

## WATERTOWN PLANNING BOARD

DATE: September 9, 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 7/8/09 meetings.

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

### CONTINUED CASES

- **84 Rutland Street;** John Vitti – Special Permit Finding

John Vitti, we are proposing to add a 2-story and basement addition to the back of the house. We will raze the existing rear 10'x16' sun porch and build the 12' deep by 30.34' long addition. It will provide a bedroom, sitting room and full bath for our elderly mother, and additional living space on second floor. The outside siding will match the existing house.

Danielle Fillis, staff reviewed the request. This building is nonconforming in lot size, side yard setback and frontage. The proposed addition will not be substantially more detrimental then the existing nonconforming use. The structure will not be visible from the public way, it will be constructed on the existing footprint.

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

- **109 Rutland Street;** Mathew & Lily Shine – Special Permit Finding

Mathew Shine, we are proposing to add front porch/mudroom within the front yard setback. 10' of the structure will be open, 15'-6" enclosed.

John Hawes, there are other homes on this street with similar front entrance.

Danielle Fillis, the nonconformity is side and front yard setbacks and frontage. The porch will be constructed within the front yard setback. Addition is not substantially more detrimental. Majority of the homes on this street have front porches, this addition will bring this house into conformity with the street. Staff recommends approval.

Jeff Brown 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: 3-0 In favor

- **76 Bradford Road;** James O'Shaughnessy – Special Permit Finding

James O'Shaughnessy, this is a 2-family house with a 3 season rear porch on the second floor. We are proposing to raze the 6'x16.2' porch and rebuild the first floor open porch to the same size, and enlarge the enclosed 2<sup>nd</sup> story to 9.7'x16.2' to use as a study room.

Danielle Fillis, the staff reviewed the request to raze the porch, to rebuild the first story within the existing footprint and to enclose and extend the second story porch. The space between the porch and the garage will not increase, the increase in lot coverage is very modest. Staff recommends approval.

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

- **26 Sawin Street;** Anne Lawthers & Ralph Weber– Special Permit Finding
- **14 Pearl Street;** Ernesto & Carmela Berardinelli – Variance

Jeff Brown motioned to continue the above 2 petitions until the next Planning Board meeting.

Jack Zollo seconded the motion.

VOTE: 3-0 In favor

- **617 Arsenal Street;** Robert Wolff, Camco Management for Waterpart LLC – Special Permit

William York, Atty, this is a proposal to use the lower level/basement area of existing garage for storage of new and used vehicles for sale or lease. The site is located in I-1 district. The building has 180,000 s.f. of garage space, 55,000 s.f. of office space and a 10,000 s.f. Bugaboo Creek restaurant. The 39,500 s.f., area will store 130 cars, it will be fully enclosed, locked and secured. No employees will be onsite, they only pick up. The site has been inspected for safety and code issues. It will be used strictly for storage, no service and will not interfere with other uses. This is all storage, it was never calculated as parking.

Danielle Fillis, staff reviewed the petition, the special permit is required under Section 5.01.03(d). This is an appropriate location for storage of vehicles. The space is already screened from view. The site allows adequate access. The basement sprinkler system is tied in with the fire alarm system. Adequate access is provided for emergency vehicles.

Steve Magoon, two conditions need to be added. Condition #6 that there shall be a maximum of 130 vehicles stored at any one time, Condition #7 that the site shall be used for vehicle storage only and not as a showroom.

Jeff Brown, what is the present use of the space?

....., the area is now used for storage, the rest is unexcavated space.

Jeff Brown motioned to recommend to the Board of Appeals approval of the Special Permit under Section 5.01.3(d) 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 additional conditions #6 & #7.

Jack Zollo seconded the motion.

VOTE: 3-0 In favor

September 9, 2009

Page Three

- **590 Main Street;** James Patrick Duffy – Amendment to Special Permit/Special Permit Finding #05-15 granted 11/30/05

Patrick Duffy, we are proposing to add a high end condominium unit to already existing condo complex. Three parking spaces will be added, dormer will be added in the front of the building, deck in the rear and a level to the building stair tower. The structure was previously used as a nursing home, we are now in process of converting it into 13 condo units.

Danielle Fillis, staff reviewed the proposed changes to the previous approval that was issued in 2005 and modified last year. The proposed use was already found appropriate, the additional unit and parking will also be appropriate and allow for complete usage of the building. It will not adversely affect the neighborhood, the footprint of the structure will not change. The additional unit will not cause serious hazard. All required parking will be provided. Based on these criteria, the staff recommends approval.

Patrick Duffy, the elevator is located in the center of the building. There is no elevator access to the third floor unit.

George Donahue, Disability Commission, is handicapped parking provided, is the building handicap accessible?

John Hawes, it is the law to provide handicap parking. The space should be near the lower entrance.

Jack Zollo motioned to recommend to the Board of Appeals approval of the Amendment to Special Permit/Special Permit Finding # 05-15 ASP/SP granted 11/30/2005 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 additional condition that a handicap parking space will be provided near the rear entrance..

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

#### WATERTOWN POLICE STATION – PROPOSED SIGN

Steve Magoon, the construction of police station is well on the way. The original sign was a banner like sign to be placed on the fence. The concern was that with the curvature of the road it would not be visible. A more visible sign is being proposed to be placed on a post and internally lit. It would be placed on the police station property.

Jack Zollo motioned to approve the proposed sign as presented.

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

#### OTHER

Steve Magoon, Fergal Brennock has been approved and confirmed by the Town Council as a Planning Board member. Fergal is a civil engineer and also a member of the Watertown Police Station Building Committee.

Chairman John Hawes adjourned the meeting at 7:40 PM.

MEETING ADJOURNED: 7:40 PM MINUTES APPROVED: \_\_\_\_\_

For more detailed Minutes see tapes dated 9/9/2009 available in the DCD&P office.