

WATERTOWN PLANNING BOARD

DATE: March 13, 2006 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Public Hearing

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

Chairman John Hawes opened the Public Hearing at 7:00 PM.

Greg Watson, DCD&P Director, we will begin the public hearing by allowing John Connery to outline the changes.

John Connery, Community Opportunities Group, we have submitted a second packet and these changes will be summarized tonight. Section 2.00 Definition, will delete Apartment House, Row house, single family and two family house. New definition, Impervious Coverage, will be added.

John Hawes, we will have a new definition of a house. Impervious coverage is essentially the total area covered by a building. It needs to be included in the table of dimensional regulations also.

John Connery, mixed use development will include vertical and horizontal mixed use, as well as detached and attached. We are trying to define what mixed uses are.

Greg Watson, another section will explain what percentage of mixed use can be included.

John Connery, definition of front yard will be replaced, side yard will be replaced with lot line. State building code has changed and some terms were now incorrect.

John Hawes, all residential districts, S-6, S-10, T, can be placed together

George Watson, exterior changes to single and two family homes will be addressed and reviewed with SP.

Steve Corbett, Town Council, 14 Irving Park, the Town Council subcommittee reviewed the proposed changes and was not opposed to any of the proposed amendments.

John Connery, the scale of buildings in the I-3 zone is not much bigger than if a hotel was proposed for the area. Hotel would create new taxes and would not affect AM and PM traffic. It would be wise to allow it by special permit. I-3 residential would have 20% open space requirement, I-3 would have 10%. Section 6.01(b) Required off-street parking – if a property is located within 1000 feet of public parking lot, the parking area can be used from 6PM to 8AM. Section 9.08, the SP criteria for I-3, 10 foot front yard setback, but no more than 40 feet.

John Hawes, isn't it unusual to have maximum requirement?

John Connery, we do not have to have parking lot in front of buildings, we want to allow access to the buildings.

Greg Watson, we have struggled with some projects on Pleasant Street in the past. In order to make projects work we need to have access to the front. Few projects on Arsenal Street have parking in front of them. It would be preferable to see buildings in front and parking in the rear. Buildings need to be oriented more towards public.

Jack Zollo, Watertown is a hybrid. At the beginning it was geared toward industry and now is changing.

Steve Corbett, some specific concerns were addressed by the consultant. The Town and the Town Council appreciate this effort. We are tightening the residential regulations and relaxing the commercial rules.

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John Connery, neighborhood protection is important. This Town has a legacy where industrial development was successful but is now changing. There is a desire to change industrial areas to residential. To change to mixed use is our objective, it will create value for the Town.

Mel Martocchia, Franklin Street, Chairman of Historic Commission, this discussion is going in good direction. We have questions regarding height of residential dwelling.

Greg Watson, some structures that are meeting the 2 ½ story requirement look like a 3 story building. There will be less of mass if the roof is pitched. Higher roof with pitch will provide better buffer and will be less intrusive.

James Voris, 142 North Beacon Street, the developers are finding way around the FAR. Why did the min. 7,500 proposal get discarded? Do we want to look like a City of Cambridge, we are a Town! 37 Bradshaw was supposed to be a residence for the developer, both units are being sold now. We will have the same problem at 15 Beacon Park.

Kevin Maley, Fairfield Residential LLC, we are under contract for Haartz Mason property on Pleasant Street. Preliminary plans are being generated. We are proposing townhouses that will face Pleasant Street. Will there be any consideration for height relief if the parking structures are hidden?

Gregory Watson, there is a 50 foot height limit in this district.

John Connery, the parking recommendations will be in the next package submitted to the Board. If there is underground parking, some considerations can be made. We will encourage quality development.

Jeff Brown, some of the items have Smart Growth notion in them.

Jack Zollo motioned to recommend to the Town Council approval of the proposed Amendments (See Attached Zoning Amendments packet)

Jeff Brown seconded the motion.

VOTE: 3-0 In favor

Chairman John Hawes adjourned the Public Hearing at 8:30 PM.

PUBLIC HEARING ADJOURNED: 8:30 PM MINUTES
APPROVED: _____

For more detailed Minutes see tapes dated 3/13/06 available in the DCD&P office.