

WATERTOWN PLANNING BOARD

DATE: September 22, 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; Janet Buck
Ingrid Marchesano, Clerk; Andrea Adams, Senior Planner

ADMINISTRATIVE BUSINESS

Jeff Brown motioned to approve Minutes of the 8/10/16 meeting.
Fergal Brennock seconded the motion. VOTE: 4-0 In Favor

CASE PENDING

- **32 Church Street**; Patrick Fortin, PNG, LLC – **Special Permit with Site Plan Review**

Steve Winnick, Esq, the 17,837 s.f. site with 5,550 s.f. masonry structure is located in R.75 zone. The existing structure will be razed and replace with 5 condo townhouses. One building consisting of 3 townhouses will be in the front, the second 2-unit building in the rear. A hearing was held before the Historical Commission who stated that the Center is not preferably preserved and delay does not have to be imposed.

Alberto Gala, Civil Engineer, the property has substantial area of asphalt. The characteristics of the soil, existing and proposed conditions were analyzed. There is a 7 foot slope toward the Church Street front. Catch basins will be placed in each driveway, new water main from Church Street to Church Place.

Akhtar Azimi, Architect, we are proposing to build 5 units in 2 separate structures. The access will be provided through Church Place. Each unit is 3-1/2 story, 33 feet high where 35 is allowed. Each unit will consist of 3 bedrooms, private exterior space and outdoor deck on second floor. Each unit has a garage with driveway, one space for visitor parking will be provided. The buildings will have flat roof, a 4'6" chain link fence will be in the rear. Shadow study was done, there will be minimal impact on adjacent properties.

Jason Plourde, Traffic Eng., we were surprised by the petitioner's request for traffic study. 100 or more trips per day require traffic study, this project will generate less than 30 trips per day on a weekday. The existing use generated much higher trip generation.

Andrea Adams, the petition was presented by the consulting team. As proposed the requirements have been met. A community meeting on July 28 was setup by the petitioner. The proposed design is in keeping with general characteristics of the neighborhood. Detail analysis have been completed. The project has the maximum height allowed. The material is clapboard. A single building could have been constructed, but this design is more in keeping with the neighborhood. Current building allows for uses that generate more traffic, this use will generate fewer trips. All safety requirements have been met and open space has been increased. There is onsite parking for 11 vehicles, each units will have 2 and one additional space for visitors, indoor bicycle storage will be provided. Staff recommends approval with conditions.

Steve Winnick, the petitioner is satisfied with the staff recommendations. This petition is consistent with Comprehensive Plan and Design Guidelines.

Janet Buck, this is a great project, but individual porched would be preferable to one long one. There is also the issue of accessibility for handicap ?

Akhtar Azimi, there is no handicapped access, ramp would have to be build.

Fergal Brennock, the proposed trees are not matured, they will be 20" tall at maturity, substantially lower than the building. Looking from Main Street, the side of the building is very bare.

Jeff Brown, any upgrade of the driveway to Church Place ?

Steve Winnick, the entire length will be repaved.

Elodia Thomas, we like the detail, windows and the porch. Can the petitioner pave to the end of Church Place ? How will the trash pickup and snow removal be handled?

....., Summer Street, our backyard goes to Church Place. Two cars cannot drive at the same time on Church Place in opposite direction. Who owns Church Place, could it be widen?

Steve Winnick, Church Place is a private way. Abutters actually own it to the middle, but it is a public access and the Town is not responsible for plowing. It is open to the public and partially serviced by DPW. Condo rights will be part of the deed.

Vince Piccirilli, District Councilor, the team gave excellent presentation. Page 6 of the staff report explained that Church Place will be repaved by the petitioner. Utility work will be done on Church Place as well. No Parking Fire Lane could be added.

Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of a Special Permit with Site Plan Review under Sections 5.01(1)(g)(2, 4.11(a), 9.03, 9.04, 9.05, 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

CASE PENDING

- **Pleasant Street (Utility Pole near Repton Circle Parking Lot; Cellco Partnership d/b/a Verizon Wireless c/o McLane Middleton, PA – Special Permit & Telecommunication Variance (ZBA-2016-07)**

Jeff Brown motioned to continue the above petition. Fergal Brown seconded the motion.

Voted: 4-0 In Favor

John Hawes adjourned the meeting at 7:45 PM.