

WATERTOWN PLANNING BOARD

DATE: October 14, 2009 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

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

Chairman John Hawes opened the meeting at 7:00 PM and welcomed a new Planning Board member Fergal Brennock.

ADMINISTRATIVE BUSINESS

Jack Zollo motioned to approve Minutes of 9/9/09 meetings.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

CASE PENDING

- **11 Irving Street;** Robert Airasian, Manager, 11 Irving Street LLC – Special Permit Finding

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

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

- **162 Spring Street;** Donald S. Berg - Variance

Robert Ciampitti, Atty, this is a request for a variance to construct 20'x24' 2-car garage, with a 4.5' setback where 15' is required by the Ordinance. This is a 10,089 s.f. corner lot, located in SC zone, the house was built in 1892. Pushing the garage further in would impact the vegetation, trees, the shed and patio. The garage would be build in the footprint of the existing driveway. The garage doors will look like carriage doors. The garage is modest in size, we are asking the board to approve the petition.

Danielle Fillis, staff reviewed the request and the 4 criteria that have to be met to approve the variance. Staff recommends approval, staff recommends that the design be amended slightly by moving the garage back from 4.5' to 5' so that it would comply with the side yard setback for accessory structures.

Jeff Brown, is the ½ foot change possible?

Robert Ciampatti, plans will be revised accordingly.

John Hawes, that will place the garage closer to the large tree, the root system should not be disturbed.

Jack Zollo motioned to recommend to the Board of Appeals approval of the Variance 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 with an additional condition that the garage be moved to allow for 5' setback.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

- **111 Mt.Auburn Street;** Carmen DeMarco, SAI Communications, Inc. on behalf of T-Mobile Northeast LLC – Special Permit

Adam Brillard, we are proposing to install and operate wireless facility within the existing church steeple located in LB zone. The church is surrounded by residential and commercial neighborhood. The steeple is 100' above ground level. The project consists of 8 panel antennas that will not exceed
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the height. It will be colored and textured to match the existing shingles. The BTS cabinets will be installed within enclosed space in the basement of the church. HVAC system located on the outside will be buffered with greenery if necessary. The final component will be a generator plug that in case of a power outage, will be plugged into a generator.

Danielle Fillis, staff reviewed the proposal, this is not a residential structure, it is not located within 50' of residences, and is fully concealed. The 8 antennas within the existing steeple meet all the requirements. Historical Commission has requested additional information to determine the visual impact. The Historic District Commission will review the proposal on October 28. Staff finds the location appropriate, it will not adversely affect the neighborhood. No additional traffic will be generated, only 2 T-Mobile inspectors will visit the site twice a month. Staff recommends approval.

Jeff Brown, how much of the city is now covered, T-Mobile has come to the Board many times?

Adam Braillard, additional customers require more equipment, there are still some gaps in coverage, but nothing has been proposed for the near future.

Bill Daniels, SAI, needs are generated by customers. All white surfaces will be painted. There are 4 sectors, 4 panels will be replaced with fiberglass. The equipment is located in the basement.

John Hawes, if the equipment is not visible from public way, additional shrubbery might not be needed.

Jeff Brown motioned to recommend to the Board of Appeals approval of the Special Permit under Section 5.14 and 9.05 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 Certificate of Appropriateness from Historic District Commission be provided.

Jack Zollo seconded the motion.

VOTE: 4-0 In favor

CONTINUED CASES

- **26 Sawin Street;** Anne Lawthers & Ralph Weber – Special Permit Finding

Ralph Weber, we are proposing to raze the existing house and replace it with a modular home. The existing house is not laid out properly, the stairwell to second floor is very tight and narrow. The cost of renovating the house would be too expensive. The proposed plan is more livable, the exterior design is very similar to the existing house. The house was built in 1880, the undersized 4,296 s.f. lot is located in a T zone. All abutting houses are very close to the street, we are proposing to move the house 9.8' from the street and still provide 20' rear yard setback and 2 parking spaces. A small 3'x6' landing having a roof and stairs will be build.

Danielle Fillis, staff reviewed the petition and asked for a continuance at the last meeting to allow the Historical Commission (HC) to review the petition. We prefer to see historic structures preserved. A demolition delay is not required, the replacement modular house will be built in the same style. Staff recommends an approval if the picket fence provides continuance.

Jack Zollo, we have a right to make our own recommendation even without the HC approval.

Danielle Fillis, the HC can impose delay, Historic District Commission has to issue certificate. After reviewing the petition, the HC recommended approval.

John Hawes, we don't have to pay attention to HC, our vote is our own. I would like to hear from HC about the historic value of the structure, it is important to get their input.

Jeff Brown, what is the size of the existing house? The structure is in a very good condition with a yard kept.

Fergal Brennock, I would encourage the owner to keep the character of the existing structure, such as similar design of the chimney, windows, corner boards, etc...

Candice Currie, Mt.Auburn Cemetary, as an abutter, we are in support of the project

Jack Zollo 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

OTHER

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

MEETING ADJOURNED: 8:10 PM MINUTES APPROVED: _____

For more detailed Minutes see tapes dated 10/14/2009 available in the DCD&P office.