



TOWN OF WATERTOWN

Zoning Board of Appeals

Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Melissa M. Santucci Rozzi, Chairperson
David Ferris, Acting Clerk
Suneeth P. John, Member
Christopher H. Heep, Alternate Member
John G. Gannon, Alternate Member

Telephone (617) 972-6427
Facsimile (617) 926-7778
www.watertown-ma.gov

MINUTES

On Wednesday evening, January 22, 2014 at 7:00 p.m. in the Richard E. Mastrangelo Council Chamber on the second floor of the Administration Building, the Zoning Board of Appeals held a public hearing. In attendance: Melissa Santucci Rozzi, *Chair*; David Ferris, *Clerk*; Suneeth John, *Member*; Christopher H. Heep, *Member*; John G. Gannon, *Member*. Also Present: Steve Magoon, Director, Community Development & Planning; Gideon Schreiber, Mike Mena, Louise Civetti.

Chair Santucci Rozzi opened the meeting, introduced the members of the board and staff and swore in the audience.

Member Ferris read the legal notice for 49 Grenville Road:

"49 Grenville Road - Marc and Nicole Quinones, 49 Grenville Road, Watertown, MA 02472 herein request the Zoning Board of Appeals grant a Special Permit Finding in accordance with Watertown Zoning Ordinance §4.06(a), Alts to Non-Conforming Structure, Front Setback, so as to raze existing non-conforming 4'x6' front entry, located 21.7' to construct 20.2'x4.3'-6.4' porch, located 19.4'-18.9' from front setback where 25' is required. ZBA-2014-03"

Adam Murfield, project architect, spoke on the project explaining the relief is requested for an open porch to match the currently permitted rear addition.

Board Member Ferris, asked whether the decking material for the porch would be wood. The project architect confirmed, stating that material would match existing house with shingled roof and cedar underside.

Chair Santucci Rozzi followed with asking clarification of the proposed front setback, parking for the site (underneath rear addition?), lot coverage (impervious), and slope/grade of the site. Mr. Murfield stated that the proposed setback is approximately 18'-9", which was corrected by Member Ferris that the plan shows 18.9'. The architect also confirmed that the parking garage is accessed at the rear below the new addition and also confirmed that slope of the lot down and away from Grenville Road.

Len Holt, neighbor to the project (across Grenville Road), stated that he supported the project but had concern about the angle to the covered porch. Stating that it is unusual and doesn't match the style of the existing house or the neighborhood. He stated that he previously spoke to the architect about his concerns and has noted that nothing was changed to the plans since. Mr. Holt also asked about a condition to not allow the porch to be enclosed in the future.

Chair Santucci Rozzi acknowledged that condition #7 would address the porch enclosure question. The Chair also noted changes to the front dormers and that the house was being "modernized".

The project architect stated that he had a good sense of the neighbor's concerns but the architecture was driven by the home owner and that the intent of the angled porch was to mirror the addition at the rear.

He also noted that the homes on the street all have an individual style and there is no clear style of home or architecture and therefore, the project is not inconsistent with any clear style of neighborhood.

Board Member Ferris noted the good architecture and firm's style and appreciated the contemporary style to differ from other projects. Member Ferris motioned to approve the project with conditions. Member John seconded the motion. The Board voted 5-0-0 to approve the Special Permit Finding with Conditions.



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The following is a continued case:

Member Ferris read the legal notice for 354 Arsenal Street:

"354 Arsenal Street- Ziad Nabbout, 354 Arsenal Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a Variance in accordance with Watertown Zoning Ordinance §5.04, Table of Dimensional Regulations, Front, Side and Rear Yard Setbacks and Special Permit Finding in accordance with 4.06(a), Alterations to Non-Conforming Uses; Gasoline Filling Station, so as to raze existing kiosk, island, pumps, underground tanks and building to construct new underground tanks, island with (3) pumps; 66'x20' canopy, creating a non-conforming canopy front setback of 11', where 20' is required and rear setback of 10', where 30' is required; and further a 750s.f. single-story retail building, creating non-conforming front, side and rear setbacks of 6', 3' and 3', where 20', 25' and 30' respectively, are required. I-1 (Industrial) Zoning District. ZBA-2013-31"

Halim Choubah, the project engineer and representative, provided the Board with a summary of the project and the changes which have been incorporated into the revised plans based on the last hearing, where the project was continued. The changes include: shrinking the retail building and setting it back further from the front lot line and side lot line, increased landscaping around the site, increased the parking by 1 and relocated it, moved the air pump closer to the bike path for use of bikers, included a snow storage plan, and had coordinated with the state regarding landscaping proposed on a portion of the bike path.

Board Member Heep was pleased they addressed all the concerns from the last meeting.

Board Member Ferris asked about the access alignment from Arsenal Street with the proposed building and felt it was a safety concern. Board Member John and the applicant recommended a new bollard at the corner of the building to protect it.

Board Member Gannon asked what height the new canopy would be at and what type of products would be sold in the retail building. The applicant's representative stated that the canopy would have a typical clearance of 14-feet and products sold would be minimal give the building is only 300 square feet and would consist of soda, water, packaged food and cigarettes.

Chair Santucci Rozzi stated that the proposal was a much better project and reiterated the conditions proposed for the project, by the Board, included: right turn only onto Arsenal Street, maintain air pump in good condition and available to bikers with signage, consider alternative energy on top the canopy, and to require snow haul should storage capacity be exceeded.

Member Ferris motioned to approve the Special Permit Finding with stated conditions and Member Heep seconded the motion.

The Board voted 5-0-0 to approve the Special Permit Finding with Conditions.

Member Ferris then motioned to approve the Variance with stated conditions and Member John seconded the motion.

The Board voted 5-0 to approve the Variance with Conditions.



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The following is listed as a continued case:

Chair Santucci Rozzi asked for an update regarding the 33 Mt. Auburn Street Case (continued):

The Community Development and Planning Director, Steve Magoon, stated that the project had not been heard by the Planning Board yet, and that there was a community scheduled but the applicant cancelled it. He stated that staff will coordinate with the applicant to get an update. The Chair suggested that they may want to withdrawal the application if they are not ready to proceed.



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The following is listed under "Other Business":

Chair Santucci Rozzi asked for an update regarding the 55 Bigelow Ave. Code Case (request to continue):

Zoning staff provided a report to the Board stating that the town had been attempting to contact the applicant several times over the past month without any response, until the day before and day of the meeting. Both the applicant and his attorney were not able to make the meeting. Staff stated that several extensions had been granted and the applicant's proposal to rectify the code compliance case was to allow the sign to remain for two years and then come back to the Board with a solution. Staff indicated that that would not be acceptable. Staff recommended that the Board deny the request and act on the proposed Variance.

Chair Santucci Rozzi agreed with staff that ample opportunity had been provided to the applicant and did not feel the need to provide another extension given the lack of a solution to the code compliance order/sign. The rest of the Board agreed.

Member Ferris motioned to deny the request. Member Heep seconded. Voted 5-0 to deny an extension and to cease and desist outdoor display until the sign is in compliance

Member John Motioned to adjourn. Member Heep seconded. Voted 5-0 to adjourn at 7:55 p.m.