

## WATERTOWN PLANNING BOARD

DATE: March 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; Linda Tuttle-Barletta; 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 2/12/2014.

Fergal Brennock seconded the motion.

VOTE: 5-0 In favor

### CASES PENDING

- **238 Bellevue Road**; Robert Paarlberg & Marianne Perlak- Special Permit Finding

Robert Paarlberg, this is a proposal to construct a second story addition to existing sunroom. The existing nonconforming side yard setback of 5'8" to 6' where 10' is required will remain. The proposed change is no more detrimental than the existing structure. The proposed addition will blend in and the existing railing will remain. The new space will be used as a closet and it will allow us to expand the existing bathroom.

Gideon Schreiber, the proposed addition is in keeping with the neighborhood. Staff recommends an approval.

Linda Tuttle-Barletta 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.

Jeff Brown seconded the motion.

VOTE: 5-0 In Favor

- **86 Madison Avenue**; Carl & Jen Volz - Special Permit Finding

Carl Volz, we have maintained a small section of land and a fence that we thought was easterly property line. We have hired an attorney to research the parcel with the unknown ownership and to legally acquire through Adverse Possession. As requested by the staff, our neighbor has submitted a letter stating no interest in the land. We are proposing to construct an addition that would be partially into the driveway.

Gideon Schreiber, this is an unusual 6,411 s.f. site with a sliver of land whose ownership was never identified. The proposed addition is not substantially more detrimental than the existing nonconforming use. The design is in keeping with the architecture of the house. Staff recommends approval.

Linda Tuttle-Barletta motioned to recommend to the 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 and to eliminate condition #10.

Fergal Brennock seconded the motion.

VOTE: 5-0 In Favor

- **497-499 Main Street**; Yousef Azadzoi - Special Permit Finding

Yousef Azadzoi, I have purchased the property in January, the entire interior is being redone. I am proposing to construct a 6'x8' roof over the existing concrete landing, which has 8'1" setback where 10' is required.

Gideon Schreiber, this is an existing 2-family house on a 4,180 s.f. nonconforming lot. The proposed change is not substantially more detrimental than the existing condition. The house is going through substantial renovations. The addition is minor, staff recommends approval with a condition that the porch will not be enclosed.

Linda Tuttle-Barletta 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 with condition #7 that the front will remain open.

Jeff Brown seconded the motion.

VOTE: 5-0 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*

William York, Atty, Robert Bray, Manager, Steve Hurley, Architect, Kim Ahern, Landscape Architect, are here to answer questions. The relief requested is Special Permit with Site Plan Review. We are proposing retail and office space on the first floor and residential on floors 2,3, and 4. The architecture is consistent with Watertown Square design. The allowed height is 5 stories/55 feet, the proposed structure is 43 ft/4 stories. Setbacks are not required in CB zone, but we will have setbacks on all sides. It is an attractive design with tapered look. The retail area will be accessible through the lobby and the garage. 30 parking spaces are required, we will have 36. The building is a perfect fit for this site.

Steve Hurley, Architect, we wanted to emphasize the park area. We are proposing 2000 sq ft of commercial space on the ground level. This is an appropriate design for such a use.

Kim Ahern, Landscape architect, we are trying to maximize the open green space. There is lots of traffic on Mt.Auburn street, the park will be used by pedestrians, not just the residents. Benches and new trees will be added, 2 rectangular areas with low rails will have plantings. Bike racks are provided to accommodate users of the bike path.

Gideon Schreiber, the 13,581 s.f. lot does not have any landscaping. Located on Mt.Auburn Street at the intersection of Taylor Street, it was used by Port Oil. Attached to it is a triangle of land owned by the Town of Watertown. The petitioner is proposing to build 24 residential units, out of which 2 are affordable, and 2,000 s.f. of commercial/retail space. The proposal is in compliance with Watertown Growth Management Plan of 1988 and in line with Community Development Plan of 2004 to create space for walking and shopping. The Strategic Framework for Economic Development of 2011 recognizes the need to bring pedestrians to Watertown Square. The four Special Permit Criteria have been met, the site is appropriate location for such mixed use. There are some concerns with type of use on the first floor. The façade incorporates variety of materials. The number of curb cuts will be reduced. The parking will be provided onsite. According to the traffic analysis the traffic impact will be minimal. All building, health and safety requirements have been met. The ten Site Plan Review criteria have been met. Adjacent Town property was not maintained and will now be improved by the petitioner. The size, placement and design will provide visual relief in the massing and helps create transition between historic adjacent buildings. The proposed clapboard siding needs to be modified. All utilities will be underground, trash will be collected by a private waste company. 24 ft wide curb cut on Mt.Auburn Street will allow access to lower 21 space garage, 24 foot wide curb cut will provide access to 15 parking spaces from Taylor Street. 6 bicycle parking spaces will be provided. The two Watertown Housing Partnership affordable units will be evenly distributed, the finishes in the unit will be

the same as market rate units. Staff recommends conditional approval with specific conditions regarding landscape, signage and requirement of review.

Jeff Brown, is this development in separate ownership from the building in the rear? How many tenants will occupy the commercial space? Will the garage be mechanically ventilated? Will 3 Taylor Street be also developed?

William York, the owner of the Auto body shop owns 3 Taylor Street. There will be 2-3 tenants in the commercial space. Average residential unit size is 900 s.f.

John Hawes, the exit from the garage is right turn only. The façade finishes are very important, the proposed materials do not look appropriate. The parapet of the commercial spaces is making the residential units windows look smaller.

Steve Hurley, the intention was to use materials of residential quality. Metal awnings will have the same issues as fabric, it is not appropriate for this site.

Steve Magoon, Watertown Square is the most prominent location in Town. Successful economic development is important in such a prominent location where it will be for many years. There have been negative comments about the project in the rear facing Arsenal Street. Project on this site must bring positive impact to the Square. The commercial/retail space does not have enough entrances on Mt.Auburn Street to create retail presence. I am asking the architects on Planning Board to provide guidance about design materials fit to Watertown Square.

John Hawes, brick seems to be traditional material of the area as on the Archtone apartments and on the Assisted Living facility that is being build.

Fergal Brennock, I am not in favor of fabric awning. Could the elevator shaft and the entry façade be made of red brick?

William York, this is a modern development with materials that work better then brick. These are high end designs and materials. The architect does not think that brick is appropriate for this site. The building on Arsenal Street is clapboard also. We are trying to give prominence to the first floor commercial space. 2 parking spaces on each floor of the garage will be used by the commercial space during the day and visitors at night. Handicapped spaces are included within the four. The door to the parking garage will be open during the day and closed at night.

Tony Palomba, 40 Oakley Road /Town Councilor, we do appreciate the development of the property. Concerns that were expressed at the neighborhood meeting have not been addressed tonight. The proposed façade materials have not been well received. The amount of commercial space in this development will not be enough to draw people to the Square. Community meetings should be recorded for Boards to hear it. The building should not have the same presence as the building on Arsenal Street.

Bill Dylan, there is a big difference between the 24 Arsenal Street building and this project. Arsenal Street is higher, this one is wider. All the units on Arsenal Street have been sold. The condo owners are looking forward to this new development, it could become the signature building for Watertown Square.

William York, the Police Station is made of the same materials, people at the meeting liked the design, and colors can be changed.

Steve Magoon, this is not a bad product, my concern is such a product in this location. The concern with awning is the long-term durability with fabric, metal materials are longer lasting. These concerns will be addressed at the Zoning Board of Appeals meeting.

Fergal Brennock, a letter was received from the Watertown Concerned Citizens Group stating their disappointment and objections. It is a good project but because of the façade materials, it needs to be presented again.

Linda Tuttle-Barletta, we can vote with conditions that can be worked out at the ZBA meeting.

John Hawes, the Board would like to see the project again after the petitioner addresses the concerns.

Linda Tuttle-Barletta motioned to continue the petition to the April meeting of the Planning Board.  
Jeff Brown seconded the motion. VOTE: 5-0 In favor

*OTHER*

*ZONING ORDINANCE AMENDMENTS*

Steve Magoon, several new developments will be coming in front of the Boards in the near future that will require zoning amendments. One of the amendments is that any development with more than 10 units. Second request of the Town Council is to revisit the PSCD (Pleasant Street Corridor District), to improve the access to the River and reserve some areas for commercial space. All was discussed at sub-committee of the Town Council. The Moratorium for medicinal marijuana will expire in June. There are no facilities proposed for Watertown yet. Athena Health is looking for retail corridor in the middle which is now not allowed.

*COMPREHENSIVE PLAN*

Steve Magoon, the Consultant did a presentation of the Comprehensive Plan to the Town Council. A print out of the presentation was given to the Board tonight. The Planning Board and the Town Council will have a meeting with the Consultant. The Plan will be adopted in early summer.

John Hawes adjourned the meeting at 9:20 PM.

MEETING ADJOURNED: 9:20 PM MINUTES APPROVED: \_\_\_\_\_  
For more detailed Minutes see tapes dated 3/12//2014 available in the DCD&P office.