

WATERTOWN PLANNING BOARD

DATE: May 13, 2015 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:10 PM

PURPOSE OF MEETING: Regular Meeting

PRESENT: Jeff Brown, Acting Chair; Linda Tuttle-Barletta; Fergal Brennock
Steven Magoon, Director; Ingrid Marchesano, Clerk to the Planning Board;
Andrea Adams, Senior Planner

Jeff Brown opened the meeting at 7:10 PM. The Irving Street/Arsenal Street/Greystar and 80 Elm Street projects will not be heard at tonight's meeting.

Linda Tuttle-Barletta motioned to continue the petition for [56-60 & 57 Irving Street and 122, 150, 160, 162 & 204 rear Arsenal Street](#) to Special Planning Board meeting scheduled for Thursday May 21 at 7:00 PM.

Fergal Brennock seconded the motion VOTE: 3-0 Unanimous

Linda Tuttle-Barletta motioned to continue the petition [80 Elm Street](#) to Special Planning Board meeting scheduled for Thursday May 21 at 7:00 PM.

Fergal Brennock seconded the motion VOTE: 3-0 Unanimous

ADMINISTRATIVE BUSINESS

Linda Tuttle-Barletta motioned to approve Minutes of April 8, 2015.

Fergal Brennock seconded the motion. VOTE: 3-0 In favor

PENDING CASES

- **95 Chapman Street;** Greg & Sylvie Papazian – Special Permit Finding

Sylvie Papazian, we are proposing to convert our Cape style house to a Colonial. The current second floor is primarily used for storage. The conversion would allow us to use the second floor. The overhang would be to the side of the house with the most yard to the left.

Andrea Adams, Senior Planner, the rear yard of the property is the short side, close to 31 Grandview. The requirements for a Special Permit Finding have been met. The proposed change is not substantially more detrimental to the neighborhood than the existing non-conforming use. The proposed attic space shown on Sheet A-7 appears to be too big to be consistent with Watertown's definition of a "half story." The staff contacted the Petitioner, and suggested ways to make the project conform. The Petitioners chose to make the project comply with the "half story" by lowering the roof pitch. Staff therefore recommends that the Board approve the project, conditional on the Petitioners submitting revised plans to the Zoning Board of Appeals that show a compliant half story.

Jeff Brown, asked for clarification of the building section shown in the documents submitted to the Board.

Andrea Adams, the building section shown is not what staff was recommending to the Petitioners to use to reconstruct the house. One of the conditions was that the Petitioners submit revised plans showing a lower roof profile, as this would make the house conform to Watertown's "half story" calculation. The revised drawing would show a less steep roof.

Fergal Brennock, this proposal would provide the family the opportunity to stay in Watertown by reconfiguring their house.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Special Permit Finding under §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: 3-0 In favor

- **311 Arsenal Street;** Leslie Brunner, SVP, Athena Arsenal LLC – Special Permit

Lawrence Beals, Beals Associates, described the request on behalf of Athena Arsenal, LLC. He introduced Patrick Connolly, Beals Associates, and Jacob Scott, athenahealth. The proposed shed will be placed to the East of Building 311, along Kingsbury Ave, near the Arsenal Center for the Arts. There are plans in the works for more construction, and athenahealth wanted to have one shed near the green for the summer. The proposed use would be temporary. The shed would have electrical service, but no plumbing and no bathroom. At least one of the trees along Kingsbury Avenue would need to be pruned to accommodate the shed, but this would be done with the assistance of an arborist. The proposed use would run from June 1st to October 31st. The shed will be referred to as the “Clubhouse” on campus and will serve as the central gathering point and resource hub for campus activities for athenahealth employees and the residents of Watertown. The Clubhouse will hold lawn games, picnic blankets, and other fun “summer camp” style games, and would be self-service and free. Sporadic food vendors may use the space under the canopy and/or near the Clubhouse but will not serve food out of it. The canopy would be attached to the shed. Only one would be near the Green.

Andrea Adams, the project is being reviewed as a Special Permit, the Board is the permitting authority in this case because it’s located in the Arsenal Overlay Development District. The four criteria have been met. The project does not pose a hazard to traffic or pedestrians. The prior iteration with 3 sheds caused no problems. If athenahealth wants to use the shed for the “Clubhouse” function after October 31st, staff recommends that it would be acceptable. However, if additional retail use is contemplated, that would require a further review by the Planning Board as a permanent structure. Not having water or sewer would potentially limit the types of vendors and activities in and around the shed. Staff recommends a conditional approval.

Linda Tuttle-Barletta, a condition #8 states *“the temporary shed may be occupied for retail use from June 1, 2015 through October 31, 2015. Any further retail use of the shed shall require review and approval by the Planning Board as a permanent structure.”* Does this need to be clarified in that the shed is really for storage, and not retail per se?

Andrea Adams, staff had drafted Condition #8 based on the Petitioner’s initial request, which indicated that shed would be used for sporadic food service. The Clubhouse idea was an adjunct to the food service. The only onsite sales was the sporadic food service.

Lawrence Beals, we are comfortable where the Clubhouse idea was discussed in addition to sporadic food service.

Fergal Brennock, the proposal in 2014 was to have three sheds, and more retail. The intent for these sheds was to service an existing event on the Green. Is there more on the Agenda beyond one shed?

Lawrence Beals, yes there are more plans in the works, including an approved Beer Garden which is under construction. Athenahealth is before the Town Council for a zoning text amendment to create a Master Plan for more development on the campus.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval to allow single temporary structure under Special Permit under §9.11, 9.05(b) 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: 3-0 In favor

COMPREHENSIVE PLAN

Jeff Brown, final business is for the Board to consider adoption of the Watertown Comprehensive Plan (Plan). There have been multiple hearings on the Plan, and based on the Board's participation in hearings, and notes taken at the last joint hearing with the Town Council, it does not seem that it is necessary to make substantive changes to the draft Comprehensive Plan. The Board should vote to adopt it and forward it to the Town Council for its consideration.

One of the potential issues was concern that the Town has the staff to carry out the implementation of the Plan. I had a discussion with Mr. Magoon, the Director, about this and suggested that this was not necessarily something that needed to be included in the Plan.

Fergal Brennock, I am concerned about the implications of the new Stormwater Management regulations and how they would impact single and two-family developments. There should be some exemption for single and two-family houses. It is a Department of Public Works issue. Current guideline is that all projects are subject to review for stormwater management. However, it's burdensome for a homeowner to show that their drainage can comply with the Stormwater requirements in terms of the cost of a small project. It's a significant expense. A square footage limit on disturbance visa vie compliance with stormwater management be considered for existing development in the S-6 and S-10 zoning Districts. Perhaps the Town could levy a fee in lieu for small projects for a stormwater management fund.

Steven Magoon, Director, the Town has not yet adopted the Stormwater Regulations. It is in legal review, and would be taken to the Council for consideration. The draft Regulations already have consideration for single and two-family homes whereby they are required to implement Best Management Practices without conducting a full drainage analysis. There is also a threshold where above a certain size residential, the Petitioner must implement a full drainage study and the outcome of that study.

The staff made some minor text changes to fix typographical errors, but nothing substantive.

Fergal Brennock, there isn't much more the Board can do other than to pass it on to the Council. Many of the comments have been positive. Only a concern for the resources to implement the Plan.

Linda Tuttle-Barletta, I am happy to hear comments about expanding the Department of Community Development's resources to implement the Plan.

Linda Tuttle-Barletta motioned that the Planning Board accept the draft Comprehensive Plan and to recommend to the Town Council adoption of the Comprehensive Plan.

Fergal Brennock seconded the motion.

VOTE: 3-0 In favor

Steven Magoon, the Town Council had just voted for a current year budget amendment to give the Department \$130,000 in additional funding to get additional consultants and expertise to help the Department take on projects connected to the Plan and its implementation.

Linda Tuttle-Barletta motioned to adjourn the meeting at 7:45 PM.

Fergal Brennock seconded the motion.

VOTE: 3-0 In Favor.

MEETING ADJOURNED: 7:45 PM

MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 5/13/15 which is available in the DCDP office.