

WATERTOWN PLANNING BOARD

DATE: June 10, 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

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

ADMINISTRATIVE BUSINESS

Jack Zollo motioned to approve Minutes of 5/13/09 meetings.

Jeff Brown seconded the motion. VOTE: 3-0 In favor

CONTINUED CASES

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

Jack Zollo motioned to continue the petition for Special Permit Finding to July 8 meeting of the Planning Board.

Jeff Brown seconded the motion. VOTE: 3-0 In Favor

- **118-120, 132, 140 Pleasant Street;** Coppola Pleasant Street LLC – Special Permits

Jack Zollo motioned to allow the petitioner to withdraw without prejudice the petition for Special Permits.

Jeff Brown seconded the motion. VOTE: 3-0 In Favor

CASE PENDING

- **259-261 Lexington Street; Kevin M. Smith** – Special Permit Finding

Kevin Smith, it is our intention to construct a rear one-story 15'x41' addition over existing patio maintaining the non-conforming side yard setback. After talking to the planning staff, some changes were made. The structure is older 2-1/2 story brick building.

Danielle Fillis, the federal style structure is on a 7,830 s.f. lot and is listed on Watertown's historic inventory. We have worked on the addition design with the petitioner. The addition is in the rear with limited visibility from the street. Staff recommends approval.

John Hawes, the replacement windows have federal look. The back elevation shows original window.

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: 3-0 In favor

- **175 North Beacon Street; Perkins School for the Blind** – Special Permit/Site Plan Review

Steven Rothstein, President of Perkins School for the Blind, we have met with the staff several times. Perkins School moved to Watertown in 1912, the design of the structures does not accommodate

Watertown Planning Board

wheel chairs, air conditioning, etc. It has been determined by the Town, that the proposed project complies with regulations.

Dan Dyer, MDS Architects, this proposal will not increase number of students at the school. Perkins is proposing to renovate the existing Lower School and construct a new Academic Building. The new building can accommodate 259 people and requires 13 more parking spaces, 6 more will be provided. The allowable height of the building is 40' which will only allow flat roof, 55' height will allow gable roof.

Andy Truman, Samiotes Consultants, the DPW wants us to keep water on site. Surface drainage from the new building and parking lot will be directed toward the Charles River. The storm drainage system will be improved. Both Conservation Commission and DPW signed off on the project.

Dan Dyer, the proposed building is 3 story plus a basement for a total of 42,560 s.f.. The structure will have gable roof, the new structure will have 2 elevators.

Danielle Fillis, the Site Plan Review meeting was held on April 19 and was attended by representatives of various departments. The Perkins site landscape is well maintained. The size and scale of the proposed building is appropriate with additional parking concealed from view. The requirement for open space is 15%, 55% is provided. Conservation Commission and DPW have approved the proposed drainage system. The utilities will be connected from the lower school. Sign permit approval is needed, Health department will also require a dust plan. The new building will harmonize with the architectural style of existing buildings on campus. The proposed new construction will meet all the building, health and safety requirements. Staff recommends conditional approval.

Michael Donham, 26 Royal Street, Perkins School is a very good neighbor. A parking lot was added without a permit 17 years ago. Many of the very old trees will be lost. A neighborhood meeting was held but we were not told what type and size of trees will be planted. Small shrubs cannot replace the large trees. Perkins is saying that they are committed to save as many trees as possible. Two existing buildings will be demolished, they could have been moved and preserved. There are no solar collectors to save energy.

Dan Dyer, we are looking at getting solar panels along the south part of the roof. Trees within the footprint of the structure will be removed and possibly preserved. We are meeting with Historical Commission tomorrow night.

John Hawes, it is important to work with neighbors. This is a very attractive project.

Jeff Brown motioned to recommend to the Board of Appeals approval of the Special Permit under Section 5.00(f) construction of building exceeding 4000 s.f. providing additional 6 parking spaces 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

OTHER

Steve Magoon, the Zoning Ordinance is not a comprehensive plan. It is important to be consistent when a conflict happens. The entire community needs to be engaged in creating a long range land use plan to provide guidance. 140 Pleasant Street is not a use consistent with the surrounding neighborhood. If we had a comprehensive plan that describes this as a

June 10, 2009

transitional area, it would have made a difference in the process. If it was described as a two family neighborhood, the developer would not have come with his 48 unit proposal.

John Hawes, when the area changes, it will stay as a single/2-family neighborhood. Jeff and I worked with the developer and tried to find a compromise. There was no flexibility in the site layout because of economics. It is a small site that should not be fully developed. The proposal needs to be related to the abutting neighborhood. We have been fighting such developers for years.

Steve Magoon, I respect this but the primary vehicle is the Zoning Ordinance which the developer followed. The only max was the number of units.

John Hawes, Grove Street was the predecessor of this project and it was mentioned several times. The master plan is needed for the entire town.

Danielle Fillis, the vote cannot be based on Boards opinion only. We need a comprehensive plan with an input from residents.

Jeff Brown, the Pleasant Street study stopped at the Myrtle/Pleasant Streets intersection. The economics set the size and the developer needs to explain why it is always the max.

Steve Magoon, the Planning Board should not approve/disapprove the project based on the economics. The issue is to provide better guidance to the developer. If the proposal does not meet the community vision for the future, it will not get approved. Additional funds are needed to have the comprehensive study done. The Town Council would be very supportive of the process.

Jack Zollo, we listen to the residents, we need to have another charette as we had for the Pleasant Street corridor.

John Hawes, the Planning Board has never been anti development.

Chairman John Hawes adjourned the meeting at 8:15 PM.

MEETING ADJOURNED: 8:15 PM MINUTES APPROVED: _____
For more detailed Minutes see tapes dated 6/10/2009 available in the DCD&P office.