



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

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David Ferris, Clerk
Christopher H. Heep, Member
John G. Gannon, Member
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MINUTES

On Wednesday evening, July 27, 2019, at 7:00 p.m. in the Town Council Chamber of the Administration Building, the Zoning Board of Appeals held a public hearing. In attendance: Melissa SantucciRozzi, Chair; David Ferris, *Clerk*; John Gannon, *Member*; Michael Brangwynne, *Alternate Member*. Absent: Christopher Heep, *Member*; Kelly Donato, *Member*. Also Present: Mike Mena, Zoning Enforcement Officer; Gideon Schreiber, Senior Planner; Andrea Adams, Senior Planner; Louise Civetti, Zoning.

Chair SantucciRozzi opened the meeting, introduced herself, the board members and staff. She mentioned that there is a four-member board and all votes will need to be in the affirmative or they have the option to continue to a five-member board. She reviewed the agenda; swore in the audience; and tabled the June minutes for more members to vote.

Chair announced the first case; 48-50 Carroll Street and requested Clerk Ferris read the legal notice:

“Mehdi Aria, 48 Carroll Street, Watertown, MA 02472 requests the Zoning Board of Appeals grant a Special Permit Finding in accordance with Watertown Zoning Ordinance §6.02 (j), Setback requirements, to allow an extension of the existing non-conforming parking without the required 4' buffer. Located in the T (Two-Family) Zoning District. ZBA-2019-15”

Parisa Amadhor stated that she is speaking for the petitioner. She said Mehdi bought the property for himself and his disabled parents. The revised drawing done by Staff will be too difficult to get a wheelchair in and out of the spaces. They are looking for as much space as possible for four cars to be there. She added that their street is very narrow and their trash barrels have very little room.

Chair reviewed the process and asked if the petitioner had a problem with the suggested revision by Staff. She said the original plan was to come down the driveway to the back yard and park four cars beside each other facing the side yard to the left of the house. The revision is to have four cars facing the rear of the property, parked tandem. The revision has a date of July 10, 2019.

Member Ferris asked how many cars are they intending to park. Mr. Aria said he has a two-family and he wants to have four cars parked in the rear. Member Ferris said it looks like the plan is for two cars backing down the driveway. He noted the large tree. He said he pulled into the driveway and backed

out and feels the driveway is very narrow and is not safe to back out where there will be children walking to school. Chair asked Staff what was the rationale to the requested change if the impervious coverage was not being exceeded and who has looked into the ability of these people to back out of a long driveway.

Andrea Adams, Senior Planner said the original plan was a back-out plan, as well. The revised plan takes into consideration the impervious coverage; maintains the trees and provides a buffer to the neighbor to the south. Backing down the driveway is not uncommon for Watertown houses to have no driveway at all and the original house had one parking space in the front of the house. This plan has a generous driveway and parking area and mitigates the storm water requirements. The plan will have to show under 500 s.f. of impervious coverage not to have DPW review for storm water runoff.

Member Ferris commented that the original plan would have removed a couple of substantial trees. He is not fully grasping the amount of coverage but 9.1' is narrow for backing out. He is hesitant.

Member Gannon said there has been one parking space since the house was built in 1923. He is concerned with the narrow driveway. He asked if the buffer between the properties were 9'.

Member Brangwynne asked if the original plan provided for turn-around. Ms. Adams said they did have a bump out or 'toe' specifically designed for reversal. Member Brangwynne asked if a chain-link fence runs the length of the property.

Chair SantucciRozzi said she is reviewing the three designs and believes the bump out is necessary to turn around. She asked if they plan to live in one unit and have their parents in the other or eventually rent the other unit. Ms. Amador said he plans to rent the unit when they leave. Chair said the turn-around, especially with snow is necessary. The plan puts the turn-around within the 4' of required landscape buffer. She suggests moving it over. The plan with green and red on it has too many issues. Ms. Adams explained the reasons behind her revision. Chair said the plan dated 5/29/19 with shading preserves the buffer with the ability to turn around with 4 each 8.5' spaces and extend to 36'.

Member Ferris is in support of what she describes and agrees that 36 vs. 34' provides for wiggle room. It will be a driving test to turn around in the rear of the property. He mentioned the stone in the back yard. Mr. Mena said they were removing the concrete in the basement and the stone if from the basement. The health department has no issues with the slab (it is 'clean') and the state says you can reuse rubble from the site but it should be broken down to 6" pieces.

Chair asked the petitioner why the stone was put in the back yard. Mr. Aria said he wants to level his yard and plant trees. Chair said she does not know what the lots look like on either side of him but he should have engineering assistance to continue that process. She suggests removing the material or breaking it up finer and importing some good, clean fill. Mix it, smooth it, and do it correctly. She then showed the petitioner what she was suggesting for a new parking layout.

Chair said they had a positive review from the Planning Board and staff and they will amend plan A. This board recommends 36' of depth plus 12' on the width and the bump out has to preserve the 4' buffer

and going back 10'. The applicant is going to have to update the plot plan, as discussed. The rock material should be processed into something acceptable. She suggested a landscaper draw a plan with the vegetation that is being removed and added and this will have to be submitted before the work is started on the driveway. She is looking for a ratio of one to two – one tree comes down, two are planted with a continuous buffer of plantings along the left side. The driveway is going to be asphalt. She said changing the grade on the property has to be looked at as he cannot change the grade on his property without knowing how it affects the properties around it – retaining walls, engineers, structural plans, etc. If he is going to take on those improvements, they need to be done responsibly. Chair reiterated that a landscape architect will come up with a plan and show the areas on the plan that will be graded with notes regarding materials used to grade and that it will be loomed and seeded once the grade has been completed.

Member Gannon asked if the Zoning Enforcement Officer will be reviewing the materials. Mr. Mena said DPW usually reviews grade changes. Since they know this now, they will be working with the petitioner to be certain it is taken care of properly.

Member Ferris motioned to approve the petition at 48-50 Carroll Street with the stipulations noted. Member Brangwynne seconded. Members Ferris, Brangwynne, SantucciRozzi, and Gannon voted in the affirmative, 4-0. The petition is approved.

Chair noted that the materials need to be filed as soon as possible so the decision can be filed. Chair gave the petitioner a copy of the plan she had marked up.

Member Ferris read the legal notice for the next case:

“Martin Caffasso, 101 North Beacon LLC, 60 Thoreau Street, #262, Concord, MA 01742, requests the Zoning Board of Appeals grant a Special Permit with Site Plan Review, in accordance with §5.01.1(f), Multi-Family 4+ and Section 5.05(f), contiguous building façade up to 250' in keeping with Design Guidelines, to construct a 3-story, 28 unit residential condominium with 39 surface parking spaces and 2 shadow spaces. Located in the LB (Limited Business) Zoning District. ZBA-2019-14”

William York Attorney for the Petitioner, introduced the team: Martin Caffasso and Vincent McNutt, owners; Dartamian Brown and Cindy Lee, Architects with Embarc Associates; Giles Hamm, Traffic Engineer, Vanesse Associates; Kadia Potsiado, Landscape Architect, Verdin; Brad McKenzie, McKenzie Engineering.

Attorney York reviewed the process – meetings with staff, DPW to review traffic analysis, stormwater, etc.; Solar and Fire Departments; design review with David Gamble; Community meeting with Councillor Feltner; a Developer's Conference and an additional neighborhood meeting to discuss changes then they attended the Planning Board meeting. He said it has been a long journey but worthwhile. He thanked staff, the design team, etc. for the detailed reports.

Dartamian Brown, Architect, presented the latest revisions of the plans beginning with the 15 minutes travel time surrounding the property and the immediate neighborhood views of the site. The current

site is 97% impervious with 3% landscaping and zero curbing along the sidewalk. They are creating pedestrian-friendly sidewalks, close the existing driveway opening from North Beacon Street and another small driveway off of Ladd. The existing structure is also 24" at the closest point to the property line. The new building shows the landscaping improved with 22% open space and the impervious reduced to 77%. They worked on enhancing the pedestrian experience with 5 units having garden space at the public level with them becoming active Watertown citizens instead of transient renters. At Ladd Street, they have heavy landscaping with a side entrance. At Irving they have a large outdoor amenity space and heavy planting along the Irving Street side. This is a commercial corridor and this building creates a continuous street wall with varying depths and the changing in the cladding material, tones, colors, the eyes on the street with the ground floor activation, 24 units have outdoor balconys or terraces, all of the parking is in the back, some of it below the building, they will come in from Irving Street with the new addition of speed bumps and exit onto Ladd, adding a 1-to-1 on the bikes plus 6 additional parking spaces for visitors. He showed the North Beacon Street façade rendering with the individual separate entrances on the ground level. He discussed the color tone, palette, the setbacks to the building, the lattice, screening, privacy, etc. Sheet A05 was updated to show the setback to the rear property line is 56'; he pointed to the residential lobby area and noted there are two handicapped spaces with direct access to the lobby. Trash rooms, secured bike storage, screened meters, they meet the 5' setback with the majority being at 20'. This plan shows the addition of the speed bumps – one at Irving Street entrance and one at the Ladd Street exit. He showed the lighting plan and said they worked with the neighbors and changed their 6' light poles with wall mounted light fixtures and it is all down lighting. The units are 8 at one bedroom; 20 are two bedroom. The roofplan shows the common space as there is not indoor common space. 50% of the roof is solar array and the condensers are down the center of the room, minimizing exposure and they will be wrapped in a screening enclosure. The façade along North Beacon has a richer pallet and exposure. He spoke about the five different clapboard types. Along the back, at the covered parking, they were asked to add in transom windows to provide natural light into the interior hallway. The last slide shows the 56' from the propoerty line and the building that was moved out to the North Beacon Street side and added a 6' fence along the rear property line to block the headlights. He showed renderings from different views and spoke on the different design elements, siding materials, lighting, etc. working directly with the neighbors. He then showed the shadow study with shadows only on North Beacon Street and very little adding to the existing shadows. They have electrical parking stations in the garage, the solar array and the stormwater management plan. The stretch energy code is met with the windows, etc. The housing partnership met with them to work out the housing and minimum size guidelines.

Giles Hamm , Vanesse, reviewed the traffic study with the counts, the traffic generation, site access and egress, Transportation Management Plan and the planned signal timing changes. He showed the traffic counts on Irving and Ladd which are low volumn compared to North Beacon. There will be less traffic than previously there. The entering traffic will be on the Irving Street side and exiting on Ladd Street. They are closing the entrance from North Beacon Street. They are adding speed bumps to slow traffic and cut-through traffic. The TDM plan includes 34 bicycle parking spaces, updated sidewalks, a pocket park and bike fix-it station. The planned signal improvements are due to the congestion there now. As part of the Arsenal project, they will stripe the right-hand lane. They will give the town an easement at the corner of the North Beacon and Irving for signal upgrades with the exact location yet to be determined.

Katya Pasablo, Verdant Landscape Architecture, explained the three main components of the landscape plan – the North Beacon Street landscape at the corner of Irving, where the building is set back, has a green entry to the main lobby with a seat wall and visitor bike rack for two bikes and a fix-it bike station

creating a mini pocket park. The private units have patios with a step down from the sidewalk , improving a safer, 'eyes on the street' presence. The patio level small ornamental trees and shrubs the retaining walls, shrubs and 4 street trees along the plant bed. Ladd and Irving have additional plantings and concrete sidewalks and granite curbs; Ladd has a private entrance with patio, and parking for two visitor bikes. They have a one-way entrance on Irving; removed the one parking space closest to the Ladd Street neighbor and created a shadow parking space; a 6' high fence along the rear to protect the neighbors from headlights; plantings from 7'- 20' in height with large shade trees, evergreens and shrubs; a bioretention swale to collect rain water from the parking lot through openings in the curbs and help sustain the plantings; protect the existing sycamore trees; lights mounted on the building will not be visible from the neighbors and speed bumps added to slow traffic and eliminate cut through. There will be 23% pervious once all of the plant beds are completed. The two driveway aprons will be pervious pavers. They will remove 10 existing trees with one being an existing street tree and adding 41 trees.

Brad McKenzie, Civil Engineer, showed the existing site having all open curb cuts and 97% pervious surface. The stormwater runoff flows towards existing catch basins that are in disrepair and only a few blocks from the Charles River. The proposed plan will have a 22' curb cut entering on Irving and exiting on Ladd; reconstruction of sidewalks and curbing along the three sides; all dimensional criteria from Zoning is met; and will end with 70% impervious and upgrading the open space. The parking table shows compliance with 39 traditional parking spaces and one shadow space; handicapped ramps will be reconstructed at both intersections; they will provide an easement for signal upgrades; the grading and drainage plan show the parking lot drains towards the curb line to two stormwater practices - a bio-retention basin (southeastern portion of site) the other half of parkig lot and the roof runoff will go to a subsurface infiltration system with 75 PE chambers. The design will comply with stormwater regulations and will reduce up to 90% peak rate runoff. The utility plan is in conformance with DPW. For every gallon of wastewater added to the municipal sewer system, 4 will be removed elsewhere in Watertown. They have just about satisfied all of DPW concerns.

Nancy Kay-Demick, 9 Irving Park, said the rental company was a good neighbor; there were a lot of concerns at the first community meeting and since then, they are happy it will be condos but they are concerned with the impact of the traffic. She could not get out of her street this morning due to the back-up on Irving. Union Market is not at full capacity, Motel 6 will be redeveloped,. The roofdeck is a concern as at 9pm, their neighborhood is quiet – who will monitor the noise. Where will the visitors park. Where will the construction workers park? The developers have heard them but they want to make sure that if this is disruptive to the neighborhood what will they do? It is a big development for a small neighborhood towards the river. Consider the small neighborhoods when allowing these developments. She then answered Chair SantucciRozzi's inquiring about getting out of her street – being unable to cross North Beacon Street on Irving as the traffic is backed up on Irving due to the signal changes and turning traffic from North Beacon onto Irving.

John Labidini confirmed the board received comments from Len Holt. He said he and his wife are happy there is development with 28 affordable condos instead of 60 luxury ones. He said the planning department is happy with what is happening and hopes this board will vote in favor of it.

Carol Wilson Brown said the traffic is very bad and she has waited for 3 cycles at the same signal as Nancy.

District B Councillor Lisa Feltner said that the developer had a second community meeting and she thanked all of the residents that showed up. She spoke about concerns regarding keeping the curb cut

on North Beacon Street; the number of parking spaces; more green space; ceiling height of the covered parking; 6' fence mitigating the view; curb cut on Ladd Street narrowness; happy about speed bumps; the finished height with the screening, solar, etc. be honest about it; the color; the bumpouts with a 2' buffer for trees; new residents won't be looking at utility poles on Irving Street; the lighting proposed is good but Elan proposed similar and ended with pole lights; traffic on all surrounding streets.

Dennis Duff, 33 Spruce St., is concerned with only 4 trees on North Beacon Street and a 2' wide planting strip is narrow and asked if cutouts are possible for a larger tree. He asked about a drawing shown if the fence is see-through. What type of trees will be planted and the plants in the planters. The wood fence could be put on their property a bit and plant on the neighbors side. He appreciates that they will retain the sycamore maple trees.

Patrice O'Neill, 8-10 Ladd Street, said she and one other house are the only abutters and wants to know what date the traffic study was done. Giles Hamm said the Irving Street was May 9th and Ladd Street June 28th as a base line with a daily count and hourly count. Very low counts. There is a history of counts in the area. New traffic signal timing has been provided to the town for both North Beacon and Irving and Arsenal and Irving – hopefully those changes will be implemented this year. They could see the queuing, it is real.

Patrice O'Neill said FedEx, Amazon, UPS, repair trucks, were not considered in the counts. The condition of Ladd Street hasn't any curbs. It will be difficult to park on Ladd Street with the overflow of visitors to this complex. It is a lot of units in 31,000s.f.

Member Gannon asked about where the condos would be located. Mr. Brown said the floor plans show the inset balcony and along North Beacon show the indentation of the façade and the wrap represent the unit. They will be single level units – 8 units are one bedroom at 685 s.f. average and 22 are 2 bedroom units at 1,050s.f. He reviewed each of the units.

Member Gannon asked about the roof top deck. Mr. Brown showed the roof deck on the top floor of the Irving Street side where the elevator opens to the deck. Attorney York said the roof deck is a great addition and they are inclined to accept a condition to shut down the roof deck at a specific time.

Member Gannon asked about the breakdown of public transportation vs. driving. Mr. Hamm replied they had not done a break down but believes there will be 15% of the residents taking public transportation. Mr. Schreiber said 30% in Watertown based on town-wide data.

Member Gannon asked about the scale of the development. Attorney York said 28 units are in compliance with FAR, parking, more than required open space, the traffic from this is light – 10 in the morning; and 8 in the evening. Height is in compliance, storm water, etc. The developer has tried to work with the neighbors to improve the site. The Boston Globe had an article about transit-oriented travel and Irving Street will be a bike-ped access to the river.

Member Gannon asked about the massing of the site and why they didn't split the site into separate buildings. Mr. Brown said the length is 204'; with various colors, exposures, indentations and cantilevers – they had very different designs at the beginning and worked with David Gamble.

Member Ferris commented that separate buildings eliminates the feasibility of a development like this due to then requiring three elevators, 6 stairwells, etc. He thanked the developers, staff, neighbors, and David Gamble as this is one of the nicest proposals the board has seen. He commended the team.

Member Ferris commented that the only flat material is around the boxes and the rest is creating shadow and texture, which is natural to the homes in Watertown. He asked about the roof. Mr. Brown explained the condensers will be down the center of the building and 30' from the edge of either side of the building with a 4' screening. They worked with an acoustical engineer regarding the interior lining of the screening. How the photovoltaic panels will be installed will determine how the parapet will be installed. Mr. Ferris wants to be certain they will not be visible.

Member Ferris said the site is curb-less now and the curbing will be a benefit to the neighborhood. He asked about the exterior storage and why someone would want to store things outside. Mr. Brown said the storage would match the outside panels and would be 3'x5' cubbies for ski's, etc. The ceiling material above the parking spaces has not been decided yet but a solid panel is being considered and dropped to 9' – a more residential scale (vs. 11'). The fence will be a solid wood slat fence. The landscape plan will have curbing at the rear of the parking lot and there will be breaks in the curbing to allow the storm water to flow through. The retaining wall will be a rustic stone and the trees are magnolia. Mr. Schreiber said anything within the right-of-way, the Tree Warden will be deciding what will be planted and if the tree pits can be widened, they will be for larger trees.

Chair SantucciRozzi asked what the price point is of the units. Attorney York said that is undetermined but designed to be more affordable – they do not know the price. Ms. Adams added that she could not give a comparable market price due to the affordable units' price.

Chair SantucciRozzi asked about the lighting and thought the original set was more commercial and too high. Mr. Brown said the 14' poles are no longer a part of this project and a small series of fixtures will be added as wall-mount, cut-off downcast, tilting shield lighting. Ms. Adams added that this now complies with the lighting standards she developed for the Town and there will be zero spillover to the neighbors.

Chair SantucciRozzi asked why the renderings were not updated to present to this board and what else could is not shown properly. Mr. Brown said the homes are all current and the utility poles are about the same height as the rendering.

Chair SantucciRozzi asked about the screening for the HVAC. Mr. Brown said the screening is at the edge of the HVAC. Chair stated that Member Ferris noted that if there were a tilt on the solar equipment, would that be within the screening. Mr. Brown said the façade has parapets with the wrap of the architectural design elements and coordinating that with the mechanicals. He said the thicker edge on the plan is about 1'6". The building height is to the roof structure and the wrap is just over a foot above it. They could add more siding to build up. Mr. Schreiber said this is the first project that requires the solar ordinance and there are a number of steps to be taken before the assessment can be completed by our department. They must show they are compliant with the 50%. If the solar is raised,

it may create shadow and then the solar is compromised. Chair SantucciRozzi wants to be certain the panels are hidden and this building is lower than some they have approved recently.

Chair SantucciRozzi asked if there is a roof deck kitchen. She can see on the drawing what appears to be a kitchen. She is concerned with what is up there. She does not want this to become excessive and impactful. Mr. Brown determined that the plans submitted to the board were not the most current plans. The kitchen was removed and there is no grill. There will be lounge seating and planters. The legal capacity on the roof is less than 49.

Chair SantucciRozzi asked what the balcony construction would be as there are other projects in town where the balcony is not very attractive. Mr. Brown said the deck itself is inset and 5' deep and framed out of wood with a solid ceiling. There will not be any heavy lag screws, no exposed cantilever brackets, etc.

Chair SantucciRozzi asked if all of the Town Engineer's questions/comments were addressed. Mr. McKenzie stated that all of the concerns were addressed and the storm water comments were minimal. Mr. Schreiber added that there have been many iterations since the Town Engineer wrote the letter.

Chair SantucciRozzi asked if the parking will be deeded and who will be deeded the electrical charging stations and the compact spaces. Attorney York said there would be one deeded space per unit, so there will be 28 deeded spaces and the other 10 spaces will be open. Chair said the two ADA spaces would not be deeded; the two charging stations will not be deeded, etc. – That takes away 5 from the 10. Attorney York said the compact space and the visitors would just pull in if available. Attorney York said if a unit is converted to handicapped, the handicapped space may be deeded. The 10 spaces will remain open for guests or a second car and not deeded.

Chair asked about the circulation and the two curb cuts with a one-way. Attorney York said the width is due to the private trash pick-up at the rear of the building and the circulation was for the traffic flow and the design of the guidelines (closing the curb cuts on main streets).

Chair asked about the selection of trees for the bio-retention and are they appropriate for sitting in water. Ms. Pasable stated the trees were specifically selected to withstand the occasional inundation that would happen in a storm water planter. Mr. McKenzie said the DEP storm water regulations require that these drain within 72 hours for a 100-year storm and these will drain within a day for a 1-2 year storm. This is for half of the parking lot. Attorney York added that the entire landscaping will be irrigated with an irrigation system – they may do a well but that has not been planned, as yet.

Chair asked about screening the transformer and since the utility companies do not want these to be screened, what is the alternate location or another plan. Attorney York said the transformer used to be on Ladd Street and was moved to this location and hopefully, the utility company will accept it. If yes, there will be screening around it with plantings a little further away.

Chair asked about the price point again. Attorney York said it is 18 months out and they do not have a number.

Chair said the roof deck should not have grills or cooking and there should be a green screen around it. Maybe some of the residents would want separate areas for gardens. The roof deck should be closed around 9pm and perhaps extended to 10 on Friday and Saturday. There is another gathering spot on the first floor and they can move inside at 9.

Member Ferris noted the capacity for building code is 49 wondered if members had any comments. Member Gannon asked if 49 is too many humans on the roof deck with people chatting, etc. Chair asked if an owner could reserve it and have a party. Attorney York said that is not the intention. Chair said she does not want the condo association making up their own rules.

Member Gannon said there are usually trash pick-up hours of not earlier than 7am. Attorney York said there will be private trash pick-up of smaller bins not before 7am. Chair stated 7pm is the latest.

Chair asked and heard no further comments from the audience. She said there were 8 written comments; 105 Arsenal Street and from Nancy on Irving Park; Patrice O'Neill, Mark and Ernesta and again from Patrice O'Neill, Jim Muse, Trees for Watertown, Beth Rochford. Some of them in support, a lot of them pointing out issues discussed this evening. Some are older and already addressed in changes. The Community Meeting summaries were done well. The Planning Board met on July 10th and issued a conditional recommendation, pending approval from the housing partnership – which was switched to 3 two-bedroom units and an agreement was signed.

Chair asked Staff about the TDM implementing the life of the permit. Mr. Schreiber said this is an ordinance that is monitored for the life of the permit for the basic requirements for bicycles.

Chair said the snow will be removed from the site – no onsite snow storage whatsoever. All spaces need to be accessible. The watering of the plants and irrigation system installation. Trash pick-up hours 7am – 7pm. Roof deck - Deeded spaces (1 per unit); screening for the solar (Atty. York said this is the first solar and they have to submit this to DCDP to be certain the screening does not block solar). Ms. Adams said the condition requires them to do an analysis, which is reviewed by DCDP staff. Mr. Schreiber said they will be certain the screening is done appropriately. Chair said condition 17 doesn't mention screening and condition 18 mentions screening but doesn't mention solar. Ms. Adams said they have to be harmonious. Mr. Schreiber said he would change the condition to read, 'mechanicals and solar'. Chair said they are clear on the deeded parking and the roof deck hours will be 9pm during the week; 10pm on Friday and Saturday. Attorney York asked about holidays. Chair said 4th of July you can but not on a Monday holiday. Attorney York asked about the Sunday night before a Monday holiday. Mr. Mena said the condition must be easily enforceable as the Zoning Office does not want phone calls that someone is up there at 5 past the hour and we have to babysit the site. Chair said if someone is up that but not making any noise, it won't be a problem. Mr. Schreiber suggested passive vs. non-passive use. Chair did not agree. Member Gannon said they could always revise the condition to close it at 7pm. Chair said she is not going to get into Sundays as some people have every Monday off and some don't. Member Gannon asked if there will be a people limitation. Chair said she is okay with the occupancy load because of the hours and for residents only without private parties – one day a year (4th of July) she doesn't see a problem (and they can't see fireworks past the building on the other side anyway). The

roof will have furniture and planters only no vending machines, ice machines, etc. She would hope the residents would be respectful to the neighbors.

Chair asked if there are any final comments from the audience. Patrice O'Neill asked about parking behind the building vs. on-street parking. Chair said they cannot do anything about on-street parking. She asked what the green space will look like between her house. She was shown the plan with the vegetation and the parking. She said three spaces face her house and they are very close and she doesn't think a fence is going to keep out noise. Chair said the house is close to North Beacon Street where there is a lot of traffic and there will be continuous noise from the street. Member Gannon said the fence will buffer the lights. Mr. Schreiber suggested an 8' fence as it is allowed in the business zone. Chair said the 8' fence is too tall. Member Ferris said there are trees that are illustrated and the applicant can be diligent about planting it for your concerns. Chair asked the neighbor if she would want to remove the pavement on her side and she could ask the Petitioner to plant 3 trees for screening. She asks them to work together. She confirmed with the petitioner that they will provide the trees and Ms. O'Neill will prepare the ground for the planting.

Ms. Feltner said they forgot to thank them for the bike fix-it station and asked if they could explain what this amenity is for the public. Chair asked what a bike fix-it station is. Mr. Schreiber said there is one in front of the library. He said there is a bike rack to put a bike on with a pump built in and wrenches and tools attached with wires. You can do basic repairs of a bicycle – this area where there is a bike lane on North Beacon and the Community Path on Arsenal. It is a good location on Irving Street and is small – it doesn't take up much space. Chair mentioned the Irving Street side is getting busy and if they want to move it, she is fine with that.

Member Ferris motioned to approve the Special Permit for 101 North Beacon Street with the conditions discussed. Member Gannon seconded. Members Ferris, Gannon, SantucciRozzi, Brangwynne voted in the affirmative, 4-0. The motion passes.

Member Gannon motioned to adjourn. Member Ferris seconded. Voted 4-0. The meeting ended at 10:21pm.