

WATERTOWN PLANNING BOARD

DATE: May 9, 2018 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM
PURPOSE OF MEETING: Public Hearing & Regular Monthly Meeting
PRESENT: Jeff Brown, Chairman; Jason Cohen; Payson Whitney; Janet Buck; Gary Shaw
Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner

ADMINISTRATIVE BUSINESS

Janet Buck motioned to approve Minutes of 4/11/2018 meeting.

Payson Whitney seconded the motion.

VOTE: 5-0 In favor

Payson Whitney motioned to continue the 580 Pleasant Street/Fluid Management Systems petition.

Janet Buck seconded the motion.

VOTE: 5-0 In favor

Payson Whitney motioned to continue the 36 Arlington Street/36 Arlington Street LLC petition.

Janet Buck seconded the motion.

VOTE: 5-0 In favor

CASES PENDING

- **28 Robbins Road;** Thalia Meehan & Gretchen Grimshaw – **Special Permit Finding**

Thalia Meehan, we are proposing to reconfigure the existing kitchen by replacing the mud room with a new addition.

Gideon Schreiber, the original design had issues. The 2-story house is placed in the wrong place on the 7,275 s.f. located in S-6 zone. The petitioner is proposing to replace a 30 s.f. mud room by a new

252 s.f., 12'x21' one story kitchen addition. The new addition will be within the northerly side yard setback of 6.4' where 10' is required. The proposal is not substantially more detrimental than the existing nonconformity, staff recommends approval.

Janet Buck motioned to recommend to the Zoning 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.

Payson Whitney seconded the motion.

Vote: 5-0 In Favor.

- **36-38 Hillcrest Circle;** Kaveh & Kambiz Abdi – **Variance**

Kaveh Abdi, I and my brother are co-owners of the property, we have moved from Brookline in 1996. This is a dead end street and a 2016 construction added sidewalks. Home is on a very steep hill, during the winter the ice makes the driveway very slippery. My neighbor has changed the parking area, added a fence. The house was sold and the new owner build a long heated driveway. Some of our neighbors are parking in front of their houses, we are asking the Board to allow us to park in front of the house.

Gideon Schreiber, this is a request for a variance to allow front yard parking. There are some unique situations in the area, the lots are pie shaped. The Planning Board will make a recommendation and the Zoning Board of Appeals will make the final vote. There are 4 criteria for granting of a variance that have to be met. The property is located in a T zone, criteria #1 has not been met, the lot is not unduly impacted by the soil condition, nor is the structure or the driveway.#2 there is no substantial hardship, the Petitioner has a self-inflicted violation of the ZO. #3 many houses in the area and the Town do not have front yard parking. The neighbors front yard parking is grandfathered, prior the prohibition in the ZO. #4 the Ordinance intent is not to have front yard parking, there are other parking options on the lot. Staff recommends denial of the request.

Payson Whitney, the first permit was approved by Mr. Magoon when sidewalks were constructed. The driveway is much larger than what was approved, the petitioner is asking for bigger curb cut.

Gideon Schreiber, Michael Mena and Tony Mancini inspected the site, the petitioner did not do what was approved, pavers were placed without approval. The petitioner does not have the right to use the

adjacent property. The Board can ask for a new plot plan.

Gary Shaw, the plans do not show pavers. Why not to have the driveway on the left side of the house which is flat?

Kaveh Abdi, the site is very steep, we have tried every option, the house is not functional without parking, the ice in the winter makes the driveway slippery. I followed the zoning, Michael Mena inspected and told me that I can apply for a variance. Neighbor to the left build a driveway, neighbor to the right build two.

Gideon Schreiber, they both went through the permitting process during the street construction, 22 curb cut is allowed on a property, with 20 feet between the curb cuts. The plan submitted is a mortgage survey. The petitioner is asking for extended curb opening and to use the front patio/pavers for additional parking. Now a moratorium is in place. His only option is the driveway on left or to negotiate with the neighbor on the right. The parking in the driveway is allowed 10' from the rear property line.

Jason Cohen, the submitted plans are confusing. One has a stamp from the Town Engineer, the second does not.

Gary Shaw, there are similar situations in other neighborhoods, the petitioner can add retaining wall in rear.

Janet Buck, there are options that the petitioner can pursue if the request is denied. We all live in this Town and experience snow, there is no room for more cars.

Janet Buck motioned to recommend to the Zoning Board of Appeals denial of the petition based upon the finding that it does not meet the criteria set out in the Zoning Ordinance..
Payson Whitney seconded the motion. VOTE: 5-0 In favor

- **249-251 Orchard Street**; John Marzilli & Joe Marzilli – **Special Permit**

John Marzilli, my brother and I are proposing to demolish the rear porch and construct a 2-story addition with a basement. This will increase the FAR from 0.54 to 0.58.

Gideon Schreiber, this is a request to allow removal of an existing single story shed addition and replace with same footprint 2-story addition to construct new stairs with a common area on a first floor and small family room on the second floor. The site is an appropriate location, there will be no adverse effect, it will provide better second floor egress, There will be no nuisance or hazard grade change from sidewalk. Staff recommends approval with standard conditions.

Janet Buck, this will improve the property, I am in support of the proposal.

Gideon Schreiber, this is a two-family house, both units will share common space on the first floor.

Janet Buck motioned to recommend to the Zoning Board of Appeals approval of the Special Permit under Section 5.04 based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.
Payson Whitney seconded the motion. VOTE: 5-0 In favor

Jeff Brown adjourned the meeting at 7:50 PM.

MEETING ADJOURNED: 7:50 PM MINUTES APPROVED: _____
For more detailed Minutes see the DVD dated 5/9/2018 which is available in the DCDP office.