



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

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Louise Civetti, Zoning Assistant

MINUTES

On Wednesday evening, July 25, 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*; Kelly Donato, *Member*; John Gannon, *Member*. Absent: Christopher Heep, *Member*. Also Present: Mike Mena, *Zoning Enforcement Officer*; Gideon Schreiber, *Senior Planner*; Louise Civetti, *Zoning Assistant*.

Chair SantucciRozzi opened the meeting, introduced the board and staff; reviewed the agenda and explained that with one member absent, the vote must be unanimous with all 4 members voting in the affirmative.

Member Ferris read the legal notice for the first case:

99 King Street

Robert Martins, 99 King Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a Special Permit in accordance with Watertown Zoning Ordinance 5.02(f), Accessory Truck Parking, so as to allow the owner's business truck to be parked in the driveway of his existing residence. S-6 (Single Family) Zoning District. ZBA-2018-18

Robert Martins stated that he owns this house with his mom and he parks his business truck in the driveway to be able to respond to emergency calls at all hours while he is taking care of her. His work is generally in the Framingham/Ashland area. He received a permit from this board previously to park this same truck at a rental property on this same street but on the other side.

Dennis Duff, 33 Spruce Street stated that this is setting a precedence by allowing a commercial truck in a residential area.

Member Donato confirmed their other vehicle is off-street in the garage.

Member Gannon confirmed there are no complaints with the backing-up noise from the truck.

Members SantucciRozzi and Ferris conferred there is plenty of room in the driveway for this truck and the backing in of the truck allows more visibility – they conditioned the backing in of the truck.

Member Ferris motioned to approve the request with the added condition to back the truck in to park.

Member Gannon seconded. Members Ferris, Gannon, SantucciRozzi and Donato voted in the affirmative, 4-0.

Member Ferris read the legal notice:

14-16 Theurer Park

Craig and Rose Hattabaugh, 12 Wits End, Weston, MA 02493, herein request the Zoning Board of Appeals grant a **Variance** in accordance with Watertown Zoning Ordinance §6.02 (j), Location and Design of Off-Street Parking, so as to install a parking area/driveway for two vehicles for the occupants of the adjacent property without the required setback/buffers. T (Two-Family) Zoning District. ZBA-2018-19

After a discussion where the board felt the parking requested was not meeting the requirements of the ordinance and noting the property was not unique, there exists plenty of parking, the petitioner may not always own the two properties, the board requested the petitioner not park in that designated area and request to withdraw the petition.

Member Ferris motioned to accept the request to withdraw the petition without prejudice. Member Donato seconded. Voted 4-0 to withdraw.

Member Gannon motioned to accept the withdrawal of **21-23 Waverley Avenue**. Member Donato seconded. Voted 4-0 to withdraw.

Member Gannon motioned to adjourn. Member Donato seconded. The meeting ended at 7:57 p.m.