

## WATERTOWN PLANNING BOARD

DATE: June 8, 2016 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Meeting

PRESENT: John Hawes; Chair, Jeff Brown; Fergal Brennock; Gary Shaw  
Steve Magoon, Director; Ingrid Marchesano, Clerk; Andrea Adams, Senior Planner

### ADMINISTRATIVE BUSINESS

Jeff Brown motioned to approve Minutes of the 5/11/16 meeting.

Fergal Brennock seconded the motion.

VOTE: 4-0 In Favor

### CASES PENDING

Fergal Brennock motioned to continue the following case – Pleasant Street Utility Pole next Repton Place to July 13 Planning Board meeting, and 311 Arsenal Street/Athena Health to July 13 & 18, 2016 Planning Board meeting.

Jeff Brown seconded the motion.

VOTE: 4-0 In Favor

Steve Magoon, the primary focus at the July 18 meeting will be traffic since the traffic consultant is not available on July 13.

### CASES CONTINUED

- **9 Bartlett Street;** Mohammed and Lila Karachi – Special Permit Finding (ZBA-2016-09)

Mohamad Karachi, we have submitted three new photos. We are asking for Special Permit, the extension will not affect the neighbors.

Steve Magoon, we have received additional letters from the abutters regarding concerns with the view.

John Hawes, both neighbors have 2 story homes.

Gary Shaw, the petitioner should consider use of natural materials.

Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of a 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 Brown seconded the motion.

Voted: 4-0 In Favor

### CASES PENDING

- **30 Manley Way** (formerly 20 Seyon Street) - Miranda Albeck, Manager, Boston Rhythmic - Special Permit with Site Plan Review

Miranda Albeck, this is a proposal for conversion of already completed interior space to a gym studio. The facility will occupy approximately 7,200 s.f. within the 94,268 s.f. building.

Andrea Adams, the facility is part of the existing Launch Park building approved in 2014. There will not be any exterior change. This use is consistent with the PSCD district, there will be no adverse effect on the neighborhood. 2 bicycle parking spaces will be added, any signage will be approved by the staff.

Gary Shaw, was the work already done?

Miranda Albeck, we assumed that the whole building was already approved for recreational use. It came to our attention when we applied for CO.

Steve Magoon, when the applicant came for a building permit, it was issued. They were advised that they need to go through approval process. Because of its location on Pleasant Street, only PB vote is needed.

Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of a Special Permit under Section 5.01.3(b)(2) 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 Brown seconded the motion.

Voted: 4-0 In Favor

### **OTHER BUISINESS**

Steve Magoon, a request was made regarding clarification as to whether individual members of the Planning Board or Zoning Board pf Appeals may attend public community meetings. 4 point guidelines have been provided by Attorney Carolyn Murray of Kopelman & Page – See attached.

John Hawes, Town Council members were asking regarding the Board attendance at community meetings. I prefer not to go. We have judicial role, judge would never attend such meeting.

Fergal Brennock, we are Town Board, what we are talking about at community meeting could make us subjective.

Steve Magoon, that question was raised by Board members and public. There are pros and cons, regarding forming opinion before the Board hearing, it can get confusing. Kopelman and Page is providing good guidelines. If attending, the members have to try to listen not state their opinions.

Gary Shaw, in order for us to be able to make good informed decisions, we need to be able to attend community meetings to understand the concerns of the abutters and the overall community.

Jeff Brown, there might be some implications about our attendance.

John Hawes adjourned the meeting at 7:45 PM.

MEETING ADJOURNED: 7:45 PM MINUTES APPROVED: \_\_\_\_\_  
For more detailed Minutes see the DVD dated 6/8/16 which is available in the DCDP office.