



TOWN OF WATERTOWN

Zoning Board of Appeals

Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

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

Telephone (617) 972-6427
Facsimile (617) 926-7778
www.watertown-ma.gov

MINUTES

On Wednesday evening, November 20, 2013 at 7:00 p.m. in the Richard E. Mastrangelo Council Chamber on the second floor of the Administration Building, the Zoning Board of Appeals held a public hearing. In attendance: Melissa Santucci Rozzi, *Chair*; David Ferris, *Acting Clerk*; Suneeth P. John, *Member*; Christopher H. Heep, *Alternate Member*; John G. Gannon, *Alternate Member*. Also Present: Steve Magoon, Director, Community Development & Planning.

Chair Santucci Rozzi opened the meeting, introduced the board noting the two alternates will be voting as full members; she reviewed the agenda noting **450 (458) Arsenal Street has requested a withdrawal** and **55 Bigelow Avenue has requested a continuance**. She also noted one administrative item. She said the agenda will be taken out of order as she will be recusing herself from the Home Depot case. She swore in the audience. She appointed Member Ferris to be the acting clerk and asked that next month's agenda reflect an appointment to clerk.

Chair Santucci Rozzi stated there is an opening for Clerk on the board as Member Elliott has left the board. She asked for nominations. Member John nominated Member Ferris. Member Heep seconded. All voted in favor.

Member Ferris read the legal notice for 450 (458) Arsenal Street:

450 (458) Arsenal Street

John Joyce, P.O. Box 920358, Needham, MA 02492 herein requests the Zoning Board of Appeals grant a **Special Permit** in accordance with Watertown Zoning Ordinance §5.01.3b(2), Table of Use Regulations, Conversion > 4,000 Square Feet and §6.01(f), Reduction of Required Parking, Hours of Use and 6.01(g), Off-Site Parking, so as to convert 10,500 s.f. of warehouse space to recreation space for an indoor hockey gym with reduced parking. I-1 (Industrial) Zoning District. ZBA-2013-22

Chair. Santucci Rozzi asked for a motion to accept the withdrawal. Member Ferris motioned to accept the withdrawal. Member Heep seconded. Voted 5-0 Withdrawal Granted.

Chair Santucci Rozzi deferred to staff for the applicant's request for continuance. Mr. Magoon stated that the applicant's representative cannot be in attendance due to a health issue. He will make it clear to the applicant that this is the last continuance as this has dragged on and the matter will be voted on at the next meeting.

Chair Santucci Rozzi reiterated that the petitioner must be in attendance at the December meeting. She asked that the petitioner submit something in advance of the meeting for their review. She asked for a motion to continue.

Member Ferris motioned to continue to December. Member Gannon asked if there is a notation that this be the last continuance and to have a vote at the next meeting in the motion. Member Ferris amended

the motion to state that the 55 Bigelow Avenue case be continued to December for the final review and vote of this case. Member Gannon seconded. Voted 5-0 to continue.

Chair Santucci Rozzi announced '**Other Business' for 138 Waltham Street, Sterritt Lumber** – there is not a legal notice as this is not a case.

Richard Mackin, President, FD Sterritt Lumber Company, Watertown. They would like to have employees do administrative work in the warehouse and office building between the hours of 6:30 am – 7 a.m. He said right now the administrative workers are allowed in the office at 6 am. He would like to extend the administration to the warehouse from 6:30 a.m. – 7a.m. No equipment running; the doors are closed, etc. He said they have to have the truck drivers make sure their load has the proper paperwork and that what they say is there is actually there. They check the tie-downs to be certain they are secure; they check the log books; and the routes. They are loaded the night before and are parked inside the building.

Mr. Magoon said this property has a history with the board. They were granted a permit 6- 7 am administrative functions. Concerns were generated by a neighbor that workers were in the warehouse outside of those hours. A violation notice was given and the property owner explained that there was only administrative functions in the warehouse. The condition from the Zoning Board on the permit was that they only administration functions were within the office. The owner is coming back to the board to request that the administrative functions be added to the warehouse. The concern is the noise and operation of equipment. It is up to the board to clarify if administrative work is allowed in the warehouse as well as the office before 7 am. The type of activity would be consistent with the board's condition.

Chair Santucci Rozzi noted that she was here back in 2003 when the permit was first issued. The decision uses the terms 'office staff and office building' in the fact portion of the decision and the condition specifically states office staff and building and not buildings, leaves her to believe it meant the one building. She will open it to the board.

Member Gannon said he was also on the board back in 2003. He asked if there was a mailing of this agenda item to abutters. Mr. Magoon stated that the agenda is the only form of notification.

The meeting was adjourned at 8:30 p.m.