

WATERTOWN PLANNING BOARD

DATE: May 14, 2008 PLACE: Lower Hearing Room TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Jack Zollo; Peter Abair; Jeff Brown; Linda Tuttle-Barletta

Chairman John Hawes called the meeting order at 7:00 PM.

ADMINISTRATIVE BUSINESS

Jack Zollo motioned to approve the Minutes of 4/9/2008

Jeff Brown seconded the motion.

Vote: 5-0

In favor

CASE PENDING

- **32 Chapman Street;** Donna Jean D'Agostino Driscoll - Special Permit Finding

Donna Driscoll, this is a request to raze an existing addition, porch and deck above, and to construct a 1-story 10'x14' addition with an 9'x12' enclosed porch on the first floor and a new deck on the second floor. This addition will allow us to extend our kitchen space.

Danielle Fillis, the changes are located in the rear. The proposed change will not be substantially more detrimental then the existing nonconforming use.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the special permit finding under Section 4.06(a) based on the finding that it meets the criteria set out in the Ordinance subject to conditions set forth in the staff report and that the date of the referenced plot plan is changed.

Jack Zollo seconded the motion.

Vote: 5-0

In favor

- **35-37 Chapman Street;** Stepan Chiloyan - Special Permit Finding

Stepan Chiloyan, we are proposing to raze the existing deck and replace it with a slightly larger deck.

Danielle Fillis, the new rear deck would not be substantially more detrimental to the neighborhood than the existing non-conforming deck.

Linda Tuttle-Barletta motioned to recommend to the BOA approval of the special permit finding under Section 4.06(a) based on the finding that it meets the criteria set out in the Ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

Vote: 5-0

In favor

- **81-83 Carroll Street;** Jeffrey Collier – Special Permit Finding

Jeffrey Collier, this is a request to raze the existing deck and rebuild to the width of the house. The new deck will be little deeper. This will allow for each unit to have a separate deck. This is a 2 family home with 2 owners. There are 2 garages under, the second garage was converted into living space.

Danielle Fillis, the structure is nonconforming, staff recommends an approval with the attached conditions.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit Finding under Section 4.06, based on the finding that it meets the criteria set out in the Ordinance subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

Vote: 5-0

In favor

- **29-31 Church Hill Lane;** Carmine Camerato, Jr. – Special Permit Finding

Steve Winnick, Attorney, this is a 2 family duplex on a undersized lot with nonconforming setbacks. The property is located near the DCR pool and multifamily residential uses are nearby. The petitioner will construct a deck, the existing window will be replaced with a door to provide a second means of egress.

Danielle Fillis, we have not seen the new plans, a new door will replace the existing window. Staff recommends an approval with an additional condition that the control plans be updated.

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Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit Finding under Section 4.06, based on the finding that it meets the criteria set out in the Ordinance subject to conditions set forth in the staff report and to revise condition #1 to reference the updated plans.

Jeff Brown seconded the motion.

Vote: 5-0

In favor

- **23 Gleason Street;** Richard Arnold - Variance

Richard Arnold, the house consists of 2 condo units. The new deck will allow us to enjoy the outdoor space. Plans have been revised per staff suggestion. The second floor window will be replaced with a door. We will not block the neighbor's side line.

Danielle Fillis, the criteria for granting of variance have been met. The proposed deck will not be visible from the public way. Staff recommends approval.

John Hawes, the deck was reduced from 10' to 8'. We should allow the petitioner 10' to provide more space.

Jack Zollo, I would be inclined to allow the 10' width also.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the variance under §5.04 to construct 10'x14' deck, as it meets the criteria set out in the ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

Vote: 5-0

In favor

- **42 North Beacon Street & 81 Arsenal Street;** Paul Manning & Margaret Puglia – Special Permit & Variances

David Ross, Arty, this is a request for a special permit to allow a single lot located in a LB zone to be subdivided into 2 lots. 2 homes are located on the 4,081 vs., one known as 42 North Beacon Street and second known as 81 Arsenal Street. Variance is needed for side and rear yard setbacks,

Danielle Fillis, single or two family homes are not allowed in the LB zone. The subdivision of the lot will diversely affect the neighborhood, creating two small lots. The lot is in unique area. The structures can continue to be used as they are. The division of the lot conflicts with the purpose of the Ordinance. Staff recommends denial of the Special Permit and Variance.

Jeff Brown, are both houses occupied now?

David Ross, houses have been in existence prior to 1926. The owners are cousins, they have known the property for 25 years and now want to split it into 2 lots. The use of the property will not change.

John Hawes, could the units become condominiums? Separating the lots will make it very small. Both houses are on major streets, the property could be sold and used as a commercial property.

Peter Abair, how would this affect future development of the property?

Linda Tuttle-Barletta, we are sympathetic to the petitioner but it is a difficult petition to approve.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Variance under Section 5.04.

Jeff Brown seconded the motion.

Vote: 0-5

Denied

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit under Section 4.09.

Jack Zollo seconded the motion.

Vote: 0-5

Denied

- **38-40 Whitney Street; Anthony Massarotti** – Special Permit Finding & Variances

Anthony Massarotti, I am proposing to build a second story rear addition to expand the living room area, and open roofed porch to be located 18.9' from rear property line where 20' is required.

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Danielle Fillis, the rear addition will not be substantially more detrimental, it is not visible from the public way. Staff recommends approval of the Special Permit and Variance.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit Finding under Section 4.06(a) based upon the finding that it meets the criteria set out in the staff report, subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

Vote: 5-0

In favor

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Variance under Section 5.04, based upon the finding that it meets the criteria set out in the staff report, subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

Vote: 5-0

In favor

- **24-28 Arsenal Street; Robert Bray** – Special Permit/Site Plan Review

William York, Atty, this is a petition to allow multi family mixed use in Central Business zone. We are proposing retail space on the ground level and 14 residential units above. This project will bring residential use back to Watertown Square. The proposal is consistent with small growth requirements – 0' setbacks, 1 parking space per dwelling unit. The building has 5 stories with the top floor tapered back. Victorian style elements have been incorporated into the design with a slate/copper roof. The structure will have 14 parking spaces below. Traffic memorandum has been submitted, the project will have minimal impact on the traffic in the area, located near public transportation.

Frank Koe, Architect, the site is very visible in the Watertown Square. The site is very small and presented a challenge. We are proposing 18 parking spaces, commercial activity will be on street level only. 14 parking spaces for the units will be in the basement area, 4 commercial parking spaces will be on the surface. Mansard roof and bay windows were incorporated into the Victorian design. Fifth floor is setback another 4 feet. The slate roof will have copper trim, landscape buffer and screening of the entrances to the garage will be provided.

Danielle Fillis, the lot is now paved. The petitioner will add landscaping and create more pleasant environment, roof top garden will be added. The property is near public transportation and will not have major impact on traffic. The proposed plan is an improvement from the existing conditions. Utilities are located underground, all machinery will be within the structure. Police and Fire departments review the safety issues. The site is an appropriate location for such a use, there will be no adverse effect on the neighborhood. The design will harmonize with surrounding neighborhood. All parking requirements have been met. Staff recommends approval of the Special Permit/Site Plan Review.

John Hawes, what will happen if the abutter builds a 5 story building too?

William York, there will be a 5 foot setback, we are allowed to build to the lot line. If the next property is build, they would have to be 10' from the lot line. Building Inspector Ken Thompson discussed the issues, such as protection of the building, window location, etc All the new windows are higher then the abutting auto body shop.

Jeff Brown, the structure looks like it has been on this site for many years, but what does the design relate to?

Peter Abair, the structure does not have a down town look, it does not seem to fit. It is out of step with surrounding downtown structure

William York, the architect tried to incorporate architectural details of other structures in Watertown.

Frank Koe, the design of this building incorporates all Watertown styles. We are trying distinguish ourselves from other surrounding structures.

Jeff Brown, will the 4 spaces be enough for commercial and visitor parking?

John Hawes, this building has 14 units. The style is more like a chateau, as opposed to Victorian structure. The 4 surface spaces could be moved to the basement area to allow more commercial space.

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Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit/Site Plan Review under Sections 5.00(f), 9.03, 5.01.1(L), based upon the finding that it meets the criteria set out in the staff report, subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

Vote: 5-0

In favor

Chairman John Hawes adjourned the meeting at 8:50 PM.

MEETING      ADJOURNED:                      8:50      PM                      MINUTES      APPROVED:

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For more detailed Minutes see tapes dated 5/14/2008 available in the DCD&P office