to construct a 3-story structure containing 4 units with parking under. The original proposal consisted of 5 units, but after meeting with the staff it was reduced to 4. Parking for 8 vehicles will be provided, one curb cut on Palfrey Street. The 9,229 s.f. property is located in LB zone. Trash will be stored outside, bicycle racks will be located in the garage. The front elevation is showing only 2 doors in front giving the appearance of a 2-family home, the other 2 entrances will be on the easterly side of the structure. Water will not run-off the property. We are proposing a new fence in the rear and along the driveway. This is a huge improvement to the site that was not well maintained. The rear of the property will have grass for recreational purposes.

Gideon Schreiber, Special Permit and Special Permit Review criteria has to be met to allow 4 units to be built on the 9,229 s.f. lot. The site is appropriate for such a use. There will not be adverse effect if trees are planted along the rear property line. There will be no hazard to pedestrian or vehicles. The

garage under the structure has some maneuvering constraints. Adequate facilities will be provided. LID (Low Impact Development techniques will be used. Rain garden with appropriate landscape will be preferable in the rear. The site is surrounded by 2 family homes, the height of the proposed structure is similar. The original site had negligible landscape, bicycles will be stored in the garage, and extra parking for visitors will be provided outside in the rear. Staff recommends approval with conditions as stated in the staff report.

Jeff Brown, could the trash be located at the top of the property, near the street?

Neal Corbett, the driveway is very steep, parking area is tight, and the corner in the rear is very sharp.

John Hawes, the row of trees in the rear might not be needed, does the neighboring property have any trees?

Gideon Schreiber, more substantial trees are needed in the rear to provide a buffer.

Ralph Todino, 137 Waverley Ave, our backyard abuts the side of the driveway. The original plan had bushes along the driveway, will there be enough space to plow snow, and will the roots push into my wall? Fence would be preferable.

Steve Corbett, we are proposing lower bushes and a curb.

Jeff Brown motioned to recommend to the Board of Appeals approval of the Special Permit with Site Plan Review under Section 5.01.1(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 and to eliminate condition #10.

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

- **314, 330 Arsenal Street / 121-125 Walnut Street**; Muray S. Patkin, Manager, Arsenal View LLC - Special Permit / Site Plan Review

William York, Atty, the property owned by Murray Patkin, consists of pre-owned Lexus showroom that will be razed at 314 Arsenal Street. We are proposing to renovate the rear portion of 121-125 Walnut Street facing Arsenal Street, for vehicle sale, display, leasing, display and storage. Renovate the auto-preparation building at 314 Arsenal Street to relocate the garage bays to rear of the structure and to provide access to 121-125 Walnut Street from Arsenal Street. The site circulation will be improved, open space will be increased, bike path along Arsenal Street provided. Walnut Street side will remain the same, with only some cosmetic changes. Many will remain the same, some will be painted. Gate will be added on Walnut Street as to not allow the site to be used as pass through.

We have been working with the staff, DPW, etc. The entire streetscape along Arsenal Street will be enhanced by a buffer area which will consist of green space and bike path. The green space will function as a rain garden providing a storm water management system.

Gideon Schreiber, most criteria has been addressed and met. Access to the site will be from Arsenal Street only. Multiuse path will provide access for pedestrians. The buildings on site will not change, landscape will increase. Major improvements to encourage access for pedestrians. 1000 s.f. of impervious surface will be removed. Solar system will be placed on the roof. The colors from the Lexus new car dealership will be carried over to the pre-owned car dealership and prep center. All existing glass will be kept.

John Hawes, we have received a letter of support from Town Council President Mark Sideris, who was unable to attend.

Steve Magoon, the intent is to create a continuous bike path, we are proposing that it extends to the property line.

Fergal Brennock, this is a great design, if the bike path is continued to the property line, it might make it easier in the future.

Paula Halpin, 86 Walnut Street, could the noise coming from the roof top equipment be lowered? We do not have adequate space for overnight parking. We have been parking at the Doble side for the past 13 years. That changed 3 years ago and we now park at night at 125 Walnut Street, we hope to continue.

William York, the parking spaces will be used for tenants and employees. The neighbors can park there during construction and during the winter, but they have to move when the employees come in the morning.

Fergal Brennock motioned to approve the Special Permit/Site Plan Review under Section 5.01.3(d) 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: 4-0 In Favor

Fergal Brennock motioned to approve the Special Permit/Site Plan Review under Section 5.01.3 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: 4-0 In Favor

#### *OTHER*

#### *ATHENA HEALTH*

Carolyn Reckman, Vice President of Athena Environment, the company has been on this campus for 9 years. Now that we are owners, we are planning on staying for 20 more years. We are proposing to make the site a vibrant campus and open to the community. Fence along Building 311 will be moved closer to the building to allow for more pedestrian space, with trees planted near the street, making it safer for the pedestrian. 2015 will bring expansion toward the River and addition of a small scale restaurant. A height relief will be needed and to allow retail uses which are now not allowed.

John Hawes, we are waiting for the Comprehensive plan to be completed. Rezoning could be done as one large effort.

Steve Magoon, the Lexus dealership is proposing new plantings, both sites of Arsenal Street should coordinate their efforts. Athena Health representatives attended the Community Comprehensive plan meetings.

#### *COMPREHENSIVE PLAN*

Steve Magoon, we are close to having the land use and vision elements of the Comprehensive Plan completed. We will schedule a joint meeting of the Town Council and the Planning Board to talk about the remaining issues.

John Hawes, the consultant could make a presentation to both Boards and then discuss the issues separately. Many new projects are happening along Pleasant Street, most are one and 2 bedrooms with few children.

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Fergal Brennock, we should not be bias against large projects. Do we have any statistics from schools?

Steve Magoon, there are not many children in the 1-2 bedrooms apartments.

John Hawes adjourned the meeting at 9:20 PM.

MEETING ADJOURNED: 9:20 PM MINUTES APPROVED: \_\_\_\_\_  
For more detailed Minutes see tapes dated 2/12//2014 available in the DCD&P office.