



**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  
Michael E. Brangwynne, Alternate  
Francis Goyes Flor, Alternate

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Louise Civetti, Zoning

**MINUTES**

On Wednesday evening, November 20, 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: David Ferris, *Acting Chair*; Christopher Heep, *Acting Clerk*, Kelly Donato, *Member*; Michael Brangwynne, *Alternate Member*. Absent: Melissa SantucciRozzi, Chair; John Gannon, *Member*; Francis Goyes Flor, *Alternate*. Also Present: Mike Mena, Zoning Enforcement Officer; Louise Civetti, Zoning.

David Ferris, Acting Chair opened the meeting, introduced the staff and members, noting that he will be the Acting Chair and Chris Heep, the Acting Clerk with Michael Brangwynne voting as a full member.

He reviewed the agenda, noting the only case to be heard is 53 Columbia Street and 99-101 Lexington Street has been continued at the Planning Board and will not be heard; 18-20 Clyde Road has been requested by the Petitioner to be continued to December and 36-38 Hillcrest Circle does not have the appropriate forum and will be continued to December. He swore in the audience and then asked the board for a motion to approve the minutes for October.

Member Brangwynne motioned to approve the minutes for October 23, 2019. Member Heep seconded. Members Brangwynne, Heep, Ferris and Donato voted in the affirmative, 4-0. Approved.

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Member Heep read the legal notice:

Ryan Wilson, 53 Columbia Street, Watertown, MA 02472, requests the Zoning Board of Appeals grant a Special Permit Finding in accordance with Watertown Zoning Ordinance §4.06(a), Alterations to Non-Conforming Setback, to construct a second floor above an existing non-conforming sunroom. Located in the S-6 (Single Family) Zoning District. ZBA-2019-25

Mike Mena, Zoning Enforcement Officer, stated that there are two photographs from the latest submittal that are not moving forward. The older plans, dated October 31<sup>st</sup> and October 9<sup>th</sup> with revisions stamped received November 15<sup>th</sup> or November 14<sup>th</sup>. Chair Ferris said the largest change is the form of the roof.

Diana Pauro, COO, agent for Ryan Wilson, apologized for all of the iterations of the plans for this addition. They submitted the project and there were several recommendations by the Planning Board. They are trying to work with the city and their client. At first, there were suggestions regarding massing; then the dormer over the sunroom, maintaining the Dutch colonial style to make it more pleasing. She indicated on the drawings shown, that they are non-conforming. They are building a master suite on top of the sunroom and that is why they want high ceilings. This is a Georgian-Federal-style brick house and they tried to follow the paneling and follow the roofline for it to be pleasing and balanced in the neighborhood. They have continuous windows with paneling to provide some privacy on that level. They are adding an awning on top of the garage that follows the roofline and the historical detail. They have tried to take all of the advice that everyone has given thus far and make this as pleasing for the city as possible.

Ryan Wilson, owner, said this was not their 'forever' home when they purchased it but now they love the neighborhood and although it is a 'cut-through' street and 'stuff' going on there, they have decided they love it instead of moving to a different town to get what they want. They have in-laws come to help with childcare and this will help when they spend the evenings.

Member Donato asked about the letter of support from Sue & Gilberto, 49 Columbia are where the construction is proposed. Mr. Ryan said they are the neighbors to the right, the meditation center is to the left, and the neighbors in the back have their entire house in their entire back yard so they would see some of the construction. He said they all get along and help each other out. Member Donato confirmed that the rear neighbor is in support, as well, since the construction is so close to the property line.

Member Brangwynne asked the type of material being used. Ms. Pauro said it would be Azec paneling. She said they are still in early stages of planning but they may tone down the green that is there and paint everything softer to work with the brick. The roof will match the existing roof, as well.

Chair Ferris asked if the windows are newer in most of the house and are green but the sunroom has older windows and is a different color. Mr. Wilson said most of the house is interior wood; exterior aluminum green. The windows around the sunroom are about 10 years old and are double-pane vinyl. The addition will blend with either the house or the sunroom. They haven't decided yet but the vinyl can be painted. Chair Ferris asked about the possibility of there being a big white addition (box) to a brick home but if they are toning the green down... Ms. Pauro said there is a very light yellow that goes with the brick. The windows that were replaced are Marvin and they will use the same – they are trying to make it all work with their family, budget and life.

Chair said the lower gambrel style was presented to the Planning Board but he likes this plan more. He asked if they considered a hip roof at a steeper pitch. Ms. Pauro said if they keep the gable, they could have a cathedral ceiling in the master bedroom instead of a tray ceiling.

Chair Ferris said the proximity to the property line is a consideration but the neighbor has solar panels on their roof and this may affect them. Ms. Pauro said they did a solar study and the roof did not impact

them. Mr. Wilson said they looked at it at different times of the day and it will never hit their roof at all since they are both south facing.

Chair asked the board what they would like to do and if there were any conditions.

Member Brangwynne said he would make a motion to approve but doesn't know how to word the solar panels not being an issue on the revised plan but they can condition the roof matching and blending the addition. Chair said the design pitch of the addition matches the pitch of the existing home and asked if they board wanted to see the report on the solar study. Mr. Mena said they have not requested the study to be submitted in the past since it will not be an impact but if it is a condition, then if there is significant loss, the neighbors can have them look at the hip option. The board can put the condition in that if it is a substantial impact then alternatives must be considered. Member Brangwynne said the motion would be to look at the solar study to confirm there isn't an issue. Ms. Pauro said they have the 3-D model and she will sketch it out to present it. Chair said that he feels comfortable, based on the solar study, if it did show significant impact from the addition and not the existing house, the alternate would be a hip roof at the same pitch. Member Brangwynne agreed to have this as a part of his motion. Mr. Mena said there is an Energy Officer, Ed Lewis that can review this. Chair Ferris recapped the motion: to approve the addition with the condition that the addition as planned with the gable roof does not substantially impact the neighboring structures' solar panels, should they impact the solar panels, then at the same pitch, a hip roof will be constructed vs. the gable on the addition.

Member Heep seconded. Members Brangwynne, Heep, Ferris and Donato voted in the affirmative, 4-0. Approved.

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Member Heep motioned to adjourn. Member Brangwynne seconded. Voted 4-0. The meeting ended at 7:25 p.m.

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