

## WATERTOWN PLANNING BOARD

DATE: November 12, 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; Jack Zollo

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

### ADMINISTRATIVE BUSINESS

Jack Zollo motioned to approve Minutes of 10/15/08 meetings.

Linda Tuttle-Barletta seconded the motion.

VOTE: 3-0 In favor

### CASE PENDING

- **29 Williams Street;** Paul Hajian, Hajian Architects – Special Permit Finding & Variance

Paul Hajian, architect, my brother David Hajian, also an architect, have had our office on Dexter Avenue for the last 10 years. We are now looking for another place in Watertown. Our practice is based on renovation and restoration and this property has the right fit for our company. This is a request for Special Permit Finding to change from one nonconforming use to another nonconforming use. The building is setback from the street. Our company does not have many visitors. We have no intention to expand the building, only to upgrade. The existing tree will be saved. There will be 2 parking spaces for us and one for visiting clients. In order to provide 2 of the 3 required parking spaces, 6' buffer will be provided, where 8' is required by the Zoning Ordinance. We like to leave the inside of the building open, this building is well equipped for that. The two garage doors will be upgraded and the roof will be rebuilt. We are proposing to

add small shed dormer to add lights and some interest. The structure is sided on 3 sides with an unsightly asphalt shingle.

Danielle Fillis, Special Permit Finding is needed for the nonconforming use. Staff finds that the change in use and structure will not be more detrimental than the existing nonconforming use. The lot is odd shaped, literal enforcement of the Ordinance would create hardship. Porous pavers will be used for parking area. The property is located between two 2-family houses and a condominium building. Staff recommends approval.

John Hawes, this is a very nice project that will improve the neighborhood.

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

Jack Zollo seconded the motion.

VOTE: 3-0 In favor

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Variance under Section 6.02(k) based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

VOTE: 3-0 In favor

Chairman John Hawes adjourned the meeting at 7:20 PM.

MEETING ADJOURNED: 7:20 PM MINUTES APPROVED: \_\_\_\_\_

For more detailed Minutes see tapes dated 11/12/2008 available in the DCD&P office.