



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

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

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Louise Civetti, Zoning Assistant

**MINUTES**

On Wednesday evening, March 28, 2018 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 SantucciRozzi, *Chair*; David Ferris, *Clerk*; John G. Gannon, *Member*; Christopher Heep, *Member*; Kelly Donato, *Member*; Jason Cohen, *Alternate Member*. Also Present: Mike Mena, *Zoning Enforcement Officer*; Gideon Schreiber, *Senior Planner*; Louise Civetti, *Zoning Assistant*.

Chair SantucciRozzi opened the meeting at 7:00 p.m.; introduced the board and staff noting Alternate Member Chander has moved on from the board. She swore in the audience then asked for a motion on the minutes.

Member Ferris motioned to approve the minutes from the January 24, 2018 meeting, as written. Member Heep seconded. Voted 5-0.

Member Ferris recused himself from the first case at 53 Wilmot St. Chair announced Member Donato will be the clerk for the board.

Member Donato read the legal notice for the first case:

“Anastasia and Teli Kandilas, 53 Wilmot Street, Watertown, MA 02472, herein request the Zoning Board of Appeals grant a Special Permit Finding in accordance with §4.06(a), Alterations to Non-Conforming Structures, Side Yard Setback, so as to extend a 1st floor addition (17’x22’) and construct 2nd floor addition above existing 1st floor (18’x22’) and deck (37’x8’), maintaining non-conforming northeast side yard setback of 8.4’, where 10’ is required. T (Two-Family) Zoning District. ZBA-2018-05”

Josh Safty, Architect, explained that the owners’ daughter is deaf and blind and a student at Perkins School. They want to provide separate living space for her as she learns to be more independent but have it connected to the main living space.

Member Cohen asked if the new siding – Mr. Kandilas said they will have all new siding, windows and landscaping.

Chair SantucciRozzi asked Staff how they determined what side is the 10 or 12 setback as one is non-conforming at 7.9' and the other conforms and is being pushed out to 10, Mr. Schreiber said typically, the driveway side is the 12' side but if they are both non-conforming, it depends on what is happening. A deck is allowed to go into the side yard 4'. Mr. Mena said the ordinance states that the driveway side shall be the 12' side and the opposing side the 10'. Chair said the stairs are encroaching, as well. Mr. Mena said that the ordinance was updated to include the deck open on three sides. The stairs have a landing to the deck.

Chair reviewed the Planning Board's recommendation and the Staff report, which have boiler plate conditions. Member Gannon asked if we could put the siding as a condition since they are going to update the siding anyway.

Member Heep motioned to approve the special permit finding. Member Donato seconded. Members Heep, Donato, Santucci Rozzi, Gannon, and Cohen voting in the affirmative. Member Ferris did not vote as he has been recused.

Member Ferris read the Legal Notice for the next case:

"Mount Auburn Street Development LLC, 44 Daly Road, Medford, MA 02155, herein requests the Zoning Board of Appeals grant a Special Permit with Site Plan Review in accordance with §5.01.1(k)(2), Mixed Use, >Three Units; §6.01(f), Reduced Parking Requirement and §5.07, Affordable Housing, so as to construct a mixed use building with 15 residential units (2 affordable) and 2 commercial units with 19 parking spaces, where 20 is required. CB (Central Business) Zoning District. ZBA-2018-04"

William York, Attorney presented the project noting the delay of 4 years was due to the storm water requirements. They will construct 15 units (2 affordable); brick and stone at front, they removed the Mt. Auburn Street garage entrance; the corner park will be landscaped and they have worked with the community path.

Steve Hurley, Architect stated that 4 years ago they had the transformer in the rear and they now will locate it at the Mt. Auburn Street side, the exterior will have siding, brick (standard brick), putty-colored windows and awnings.

Dennis Duff, 33 Spruce Street, stated that this project is a great improvement; nice landscaping; wants bike path not to go through town land. Asked about the gasoline leak a year ago and a 21E to be looked into.

Lisa Feltner, District B Councilor asked how the open space was calculated; requested a community meeting be held on the 'pocket park' design; and asked for sensitivity to 24 Arsenal Street with light and sound.

David Acheson, resident is impressed with the design and confirmed the storm water runoff.

The Zoning Board of Appeals questioned how the shared parking would work. The proposal is providing 4 dedicated commercial parking spaces. The petitioner proposes that this will be a walking destination; packets will be provided to condominium owners and posted in the lobby regarding the shared parking and the Management company will assure its' working order. Other concerns include lighting (lighting will be to code with wall mounted, canister down lighting; the rooftop equipment will be below the 4' parapet surrounding the building rooftop and be mounted on springs to reduce noise and vibration; the plan for the garage door is for it to be open during business hours and closed by 9:30 p.m. at the latest but this will depend on what businesses occupy the space; access to the closed lobby will be by keycard; all unit venting will be through the roof (not through exterior walls); the petitioner is providing funding

towards the redesign of Taylor Street to allow parking on the street; there will be no downspouts from the building; although the overflow system is not complete on the plans, petitioner states there will be no further infiltration of groundwater; petitioner will contribute to design and construction of triangle park, (Member Gannon requests 21E on town-owned land); open space includes 461 s.f. of rooftop greenery common space; trash will be picked up by management company and will be wheeled out only when truck is coming and is not to be placed in the public way or blocking garage entrance.

Member Ferris motioned to approve the Special Permit with Site Plan Review under §5.01.1(k)(2) - Mixed-use development greater than 3 units, with the conditions as stated on the Planning Board Report and as discussed tonight, as this meets the requirements of the ordinance. Member Gannon seconded. Voted 5-0, with Members Ferris, Gannon, SantucciRozzi, Heep and Donato voting in the affirmative.

Member Heep motioned to adjourn. Member Donato seconded. Voted 5-0.  
The meeting ended at 9:15 p.m.