



# TOWN OF WATERTOWN

Board of Appeals

149 Main Street

Watertown, MA 02472

Harry J. Vlachos, Chairman  
Melissa M. Santucci, Clerk  
Stuart J. Bailey, Member  
Deborah Elliot, Member  
David Ferris, Alternate  
Suneeth P. John, Alternate

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## MINUTES

On Monday evening, **December 20, 2010** at 7:00 p.m. in the Council Chambers on the second floor of the Administration Building, the Zoning Board of Appeals held a public hearing. In attendance: **Harry J. Vlachos**, Chairman; **Melissa Santucci**, Clerk; **Deborah Elliott**, Member; **David Ferris**, Alternate Member; **Suneeth P. John**, Alternate Member; **Steve Magoon**, Director, Community Development and Planning; **Danielle Fillis Evans**, Senior Planner; **Louise Civetti**, Clerk to BOA.

Chair Vlachos opened the meeting, introduced the board and staff, and swore in the audience.

Chair Vlachos asked the board to postpone approving the minutes until the January 2011 meeting.

Chair Vlachos announced the resignation of Full Member, Stuart J. Bailey who has returned to Australia. Now that the board has only three full members, the two alternate members will vote on all cases.

The two cases pending, 198 Summer Street and 532-542 Pleasant Street, both Appeals to the Zoning Enforcement Officer's determination, have been continued at the Planning Board and will not be heard until January 2011.

The petitioner for the continued case concerning 7 & 9 Swetts Court has requested to be continued to January.

The first case, a continued case from November 22, 2010 is 73-75 Putnam Street. Ms. Santucci read the legal notice:

Avi Golani, 26 Forest Street, Watertown, MA, herein requests the Board of Appeals grant a **Variance** in accordance with 6.02(j), Location and Design of Off-Street Parking, Parking in Building Front Yard and Required Front Set-Back, Zoning Ordinance, so as to add one additional parking space 10'x 19', within prohibited building front yard and with 1' front yard setback, where 5' is required at **73-75 Putnam Street**, located in the T (Two-Family) Zoning District.

Mr. Golani provided an updated plot plan showing the dimensions of the front being 11.7' and a color rendition of the requested front and side proposed elevations as requested by Ms. Santucci at the prior meeting. Member Santucci confirmed that the porch is within the 15' required setback. Member Ferris acknowledge the receipt of the elevation document as requested.

Dennis Duff, 33 Spruce Street, Watertown is against front yard parking.

Member Santucci stated that the interior of the space should remain at 22' although the curb opening is being reduced to 20', per Planning Board recommendation. Chair Vlachos requested a condition that the petitioner provide an 'as-built' plot plan to the Zoning Office when the parking is completed to show that the curb cut is at 20' not 22'.

Ms. Santucci motioned to grant the Variance with the condition that the curb cut be limited to 20' in width; however, the interior of the parking area can extend to 22' wide. Ms. Elliott seconded. Voted 5-0. **Granted**. Documents reviewed: the Plot Plan "Proposed Additions 73-75 Putnam Street Watertown, MA" prepared by Essex Eng & Survey dated Dec 7, 2010; Front and Side Elevations, stamped received by the Board of Appeals Dec. 7, 2010.



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Cases under OTHER BUSINESS:

1. 175 North Beacon Street, Perkins School for the Blind came before the board for a **Modification of Control Documents/Decision on their approved VARIANCE #06-16**. Brenda Nicolas, Director of Support Services at Perkins requested to allow the addition of one identifying sign for the new Lower School Building at the northwest entrance fence of the campus. The sign would match other campus signs in size and appearance and would read "Lower School Parking and Drop Off".

No one from the audience spoke. No questions were asked by the board. All members are in support of the modification.

Ms. Santucci motioned to accept the modification; Ms. Elliott seconded. Voted 5-0 **Granted**. Documents Reviewed: Letter from Brenda Nicolas, Director of Support Services, dated December 7, 2010 explaining the request; Drawing SLP.1 from Gamble Design LLC, 154 Maplewood Avenue, Portsmouth, NH 03801, dated 21 October 2010, showing the revised sign location; Drawing D1.5 from Gamble Design, dated 21 October 2010 showing a rendition of the sign on the fence with dimensions. The modifications are as follows: Letter from Brenda Nicolas, Director of Support Services explaining the request; Drawing SLP.1 from Gamble Design LLC, 154 Maplewood Avenue, Portsmouth, NH 03801, dated 21 October 2010, showing the revised sign location; Drawing D1.5 from Gamble Design, dated 21 October 2010 showing a rendition of the sign on the fence with dimensions.

2. 71 Arsenal Street/32 North Beacon Street – United Cerebral Palsy **Modification to Control Documents**  
Chair Vlachos stated that there are two plans under review: one is a proposed site and landscaping plan that was date stamped December 9<sup>th</sup> and distributed in the packets for the board and tonight there is another document titled, "As Built – Site and Landscaping Plan" without a date stamp. Steven Magoon, Director of Community Development & Planning explained to the Board that they had requested the petitioner submit a proposal for a Modification, which is what was included in their packets and he distributed the 'As Built' plans tonight to assist in identifying the differences.

The board requests landscaping plans stamped by a registered designer with marked and indicated parking spaces.

The temporary Occupancy Permit will need to be extended – to be approved by the Zoning Enforcement Officer.

Ms. Santucci motioned to adjourn. Ms. Elliott seconded. Voted 5-0 to adjourn at 8:10PM