

WATERTOWN PLANNING BOARD

DATE: April 12, 2017 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:05 PM
PURPOSE OF MEETING: Regular Monthly Meeting
PRESENT: John Hawes, Chairman; Jeff Brown; Gary Shaw; Janet Buck
Steve Magoon, Director DCD&P; Ingrid Marchesano, Clerk to Planning Board;
Andrea Adams, Senior Planner

ADMINISTRATIVE BUSINESS

Jeff Brown motioned to approve Minutes of 1/11/17, 2/8/17 & 3/8/17 meetings.

Janet Buck seconded the motion.

VOTE: 4-0 In favor

CASE PENDING

15 Arden Road; Richard Williams & Jeanne Segal – Special Permit Finding ZBA-2017-05

Keith Brown, Architect, this is a request to expand existing single family home, increase the ridge height and reconstruct the roof line. There are three alternatives presented to the Board. First is the central eyebrow dormer, second is the central eyebrow dormer and 2 skylights, and the third is central eyebrow dormer and two small eyebrow dormers. The rear of the property faces the Oakley country club. The owners are also proposing a second story above the existing sunroom and a 2' extension of the basement garage. The roof will be raised by 4' to allow additional rooms on the 3rd floor with rear dormers.

Andrea Adams, this is a proposal to add more living space to an existing 2-atory Dutch colonial house with a garage is located in a S-10 zone. The undersized 5,346 s.f. lot, where 10,000 s.f. is required, has a substantial grade slope to the rear. The front yard setback is 21.2' where 25' is required, and side yard of 6.2' where 12' is required. The proposed use is not substantially more detrimental than the existing nonconforming use. The Comprehensive plan recommends the preservation of the neighborhood and this design fits in. The rear dormer minimizes the mass in the rear. The design is consistent with Dutch colonial. The third design, one eyebrow dormer and 2 skylights, is preferable.

Janet Buck, a considerable square footage is added. It is difficult to distinguish the existing and proposed, more clarification is needed. Sunrooms are common in the neighborhood but building on top of it is a violation.

Keith Brown, the existing siding is vinyl, which will be removed and replaced with shingles/clapboard. Calculation for 3rd floor is based on the floor plan of the second floor.

Gary Shaw, the existing height is 28 feet, proposed 35 feet. This house is very close to the house next door. Back faces the golf course but the addition is problematic.

Steve Magoon, the height was calculated by the staff and the proposed height is within requirement. The issue is calculation of 2-1/2 story, 3rd story is not allowed. Second story addition is creating larger floor plan.

Jeff Brown, not very keen on the eyebrow dormer, the skylights will break the roof mass.

John Hawes, the addition over the sunroom is not appropriate. Eyebrow design is not consistent with the neighborhood. Two dormers would be preferable. I would recommend to recalculate and ask for a variance. It is not reasonable to add the area above the sunroom. We are not the final authority, the petitioner can continue to the ZBA.

Jeff Brown motioned to continue the petition to the May meeting of the Planning Board.
Janet Buck seconded the motion. VOTE: 4-0 In favor

136 Acton Street; Alyson Cronan Shield – Special Permit Finding ZBA-2017-06

Candido Soares, representing the petitioner, this is a proposal to add two dormers to an existing single family ranch to provide more headroom to allow for additional living space.

Andrea Adams, the 5,000 s.f. parcel is located in a S-6 zone where 6,000 square feet is required. The property is located across from the Police Station. The existing nonconforming setback will be kept. A deck was added in 2008. The house design is in keeping with houses in the neighborhood. The proposed design is not substantially more detrimental than the existing nonconforming use. Staff recommends approval with conditions.

Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of the Special Permit Finding under Section 4.06(a) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.
Janet Buck seconded the motion. Vote: 4-0 In Favor

23 Elm Street, Building 2; NS AJO Holdings – Special Permit ZBA-2017-03

Stephanie Haughey, Attorney, this is a proposal to open medical marijuana treatment center in Building 2. We have met with the Police Chief, Town Council subcommittee, and Watertown residents. The facility will be open Monday through Sunday 8am to 8 pm. The property is located in the regional mixed use district (RMUD) and will occupy 2,545 s.f. of Building 2. It is across of Watertown Mall, not near school, no exterior alterations are proposed. Only registered patients are allowed to the site, no waiting outside is allowed. There will be 250 patients per day. We will provide 22 off street parking spaces, two for employees and 20 for patients. The facility will benefit Watertown residents who are ill. We are working with local nonprofit. Security will be provided.

Aidan O'Donovan, CEO of NS AJO Holdings, we have been in Colorado since 2009 and are now planning to move back to Massachusetts. The Center resembles retail outlet. Consistency of material is important to the patients.

Dan Linskey, Security Systems Director, we will make sure that there is positive, safe and professional protection during business hours and off as well. This is a global security company and rules are followed. This property is more appropriate for such a use. 20 patient and 2 employee parking spaces will be provided. Submitted plans are showing security cameras. A host agreement has been submitted \$200,000 or 6% of the gross revenue to be used at the City's discretion. We will hire local residents, make charitable contributions and community outreach will be provided.

Andrea Adams, the petitioner described the facility well. The property is located in RMUD, community meeting were scheduled and no comments received. The special permit request is

consistent with Comprehensive Plan. The site is appropriate for such a use. There will be no adverse effect on the neighborhood. The property is located next to the Watertown Mall and near the new Marriott Hotel. A Host Community Agreement of \$200,000 plus \$100,000 for municipal expenses has been agreed upon. Underground utilities are proposed. Adequate parking will be provided. The traffic impact is same as the previous use. Staff suggests that the proposed use will not have negative impact on the neighborhood and is recommending approval with conditions.

Gary Shaw, it is important that patients have daily access.

Jeff Brown, a good signage is necessary. Who will use the rest of the building?

Aidan O'Donovan, there is no onsite consumption, the store is the same as pharmacy. Massachusetts approved the Medical Marijuana in 2012. Doctors and nurse practitioners make recommendation to the staff, similar to prescription.

Peter Centola, the petitioner provided good presentation. We are sensitive to such a need, there are 10 facilities in Massachusetts. This facility will not be good for Watertown, the profit margin is not enough. Watertown residents are concerned.

Paul Pavone, representing union members, this is not a good time for construction. We are hopeful that this company will hire local members.

Elisia, Coolidge Ave, I am a 25 year resident of Watertown and I am in favor of this proposal.

Lisa Feltner, Town Councilor District D, I hope that the dispensary is not open 8-8 daily. The facility is near a daycare. There will be a great increase in traffic, I am very concerned with pedestrian traffic.

Sally B, 25 Coolidge Ave, the need for medical marijuana is great. The closest facility that is in Newton is very congested, and Watertown patients have to drive to Brookline and Cambridge. The law states that no municipality can refuse.

Rick, this will be a low profile store that is going out of their way to meet the resident trust. A generous host agreement is proposed, security is taken seriously, the company has agreed to hire locally.

Michele, Paul Street, we are not in favor of the facility. Sunday opening should not be allowed. Pharmacy is open because many medications mean life and death need if not available.

Beth, Clinical Director, patients get sick daily, extended hours are needed, medical care is often the last resort for them. Marijuana is not a drug of entrance, alcohol is.

Peter Playberg, Coolidge Avenue, I am an advocate for the dispensary. As a Parkinson's patient I have made many trips to such a store. There is not fear for children walking by.

Gayle Boyle, 81 Arlington St, I do not refute the benefits. This is a very congested site, not a right site for such a use.

Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of the Special Permit under Section 8.04(b) & 9.05 based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report and condition #10 that hours of operation will be Monday to Sunday 8 am – 8 pm, seven days weekly.

Janet Buck seconded the motion.

Vote: 4-0 In Favor

CONTINUED CASES

101-103 Morse Street; Kamran Shahbazi/Hendren Associates Architect – Special Permit Finding ZBA-2017-02

William York, Attorney, the original building was built in 1870, next in 1890, and both joined in 1920. This is a legal nonconforming use in a residential T zone. The proposed change will enhance the building and is consistent with the Town's Comprehensive plan. The proposed use is not substantially more detrimental than the existing nonconforming use.

Kamran Shahbazi, owner, I have purchased the property in May 2016 as an investment. Previous use was a therapy school and private gym. The school vacated the premises in December and other tenants decided the leave as well. There was lots of opposition to the school by abutting residents. Now the property will be converted to residential use, it will be more welcomed by the neighborhood. We have worked with the staff and multiple changes were made to the design.

Gary Hendren, Architect, this is a very popular type of project. The obvious use is to go back to multifamily residential. The property has interesting history, many different uses over the years, such as architect office, massage school, caterer, etc. There have been nine different addition to the building, which has been divided into 45 apartments, two of which are handicapped. The annex will become town houses that we are unable to connect to the elevator. 45 parking spaces will be provided on site and 15 town owned spaces at the end of the property. Unit storage will be provided. Some windows will be changed to provide more light. Utilities will be moved underground and vinyl siding removed.

Andrea Adams, the 30,590 irregularly shaped lot with a 4-story 32,500 s.f. structure and an attached 2-story structure, currently mostly vacant. The site has been in commercial use since 1906, the last being Cortiva Institute – massage school. This is a proposal to convert to residential use. The original proposal has been redesigned and the number of units dropped. We have received few comments from abutting residents. The proposed use would be less demanding, one parking space per unit will be provided with no overnight parking for guests. The project is subject to affordable housing, 7 units will be affordable. Staff recommends approval with conditions.

Jeff Brown, will the project be rental or condos? There is no basement in the building.

Gary Shaw, there are 15 parking spaces on the town owned abutting property, main entrance is not handicapped accessible.

William York, under the By Law, 50 parking spaces are required. The property is close to public transportation, parking management plan will be provided.

Janet Buck, Morse Street is very steep. The unit with the outside entry is one of the 2 handicapped. Can the units be flipped which will allow for an entrance to the lobby and elevator. When switching from commercial to residential, a requirement for usable open space comes in. Landscape space is different.

John Hawes, 2 members of the Commission on Disability are here tonight. The ramp is too steep to be handicapped accessible. Principle entrance has to be handicapped accessible, another entrance from the courtyard will be the second principal entrance. If that is used, it would let public go through a private area to reach the elevator. Some of the units have very small rooms. This is a good project, the architect has been very creative.

Jeff Brown, a signage could show the drop-off area. The ramp cannot be used longer. The property is about 3 blocks from Galen Street and public transportation.

Peter Centola, Recreation Director, the property is near the Casey Park. We were not aware that the 15 town owned parking spaces are nearby.

John Hawes, one of the handicapped units, Studio 112, should have another window to provide more light in the unit.

Lisa Feltner, Town Councilor District B, I am very excited to see all the changes. The 15 parking spaces are town owned lot. Agreement was made with the previous owners, the biggest concern is # of units on this project. This is an opportunity not to have too many fences and to clean up the area. It is a good project, it will be beneficial to the residents. Easement agreement was approved by the Town Council, to provide 6pm to 7 am parking to residents during the ban.

Steve Magoon, that option was not well advertised and utilized. We have discussed signage to make sure it's clear.

William York, a Management Parking Plan will be provided to the property residents.

Jeff Brown motioned to recommend to the Board of Appeals approval of the petition for Special Permit Finding under Section 4.06(a) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report with an additional condition that a plan for the court yard entrance be provided prior to the Board of Appeals meeting for review.

Janet Buck seconded the motion.

VOTE: 4-0 In favor

Jeff Brown motioned to adjourn the meeting at 10:17 PM.

Janet Buck seconded the motion.

Vote: 4-0 In favor.

MEETING ADJOURNED: 10:17 PM MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 4/12/17 which is available in the DCDP office.