

WATERTOWN PLANNING BOARD

DATE: July 9, 2008 PLACE: Lower Hearing Room TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Linda Tuttle-Barletta; Jeff Brown

Chairman John Hawes opened the meeting at 7:00 PM.

ADMINISTRATIVE BUSINESS

Linda Tuttle-Barletta motioned to approve Minutes of 6/11/08 meetings.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

CASE PENDING

- **81-83 Lexington Street;** Antonio Enciso – Special Permit Finding & Variance

Antonio Enciso, the 2 family house with a garage under was build in 1973. An attached 8'10"x29'7" rear deck had deteriorated and I have decided to rebuild and enclosed it. At that time the Building Inspector came by looking for a building permit. I have submitted building permit application and plot plan and it was approved by the bldg. Inspector. The Zoning officer rejected the application and I was advised that a new plot plan is required and Special Permit Finding and a Variance are needed. I have stopped the construction, the interior is not finished. The new deck is 11'4"x29'7".

Joseph Merkel, Senior Planner, the petitioner is asking to build an addition in the rear. The proposed addition will add 338 s.f. of building coverage, an increase from 29% to 35.3% where 30% is allowed. Special Permit is required to continue the nonconformity, variance for

extending the lot coverage. Staff felt that the request is too much for this 5,373 s.f. lot. Staff recommends denial.

John Hawes, the petitioner is asking for 2 relieves, Special Permit Finding and Variance. How do we deal with a petitioner who did not apply for a building permit? Was it just a mistake? There should be some type of penalty, taking down the shed would be a reasonable compensation. The front pavement could be changed to stone.

Joseph Merkel, if the shed is removed, staff would be inclined to recommend an approval. The petitioner should remove the impervious surface in the front.

Jeff Brown, the coverage of the land is significant.

Anthony Enciso, everyone has a shed, it is needed for storage of snow blower, etc.

Linda Tuttle-Barletta, we are letting you keep the addition that was built without a building permit. It is very important that the neighbor is in support.

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 Zoning Ordinance subject to conditions set forth in the staff report and that condition #7 be removed and that the surface of the front driveway be removed and different material applied.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

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 Zoning Ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

Watertown Planning Board

July 9, 2008

Page Two

- **69, 73, 83 Waverley Avenue;** Michael Iodice, Manager, Chatham Park LLC – Special Permits & Site Plan Review

William York, Atty, this 35,782 s.f. site consists of 3 lots in R1.2 zoning district. The site was before the Board previously but consisted of only 2 lots, all 3 lots are now connected. The proposal is in compliance with all zoning requirements. The row houses will be setback 15 feet. The surrounding sites consist of residential neighborhood, school and 7-story Watertown Housing Authority residences, Lot size requirement is 1000 s.f. per unit, and we will provide almost 2000 s.f. per unit. The site will enter from Waverley and exit from Fayette. We have been working with DPW to improve landscaping, to provide granite curbing. Each unit will have 2 parking spaces under and we will provide 7 excess parking spaces.

Michael Kim, Architect, the design consists of 3 separate buildings, having 5, 6 and 7 units. All units are 3 bedrooms. The design is not repetitive, grade has been lowered within the site. We were surprised how well the 18 units fit within the site. Open space of 20% is allowed, we will provide 30%. We will be using wood frame with clapboard siding. The height is just under 43 feet. The end units are split and turned, no side wall will be facing the street.

William York, all parking will be interior. We have met with staff, we had a neighborhood meeting. The affordable units are #6 and #18.

John Hawes, it is important not to build to the max.

Joseph Merkel, the special permit is subject to site plan review and affordable housing requirements. The project met all the conditions, 2 affordable units will be provided. The petitioner is very cooperative, more information is needed regarding the intersection improvements. The parking is hidden, nice streetscape is provided, and staff recommends approval.

Linda Tuttle-Barletta, will there be designated visitor parking?

Marilyn Petitto Devaney, 98 Westminster Ave, representing Commission on Disability, this is a very dangerous intersection coming from Fayette Street. This project will probably improve the

intersection. I am very concerned with on site parking, there are no designated handicapped parking spaces. The developer needs to give back to the neighborhood. The pitched roof design is very attractive.

John Hawes, are any of the units handicap accessible? At least 1 handicapped space is needed for visitors.

.....Coppola, 91 Waverley Ave, I am an immediate abutter, the visibility is very difficult. This development will add 36 cars to the area. The buildings seem to be close to the road. The school across the street needs to be taken into consideration.

William York, the old buildings and hedges that are on site will be taken down. Corner of Waverley and Fayette will be build-up, making the sidewalk wider.

John Hawes, this will be a big improvement to the intersection.

Watertown Planning Board

July 9, 2008

Page Three

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permits under Section 5.01.1(g), 9.12, 9.03 and Site Plan Review under Section 5.07 based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

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 Zoning Ordinance subject to conditions set forth in the staff report.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

Linda Tuttle-Barletta, the handicapped parking space should be included in visitor parking.

William York, we are meeting with the Watertown Housing Partnership next week to define the two affordable units.

John Hawes, this is a very attractive design that is appropriate for this site.

- **177 Westminster Avenue; Bhupinder Singh – Special Permit Finding**

Linda Tuttle-Barletta motioned to continue the above petition until the next meeting of the Planning Board to allow the petitioner to provide more information.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

Chairman John Hawes adjourned the meeting at 8:10 PM.

MEETING ADJOURNED: 8:20 PM MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 7/9/2008 available in the DCD&P office.