

WATERTOWN PLANNING BOARD

DATE: April 13, 2016 PLACE: Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Public Hearing
Regular Meeting

PRESENT: John Hawes, Chairman; Jeff Brown; Linda Tuttle-Barletta
Ingrid Marchesano, Clerk to the Planning Board; Steve Magoon, Director; Gideon Schreiber, Senior Planner

ADMINISTRATIVE BUSINESS

Jeff Brown motioned to approve Minutes of 3/9/2016.

Linda Tuttle-Barletta seconded the motion.

Vote: 3-0 In Favor

PUBLIC HEARING

Gideon Schreiber, a notice has been placed in the Watertown TAB for three zoning amendments. The first is in regards of Community Meetings time line. Second is regarding lots that exist as of 1996. Third is regarding consistency with Mass General Laws regarding timing of Town Council actions. – See attached.

Maria Saiz, 83 Hovey Street, a corner lot with a 2 family house on Hovey/Belmont streets was purchased by a developer, lot lines have been changed, and two 2-family homes have been build. Now, only one 2-family is allowed on 7,700 s.f. lot. This project is not compatible with current zoning. residents want to make sure that lot lines are not changed. It is important that the proposed amendment is approved.

John Hawes, this language will remedy such a situation.

Vinny Piccirilli, Town Councilor, the intention in 1996 was 7,500 s.f. for a two family house. This lot on Hovey was 12,000 s.f., split to 7,500 and 4,500, only single family house should be built on smaller lot. The proposed amendment will remedy this problem.

Linda Tuttle-Barletta motioned to recommend to the Town Council approval of the proposed zoning amendments.

Jeff Brown seconded the motion.

VOTE: 3-0 in Favor

John Hawes closed the public hearing at 7:15 PM and opened the regular meeting of the Planning Board.

CASES PENDING

- **32 Grenville Road;** Don Sisson & Sallie Chisholm – Special Permit Finding (ZBA-2016-05)

....., Architect, this is a proposal to lift the house by 3 feet to allow construction of new foundation. A new two story addition will be built to enlarge second floor living area.

Gideon Schreiber, the project will extend into the rear yard. Additional 3rd bedroom will be added. The proposed addition will not be substantially more detrimental, staff recommends approval.

Jeff Brown, this is an interesting site that abuts Oakley country club.

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 setforth in the Zoning Ordinance subject to conditions setforth in the staff report.

Jeff Brown seconded the motion.

Vote: 3-0 In Favor

- **21 King Street;** Robert Martins – Special Permit (ZBA-2016-04)

Robert Martins, this is a request to park my 2010 white Chevy Express box truck in front of the house that my family is renting. This vehicle is used as my work vehicle as well as my personal vehicle.

Gideon Schreiber, the property owner submitted a plot plan. Staff visited the site and measured the length of the truck and parking area. This is not a large truck and staff found that it is appropriate location for such vehicle. There will be no adverse effect on the neighborhood, it does not hang over the sidewalk. This is the petitioner's only vehicle, the lot provides ample parking. If a new vehicle is purchased the petitioner has to come back. The vehicle has to be parked adjacent to the walkway as to not affect the neighbors.

Linda Tuttle-Barletta motioned to recommend to the Zoning Board of Appeals approval of the Special Permit/Home Occupation under Section 5.02(f) 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.

Voted: 3-0 In Favor

- **55 Bigelow Avenue;** Seon M. Kim – Special Permit Finding (ZBA-2016-03)

Seon Kim, we are proposing to move our small catering sushi business to this location. We will not have any visitors, there will be no retail. The food preparation starts at 3 am to 9 am.

Gideon Schreiber, the site is now empty, the previous use was commercial business. The petitioner is proposing wholesale catering business. The proposed business will have less impact than the previous use. The petitioner reached out to adjacent property owner, who will allow access to the rear. The conditions will be the same as the previous use including hours of operation. Staff recommends approval.

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.

Jeff Brown seconded the motion.

Vote: 3-0 In Favor

OTHER

Steve Magoon, we will be meeting next week with David Gamble to get update for the Residential Design Guidelines.

John Hawes, Chairman, adjourned the meeting at 7:30 PM.

MEETING ADJOURNED: 7:30 PM MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 4/13/16 which is available in the DCDP office.