



TOWN OF WATERTOWN
Zoning Board of Appeals
 Administration Building
 149 Main Street
 WATERTOWN, MASSACHUSETTS 02472

Melissa M. Santucci Rozzi, Chairperson
 David Ferris, Clerk
 Christopher H. Heep, Member
 John G. Gannon, Member
 Kelly Donato, Member
 Neeraj Chander, Alternate
 Jason D. Cohen, Alternate

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MINUTES

On Wednesday evening, January 25, 2017 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*; Kelly Donato, *Member*; Christopher Heep, *Member*; John G. Gannon, *Member*; *Member*. Also Present: Mike Mena, *Zoning Enforcement Officer*, Andrea Adams, Sr. Planner; Louise Civetti, *Clerk to the ZBA*; *Antonio Mancini, General Code Enforcement*. *Absent: Neeraj Chander Alternate Member, Jason D. Cohen, Alternate*

Chair Santucci Rozzi opened the meeting at 7:02 p.m., introduced the board members and staff, reviewed the agenda, swore in the audience and asked to introduce the new staff member.

Mike Mena, Zoning Enforcement Officer introduced Antonio Mancini, Code Enforcement Officer as the newest member of our staff. Tony is responsible for enforcing the town's Code of Ordinances, especially where tasks fall between departments.

Chair Santucci Rozzi asked if all members read the minutes from November and asked for a motion, Member Ferris motioned to approve the November minutes. Member Gannon seconded. Voted 5-0, approved.

Chair Santucci Rozzi announced the agenda item under 'Other Business' would be heard first as it is a request for an extension.

Eric Heraty, Owner, 82 Highland Avenue stated that the board approved his request for a special permit finding; however, he was unable to secure a contractor and the weather/time of year was a factor. He would like an extension of 6 months to secure a contractor and begin the work.

Chair Santucci Rozzi explained that should the board approve the extension and the work has not started within 6 months, he will have to begin his petition for a special permit finding to construct his second floor all over again.

Mr. Heraty understands the importance of securing a contractor and starting the work as soon as possible.

Member Ferris motioned to approve the request to extend the decision for special permit finding for an additional 6 months. Member Heep seconded. Voted 5-0, approved.

Chair Santucci Rozzi announced the first case and asked Member Ferris to read the legal notice:

44 Piermont Street

"Brian McDermott, 44 Piermont Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a **Special Permit Finding** in accordance with Watertown Zoning Ordinance §4.06(a), Alterations to Non-conforming Structures, so as to construct a second story addition with attic, maintaining the non-conforming front yard setback at 21', where 25' is required. S-6 (Single Family) Zoning District. ZBA-2017-01"

Brian McDermott introduced his wife, Sabrina and stated that they are looking to expand their home to be able to support their expanding family and stay in Watertown.

Dennis Duff, 33 Spruce Street stated that he has heard in many public hearings there is a push to support the middle class and to help the younger residents to stay in Watertown despite the rising costs to live in Watertown. He supported a neighbor with a similar situation a couple of years ago and he finds it important to be consistent and respectfully asks the board to approve this request for this couple that he just met tonight.

No further comments from the audience.

Member Heep asked about the interior square footage. Mr. McDermott stated it is at 1600 square feet and going to 1900 s.f.

Member Ferris confirmed the corner tree will remain. He then asked staff about the requirements of the relief requested and if the ½ story was included. Mike Mena stated the 3rd floor is storage space accessed with a pull-down stairway and is not living space. It is not designed as a floor although they did provide the ½ story calculations.

Member Ferris commented that the drawings and addition look nice. He confirmed the trim will be Azak with vinyl siding. He commented that the front face of the dormer on the right side elevation is in line with the front wall and the windows are short (A type); he recommends taller windows.

Member Donato confirmed that the entire house will have new vinyl siding. She asked if the front windows will match. Mrs. McDermott confirmed they are replacing all of the windows in the house – the C type window is above the kitchen sink.

Chair Santucci Rozzi commented that they are losing second floor storage and the 3rd floor will be used for storage as well as the unfinished side of the basement.

Mrs. McDermott said the house on the corner of their street had an addition put on which is larger than the one they are proposing. They currently can fit 3 cars in their driveway.

Chair Santucci Rozzi read from the Planning Board report that they and the staff recommend approval of this project.

Member Ferris noted a condition that the windows in the family room will match the new windows and the dormer windows on the front elevation will be taller. He suggested they could push back the dormer to create more roof and the dormer would not be as tall or they could go with something like a C type window. The point would be to not have a lot of siding under the window. **Chair Santucci Rozzi stated that this will be Condition #6.**

Member Ferris added that the other houses on the street are closer to the street than this house.

Member Ferris motioned to approve the petition for special permit finding with the condition for window changes as discussed. Member Donato seconded. Voted 5-0, approved.

Chair Santucci Rozzi announced the next case: 100 Warren Street. Member Ferris read the legal notice:

“Cellco Partnership d/b/a Verizon Wireless, c/o McLane Middleton, PA, 900 Elm Street, Manchester, NH 03101, herein requests the Zoning Board of Appeals grant a Telecommunications Variance and Special Permit in accordance with Watertown Zoning Ordinance §5.13(a)(1), Wireless Telecommunications, so as to install rooftop, 12 panel antennas and related telecommunications equipment within a fiberglass enclosure as well as a natural gas fueled generator. CR (Cluster Residential) Zoning District. ZBA-2016-18”

Victor Manougian, McLean Middleton Professional Association on behalf of Verizon Wireless introduced Brian Costello, Watertown Housing Authority; Ann McGinnis, Vital Site Services; Keith Vellante, C-Squared Systems, LLC; and Oscar Suarez, Dewberry Engineers.

Atty. Manougian stated that they have already received a unanimous conditional approval from the Planning Board. He said they started this project three years ago in November 2014 and Verizon Wireless was the successful high bidder on the RFP for Watertown Housing. The installation will be completely camouflaged on the roof with 12 antennas within a fiberglass enclosure along with 3 junction boxes; 6 radio heads, a GPS antenna and associated cabling and wiring. There is a gas fueled generator, as well. The area is 8’11” x 18’3”. He then showed photo sims on the monitors and explained each of the four directional views stating they rooftop unit is barely visible.

Chair Santucci Rozzi asked what exists on the roof now – a chimney? It is an existing real chimney.

Atty. Manougian then explained the rooftop drawings along with the elevations, noting they are within the height requirements. All of the equipment is within the stealth enclosure as they only have rental space on the roof of this structure.

Oscar Suarez drew the plans for the site and showed the cabinets below the raised antennas, above the roof peak (like they are stacked). Drawing Z5 shows this in detail.

Keith Vellante, C-Squared Systems explained the RF report along with the maps. He showed the maps on the monitor with the proposed location and the surrounding Verizon sites. He noted the coverage shown in green, yellow and white (limited). This is also to assist in the multiple user capacity as well as the coverage. Coverage increases in the northwest area of Watertown with this installation. He explained that people in the white area are able to connect but they use a lot more resources from the cell site. He thoroughly explained the footprint areas, topography areas and why the capacity issues need to be covered.

Brian Costello, Executive Director of the Watertown Housing Authority. He explained that public housing’s revenue is capped by The Brook Amendment (30% of residents’ income). The subsidy from the State to run and sustain their buildings has been diminishing year after year. There is a mandate for public housing to find additional revenue streams. They were approached in 2014 and presented to their residents this proposal to sustain the building and apply a portion to serve the services of the residents of 100 Warren. With the residents’ consensus and the Board of Director’s vote, he is here tonight. He added that the only concern from the residents was if their cell phone service would improve.

No one spoke from the audience.

Member Gannon noted the radio frequency presentation was well done.

Member Heep asked if other providers are intended to be on the roof, as well. Mr. Costello explained that there will be possible other resources that will want to piggy-back onto this project but the Housing Authority is only looking at this project. There has not been any other interest. They put out an RFP in 2014 and there were lots of interest but only a few responses. Verizon was the clear winner.

Chair Santucci Rozzi asked if the other interested persons were major companies. Mr. Costello said they were AT&T, etc. Chair Santucci Rozzi said this structure may not support other carriers. Mr. Costello said his budget could use the other carriers in every building.

Member Gannon asked if the lease revenue stayed within the Housing Authority. Mr. Costello said you need approval from the Department of Housing and Community Development to put it into a special account so it does not become part of their budget.

Member Ferris commented that the simulated photo 2B, shows the building has both vertical and horizontal joints and this enclosure only has a single horizontal joint. It would be more in keeping with the building design to provide a vertical joint in the 4 sides.

Member Donato asked about the request at the Planning Board to have the generator be large enough for future co-location. Atty. Manougian said carriers want their own generators and this generator was built for their use only. The Housing Department would have to generate a new RFP for another carrier to come on and they would not come into this area of the roof. It is a small 15k generator used only for backup.

Chair Santucci Rozzi said this is simply for the zoning district and the height is within the ordinance. Andrea Adams said this is allowed in this district, CR, Cluster Residential. She noted this Variance is for being located on a residential building or within 50' of a residential zoning district, which is criterion #2 in the ordinance. She added that it is a TCA Variance of the bylaw. She then spoke about the generator as in previous installations, each vendor has their own piece of the roof and their own generators. She suggested co-locating with the Housing Department. Chair Santucci Rozzi noted that this board considers each case individually and thanked her for the information and clarification.

Chair Santucci Rozzi closed the public hearing and spoke on the Staff and Planning Board Report noting the petition was recommended for approval. She complimented the petitioner for the thorough RF as this is helpful to determining the request. She reviewed the conditions and noted the recommendation for the further design on the closure (Number 11).

Member Gannon asked about adding a condition to cooperate with other cell phone operations to co-locate. He suggested we encourage co-location of facilities. Atty. Manougian stated that the co-location is something they are in favor of; however, it is generally on a monopole or something newly built. This spot (on the roof) is specifically for them. They could co-locate on a pole with other carriers but another carrier would want a different spot on this roof. It doesn't work for this particular installation. Chair Santucci Rozzi said even on a co-location, all carriers are going to want their own equipment. The Telecommunications Act will allow co-locating on this roof but in another area. Verizon going onto this site may encourage other carriers to come onto this site. The FCC has changed the rules and allows co-locating and swapping out of materials. Mr. Mena added that State Law encourages co-locating with a building permit by right, as long as it meets certain standards. The Staff would look at each installation and determine if would have proper screening, etc. This installation, the equipment cabinet is tight. Member Gannon finalized the discussion to ask that there not be ugly rooftops with stealth chimneys all over it and request there be a single area on the roof that is used instead of dotting the roof with installations.

Member Ferris made a motion for 100 Warren Street to approve the application for TCA Use Variance with the added condition of the vertical joint at the center of each of the four sides. Mr. Heep seconded. Voted 5-0 with Members Ferris, Heep, Santucci Rozzi, Gannon and Donato voting in the affirmative.

Motion to Adjourn: Gannon; Seconded Heep. Voted 5-0. Meeting adjourned at 8:00 p.m.