

WATERTOWN PLANNING BOARD

DATE: December 9, 2015 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Linda Tuttle-Barletta; Fergal Brennock; Jeff Brown
Ingrid Marchesano, Clerk to the Planning Board; Gideon Schreiber, Senior Planner;
Andrea Adams, Senior Planner

ADMINISTRATIVE BUSINESS

Jeff Brown motioned to approve Minutes of 11/09/15.

Linda Tuttle-Barletta seconded the motion.

Vote: 4-0 In Favor

CASES PENDING

- **Waltham Street, Lot #3;** Joseph M. Dedato – Special Permit (ZBA 2105-21)

Ken Leitner, Atty, this is a request to construct a single family dwelling with an attached garage on an undersized lot. We are proposing a 3-bedroom and 2-1/2 bath home. All the setbacks have been met.

Gideon Schreiber, Special Permit is required, the four criteria have been met. The undersized lot is located in S-6 zone. The design of the house is in keeping with the neighborhood. A landscape plan has not been submitted, it will be submitted as part of the building permit. Adequate facilities will be provided as well as approval from DPW regarding utilities.

Jeff Brown, the petitioner did not provide elevations showing the new house in regards of abutting properties.

John Hawes, one of the requirements has to be that the petitioner submits drawing showing the adjacent properties.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Special Permit under Section 4.09 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: 4-0 In Favor

- **121 Garfield Street;** Judith R. Dushku – Special Permit Finding (ZBA-2015-24)

Lisa Cole, Architect, this is a request to build a 5.5'x13.5' addition to a single home on a nonconforming 5,883 s.f. lot located in S-10 zone increasing the lot coverage to 32.5% where 20% is required. It will allow having a master bedroom and office on the first floor. We have submitted letters of support from neighbors.

Andrea Adams, Special Permit Finding was granted in 1988 for a kitchen addition on the other side of the house. The proposed addition will not be substantially more detrimental to the neighbors. This is an undersized lot, S-10 zone requires 10,000 s.f.. The proposed addition will not be visible from the neighbors. Staff recommends approval of the proposed change.

Linda Tuttle-Barletta motioned to recommend to the Zoning 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.

Fergal Brennock seconded the motion.

Vote: 4-0 In Favor

OTHER

Gideon Schreiber, the proposed RMUD amendment was discussed at the last Town Council meeting and was sent to the Town Council subcommittee. The next meeting will be on Tuesday, December 15 at 6:30 at the Watertown Public Library.

DPW and DCD&P are coordinating to create transportation plan. The goal is to provide more guidance and oversight to proposed as well as existing projects.

Chairman John Hawes adjourned the meeting at 7:40 pm.

MEETING ADJOURNED: 7:40 PM MINUTES APPROVED: _____
For more detailed Minutes see the DVD dated 12/9/15 which is available in the DCDP office.