

WATERTOWN PLANNING BOARD

DATE: February 8, 2006 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; Linda Tuttle-Barletta

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

CASE PENDING

46-60 Arsenal Street; Elie Rivollier, Jr., Trustee/MSI Realty Trust – Special Permit Finding, Amendment to Special Permit Finding, Amendment to Special Permit & Amendment to Variance

Jack Zollo motioned to continue the petition to March 8, 2006 meeting.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

CASE PENDING

19 Warren Street; Shawn & Michelle Collins – Special Permit Finding

Shawn Collins, this is a request to construct an 8'x12' dormer.

Mary Crain, this expansion will allow for an additional bathroom on the second floor. Staff is in favor of the proposal.

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

CASE PENDING

10 Carroll Street; Richard LeForce - Special Permit Finding

Richard LeForce, this is a request to allow construction of a 13'x32' rear shed dormer and a second floor 14'x16' rear addition over an existing 1-story addition.

Mary Crain, this is a first case under the new zoning guidelines. Under the old rules, this would be allowed as of right. The proposed addition will provide better space for the petitioner, staff is in support of the petition.

John Ovoian, 18 Carroll Street, I am in support of the petition.

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

CASE PENDING

22 Robbins Road; Abdul & Mona Jomaa – Special Permit Finding

Gregg Haladyna, Atty., this is a proposal to construct a second story 17.3'x9.7' room to expand the second story bedroom. The footprint of the structure will be maintained.

Mary Crain, the nonconforming side yard setback will stay the same. The proposal will not be substantially more detrimental to the neighborhood.

Linda Tuttle-Barletta 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

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Ordinance subject to conditions set forth in the staff report.

Jack Zollo seconded the motion.

VOTE: 4-0 In favor

CASE PENDING

191 Edenfield Avenue; Rita & Steven Scordamalgia – Special Permit Finding

Rita Scordamalgia, we are proposing to build a second floor and to construct an addition in the rear to square off the house.

Mary Crain, new plans have been submitted tonight. The height of the structure has been reduced to 28.7' feet.

John Leitner, 174 Edenfield Ave, I am in favor of the proposal.

Linda Tuttle-Barletta 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: 4-0 In favor

CASE PENDING

109 Spring Street; Thomas Anzuoni/Michele Tharpe/Spring Water Realty Trust – Special Permit, Special Permit Finding & Variance

Paul Joyce, Joyce Design Partnership, the lot contains a single family brick house that is listed in the Watertown Historic Inventory. The house will be renovated and two additional 2-1/2 story dwelling units constructed on the property. Each unit will have an open floor plan, 3 bedrooms and 2 baths on the second floor, and 2 parking spaces. We will add 2 dormers on the original structure and the building will be fully renovated. The cars will enter from Palfrey Street, balconies will be placed in the rear.

Mary Crain, the property is located in R.75 district which is a multi-family residential. The petitioner will continue the nonconforming setbacks along Palfrey Street. The Historical Commission reviewed this case and it was suggested that instead of one large dormer, two smaller dormers be build. The project meets off-street parking requirements. Variance is required for side yard setbacks and lot coverage. Staff is in support of the petition, there are several multi-family uses in the area.

Jeff Brown, the house has not been occupied for awhile. The land is now overgrown.

John Hawes, how old is the structure?

Mary Crain, the house is listed in the historic district, build around 1830.

John Hawes, it would be preferable to have 2 dormers on the existing historic house. Historically this type of house would have 2 very small dormers.

Jeff Brown, the design makes the house look very long.

Linda Tuttle-Barletta, will the units be sold as condos or rented?

Thomas Anzuoni, we are trying to keep the existing structure but to maximize the space to make the project feasible. Two of the units will be sold, the third used as my residence. There is an apartment building next to this property and another multi-family in the area.

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Kathryn, 28 Palfrey St, many of our questions has been answered tonight. There might be more questions regarding construction.

Greg Watson, the Zoning Board of Appeals will make the final decision. Construction questions will be answered by the Building Inspector.

Bonnie 93 Spring Street, we are very concerned with parking. There is very little parking in the area. Could the petitioner add visitor parking?

Paul Joyce, there is not enough space on the lot to provide visitor parking, setbacks need to be maintained.

Linda Tuttle-Bartlett motioned to recommend to the Board of Appeals approval of the Special Permit under Sections 5.00(g) 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: 3-1 Linda Tuttle-Bartlett against

Linda Tuttle-Bartlett 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: 3-1 Linda Tuttle-Bartlett against

Linda Tuttle-Bartlett motioned to recommend to the Board of Appeals approval of the Variance under Sections 5.04 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: 3-1 Linda Tuttle-Bartlett against

John Hawes, it was the Board's decision that the large dormer on the existing structure should be split in two and new plans submitted to the staff and the Zoning Board.

CASE PENDING

41-43 Commonwealth Road; Richard Dorr – Special Permit Finding & Variance

Richard Dorr, this request consists of two petitions; one is for 3rd floor construction and second for garage expansion. After discussions with the neighbors and the staff we have decided to withdraw the petition for garage expansion. We are proposing to add two 300 vs. dormers and to construct a third floor rear deck.

John Hawes, the original request was excessive. The petitioner should come back with new plans showing the changes.

Jack Zollo, withdrawing the petition would give the petitioner time to correct the petition and provide new plans.

Mary Crain, the staff suggested that the petitioner should withdraw the garage petition. The 3rd floor expansion needs to be 50% of the floor area. The third floor deck also requires relief. Variance is needed for less than 20 ft rear yard setback. It would be preferable to continue the petition.

Karen Brody, 47 Commonwealth Road, the petitioner is very communicative. The design is very nice but we are concerned with the massiveness of the third floor.

Linda Tuttle-Barletta motioned to continue the petition to the March meeting of the Planning Board.

Jeff Brown seconded the motion.

VOTE: 4-0 In favor

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CASE PENDING

16-18 Myrtle Street; Patricia Martocchia – Reconsideration of Special Permit/Special Permit Finding/Variance #4-24 & Variance

Patricia Martocchia, this is a proposal to raze the existing 4-family house and replace it with 4 condominium units.

Mary Crain, the petitioner was in front of the Boards 2 years ago, the Planning Board approved the petition but it was denied by the Zoning Board. The petitioner is asking for reconsideration. Staff feels that the new design will blend with the neighborhood. The Planning Board has to vote on the reconsideration first. The major issue was the density, the ZBA felt that 3 units would be appropriate for the site. The petitioner made changes in height and architectural appearance.

Linda Tuttle-Barletta, are the changes substantial enough to be reconsidered?

Mary Crain, the changes are substantial, it is now a much better project.

Jack Zollo motioned to reconsider the petition.

Linda Tuttle-Barletta seconded the motion.

VOTE: 4-0 In favor

John Hawes, variance should be granted only if absolutely necessary. The bump-out in the front could be changed by 6" and the variance would not be necessary.

Jeff Brown, it is very unusual to go up to reach the front door, the design is similar to Boston townhouses.

Sandra Kasabian-Hoffman, 16 Middle Street, our property abuts the 16-18 Myrtle Street. We are in support of the proposal.

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Special Permit under Sections 5.00(f) 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

Linda Tuttle-Barletta 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: 4-0 In favor

Linda Tuttle-Barletta motioned to recommend to the Board of Appeals approval of the Variance under Sections 5.04, 6.02(j) with the exception of front yard setback 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

31 Whitman Road; Michael & Carol Salerno

Michael Salerno, the petition for a special permit was approved by the boards in September 2005. This is a request to withdraw the petition for variance that was continued at that time.

Linda Tuttle-Barletta motioned to allow the petitioner to withdraw the petition.

Jack Zollo seconded the motion.

VOTE: 4-0 In favor

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

MEETING APPROVED: _____

ADJOURNED:

8:15 PM

MINUTES

For more detailed Minutes see tapes dated 2/8/06 available in the DCD&P office.