



# 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  
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[www.watertown-ma.gov](http://www.watertown-ma.gov)

### MINUTES

On Wednesday evening, December 18, 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, *Clerk*; Suneeth P. John, *Member*; Christopher H. Heep, *Alternate Member*; John G. Gannon, *Alternate Member*. Also Present: Steve Magoon, Director, Community Development & Planning, Gideon Schreiber, Mike Mena, Louise Civetti.

Chair Santucci Rozzi opened the meeting at 7:05 p.m., introduced the board and staff, swore in the audience and announced that case 33 Mt. Auburn Street is being continued to February 2014.

Member Ferris read the legal notice for the first case:

**"11 & 13 Union Street** - Anthony Psikarakis, 13 Union Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a **Special Permit Finding** in accordance with Watertown Zoning Ordinance §4.06(a), Alterations to Non-Conforming Structure; Half-Story & Eave Height, so as to construct two third-floor bathroom dormers, one in each unit, extending existing non-conforming half-story from 59% to 60%, where maximum 50% is allowed and an eave height of 30'10", where maximum 26' is allowed. T (Two-Family) Zoning District. ZBA-2013-30"

Anthony Psikarakis, owner, stated that they are planning to put a bath in a storage closet on the 3<sup>rd</sup> floor. They have 3 children, 5 people total with one bath now. The dormer they are proposing will match in material, hip roof, fitting to neighborhood. 63 Union 2 bedrooms, 1 bath on 3<sup>rd</sup> floor. Wants to make rental unit the same and rent to family. Looks like part of the original home.

Member Ferris noted there is just the one bath on the second floor. He requested the roof pitch match, as well and inquired about wood trim, no vinyl.

Member Heep asked if there was not other place for the bath.  $\frac{3}{4}$  bath being put in – could do  $\frac{1}{2}$  bath but wants bath from children. He thinks this is a sizable addition.

Mr. Psikarakis stated that the eave with match existing and the dormer will be below the ridge.

Chair Santucci Rozzi noted that the neighbor's house meets the ridge. This is in keepin with the neighborhood, within the requirements of the WZO and is not being intensified.

Member Ferris said that it is creating a little tower on each side and will be substantial but there is no other way to put a bath without losing a bedroom.

Member Gannon asked why this is a SPF and not a VAR. Mr. Magoon stated that it is not more impactful.

Member Ferris motioned to approve the request. Member Gannon seconded. Voted 5-0, granted.



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Member Ferris read the legal notice:

**"354 Arsenal Street-** Ziad Nabbout, 354 Arsenal Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a **Variance** in accordance with Watertown Zoning Ordinance §5.04, Table of Dimensional Regulations, Front, Side and Rear Yard Setbacks and **Special Permit Finding** in accordance with 4.06(a), Alterations to Non-Conforming Uses; Gasoline Filling Station, so as to raze existing kiosk, island, pumps, underground tanks and building to construct new underground tanks, island with (3) pumps; 66'x20' canopy, creating a non-conforming canopy front setback of 11', where 20' is required and rear setback of 10', where 30' is required; and further a 750s.f. single-story retail building, creating non-conforming front, side and rear setbacks of 6', 3' and 3', where 20', 25' and 30' respectively, are required. I-1 (Industrial) Zoning District. ZBA-2013-31"

Hal Chubba, representing the petitioner spoke on the project's details adding that it will be an improvement to the intersection of School and Arsenal Streets.

Member John asked if the Billboard is owned by this property. It was stated that the billboard is on DCR property but it is not owned by DCR. Mr. Mena will find out if this is state or federally owned – the MBTA is the only property the state can control.

Member John asked the following questions, Mr. Chubba provided the following answers:

Will the pumps be manned? Yes, no kiosk  
Is 10' enough? Yes, it is standard  
Is there parking provided? Yes, two spaces are required but three are provided.  
Why only 1 light pole? The rest of the lighting is under the canopy.  
Signage? It is a separate review process

Member Ferris asked the following:

On sheet #8, is that concrete curbing? No, it will match the granite curbing.  
Will the curbing transition from pavement to landscaping at neighbor's property? No curbing around the back of the property.  
It is a metal canopy, will it be white? Not sure of the color.  
He stated that the lighting should be full cutoff, in accordance with the regulations.  
They will work with the town to replant the 'planting strip'.  
The existing landscaping will remain, a tree will be removed and replaced with 5 trees.  
They will add more landscaping

The enclosure to the dumpster will be stockade fencing.

Member Heep:

First retail on site.

There are currently 9 fueling stations and it is being reduced to 6 fueling stations.

They are encroaching onto DCR property now, when they remove the pavement, they will plant 5 trees with approval of DCR.

Member Gannon:

Stated they do not own billboard.

There is only one way out.

How will deliveries work when the store and gas have deliveries?

Can a fire truck fit under the canopy? Yes, it is 14' high.

Limiting light spillover will not benefit greenway

Consider solar panels on canopy

Chair Santucci Rozzi:

Parking spaces are too far away

Strip a fire lane

Eliminate a pump to provide more parking – maximizing site

Intensify setbacks on building

Questioned the dumpster being rolled down and icked up from the front

Add more landscaping

Hours are 6 – 11 but currently 6 – 10 (not regulated by zoning)

Member John:

Snow load on canopy? Canopy parapet 3' deep, designed to hold snow load.

Where will snow be stored on site

Site restricts sight line if snow pushed towards front

Mr. Chubba said the snow is stored in the 5' strip of land

Member John stated the snow should be removed from the site.

Member Ferris asked where employees park? Mr. Chubba said there is enough parking.

Member Gannon suggested a suppression system

Dennis Duff, 33 Spruce Street stated that there are no self-service pumps allowed in Watertown and they should be restricted from selling cigarettes.

Member Gannon stated they should reconfigure the parking – if the building faced north, they could add space.

Member Heep – parking is not a by-right-use for new retail store. He will not support this tonight. He assumes DCR will agree that the pavement will need to be removed.

Members Ferris and John agree.

Member Gannon motioned to continue. Member Heep seconded. Voted 5-0 to continue.

Member Ferris motioned to adjourn. Member Heep seconded. Voted 5-0 – meeting adjourned at 9:15 p.m.