

## WATERTOWN PLANNING BOARD

DATE: January 14, 2009 PLACE: Lower Hearing Room TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Public Hearing  
Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Jack Zollo; Jeff Brown

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

### ADMINISTRATIVE BUSINESS

Jack Zollo motioned to approve Minutes of 11/12/08 meetings.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

### CASE PENDING

- **84 Townly Road; Donald & Lucille Barbato** – Special Permit Finding

Ken Brown, Architect, the existing 17'x22' garage is setback 15 feet where 25' is required. The garage is deteriorating. We are proposing to increase the setback to 15 feet and the curb cut will be narrowed to 12 feet. Landscaping will be provided on both sides of the parking area. We are submitting a letter of support from abutters and residents.

Daphne Collins, the original staff report recommended continuance of the petition because the existing garage was not a lawfully pre-existing nonconforming garage. The architect met with the Planning staff and after further research the existing garage was identified as a lawfully pre-existing nonconforming structure. The proposed change will not be more detrimental than the existing nonconforming use. All asphalt in front of the building and garage will be replaced with grassy lawn. No more than 1 car will be parked in front of the garage. The setback will remain nonconforming, 18' plus 5 feet is required

Jeff Brown, how do you enforce only 1 car in front of the garage?

Steve Magoon, the plans that are submitted with the application will show only 1 car parked in front of the garage.

John Hawes, 2 cars will be parked inside the garage and 1 in front of the garage. The design is very nice, it will be a big improvement.

Jack Zollo 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.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

## CONTINUED CASE

- **105 Coolidge Hill Road & 165 Grove Street;** Roberto Huet, President, Aggregate Industries – Special Permit Finding
- 

John Hawes, the petitioner submitted a written request to continue the petition until the next meeting of the Planning Board.

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Steve Magoon, correspondence from Kopelman and Paige stated that they have the ability to reinstitute the use.

Jack Zollo motioned to continue the above petition until the next meeting of the Planning Board.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

## **PUBLIC HEARING**

Steve Magoon, the new Senior Planner Daphne Collins has been working with Jennifer Van Campen on the submission of a grant application to the Massachusetts Department of Housing and Community Development (DHCD) for FY' 2009 Community Development Block Grant program (CDBG). The Town has received such funding for the Home Improvement Program in 2003 to 2005 but none since. Executive summary of the initiative is being distributed tonight.

Jennifer Van Campen, Executive Director of Watertown Community Housing (WCH), WCH administered the program for the Town for several years. Over 1 million dollars was distributed to 50 homeowners. We have not received any funds in the last few years. It is a very important resource and we are trying to bring it back. This time we will address the needs of over 60 year old population in Watertown. 1800 surveys will be distributed to elderly homeowners and we hope that the results will influence the CDBG granting. The population over 65 will grow over the next 10 years and the number of elderly homeowners will grow as well. We would like to provide services for this population consisting of community education workshop, rehabilitation and improvement of housing, increasing security and energy efficiency. Rehabilitation of rental units, assistance with loans, etc.

The CDBG program restrictions are that the program serve a target area and that bonus points will be awarded to communities that provide multiple services. The original program was too broad. There are many elderly homeowners who have large homes and need help. The State looks at community needs and what impact will the grant have. Watertown might be weak in need. The maximum amount that you can apply for is \$800,000.

Daphne Collins, needs assessments have to be substantiated. The new census will come out at 2010. Needs and priority are very important, this is all very preliminary. Most of the 2 and 3 family homes are in East Watertown.

Steve Magoon, many seniors have more house the needed, many are much older then 60. If people do not want to move out, we should be able to provide assistance. We will focus on 1, 2 and 3 family homes.

Vice Piccirilli, Town Councilor, owners of side by side condominium units should not be excluded.

Chairman John Hawes adjourned the meeting at 7:50 PM.

MEETING ADJOURNED: 7:50 PM MINUTES APPROVED: \_\_\_\_\_

For more detailed Minutes see tapes dated 1/11/2009 available in the DCD&P office.