

WATERTOWN PLANNING BOARD

DATE: April 15, 2009 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

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

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

ADMINISTRATIVE BUSINESS

Jack Zollo motioned to approve Minutes of 3/11/09 meetings.

Jeff Brown seconded the motion. VOTE: 4-0 In favor

CASE PENDING

- **59 Longfellow Road;** Michael B. Spillane & Kellie Arena – Special Permit Finding

Michael Spillane, presented plans to construct dormer in order to correct a situation where you need to go through one bedroom to get to another. He has a growing family and wants to provide a separate bedroom for his children. The dormers do not meet the side yard setback and are therefore nonconforming.

John Hawes suggested that the new shed dormer on the back of the house be pulled back slightly to maintain the roof edge.

Danielle Fillis presented the staff report. The project requires a special permit finding under Section 4.06(a) that the proposal is not substantially more detrimental than the existing non conformity, and staff found this to be true and recommend approval with conditions.

No comments or questions from the audience.

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.

Jack Zollo seconded the motion. VOTE: 4-0 In favor

- **43 Loomis Avenue;** Corrado M. Guerra – Special Permit Finding

Corrado Guerra presented project to raze the roof of his home, add a new second floor and new roof. Much like the first case tonight, he has an expanding family and is hoping to provide adequate space for his family in a home that is nonconforming in terms of setbacks.

Danielle Fillis presented the staff report. The project requires a Special Permit Finding under Section 4.06(a) that the proposal is not substantially more detrimental than the existing non conforming structure. Staff recommends approval of the request with conditions.

No comments or questions from the audience.

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

- **15-17 Carlton Terrace;** Araxie Margosian & Haigaz Markarian – Special Permit Finding

Araxie Margosian, applicant and Peggy Ann Wollman, Esq., presented the project to add to an existing nonconforming structure. The project will expand an attic space and add dormers. The applicant requests approval to improve the home.

Danielle Fillis presented the staff report. This project had some problems initially, and staff appreciated the applicant working to improve the project before the Board tonight. The expanded living area is only to be accessed from the second floor unit and is not to be occupied as a third dwelling unit. Staff finds that the application does meet the requirements of Section 4.06(a) and recommends approval with conditions.

Jeff Brown, asked about # of families living at the property as this is a much larger structure. The applicant indicated that it is a two family.

John Hawes, suggested the applicant may want to add skylights to bring light into some areas.

No comments or questions from the audience.

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.

Jack Zollo seconded the motion.

VOTE: 4-0 In favor

- **118-120, 132, &140 Pleasant Street**

Linda Tuttle-Barletta motioned to continue **118-120, 132, &140 Pleasant Street** to the next Planning Board meeting in May.

Jack Zollo seconded the motion

VOTE: 4-0 In favor

OTHER

John Hawes, updated the Planning Board on meetings being held with 140 Pleasant Street developers, structure has been lowered and softened, moved back and parking at grade.

Jack Zollo, questioned the parking at 140 Pleasant Street and only one elevator.

Next meeting with the developer and the neighborhood will be on April 29, 2009 in the Library.

Jeff Brown, brought up the GSA site with rotting federal buildings.

Steve Magoon addressed the issue, Conservation Commission has been working with the Federal government to provide testing to see what needs to be done and get the site cleaned-up. The Federal government is committed to cleaning the site up but there is no solution currently for removing the buildings. The intention is that once the clean-up is done to convey the land to DCR to stay as open space.

Jeff Brown asked if the site contained wetlands.

Steve Magoon, yes it does.

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John Hawes, asked if there has been any progress appointing a 5th member of the Planning Board?

Steve Magoon indicated it is being worked on.

John Hawes asked about moving forward with efforts to separate approval authority of Zoning Board of Appeals and Planning Board?

Steve Magoon indicated that staff is working on this item in addition to other ordinance amendments. It was suggested that staff may want to review the minutes of earlier discussions.

Coolidge School – now listed on Historic Registry.

Chairman John Hawes adjourned the meeting at 7:30 PM.

MEETING ADJOURNED: 7:30 PM MINUTES APPROVED: _____
For more detailed Minutes see tapes dated 4/15/2009 available in the DCD&P office.