

## WATERTOWN PLANNING BOARD

DATE: November 16, 2016 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM  
PURPOSE OF MEETING: Regular Monthly Meeting  
PRESENT: John Hawes; Chair, Jeff Brown; Janet Buck; Fergal Brennock  
Ingrid Marchesano, Clerk to Planning Board; Gideon Schreiber, Senior Planner; Andrea  
Adams, Senior Planner

John Hawes, the meeting scheduled for November 29, 2016 has been cancelled and the Arsenal Project will be heard at the regular monthly meeting of the Planning Board on December 14, 2016.

### CASE PENDING

- **625 Pleasant Street;** Peter King, General Manager, Melkonian Group LLC, c/o Stoneham Ford – **Special Permit Finding**

Charles Houghton, Atty, this is a request to expand the non-conforming use of the site, to provide more open space and become more conforming and less detrimental to the neighborhood.

Andrea Adams, a Special Permit Finding to expand a nonconforming use and build additional area of surface parking to allow for 11 vehicles for display. The original conditions will continue to apply. The proposed use is not substantially more detrimental than the existing nonconforming use. Staff recommends an approval.

Brian McCarthy, the purchase of the land will allow for additional 5 foot strip in the rear.

John Hawes, it is little misleading since only a strip is added in the rear. It should be made clear prior to ZBA hearing.

Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of a 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.

Fergal Brown seconded the motion.

Voted: 4-0 in Favor

### CASE PENDING

- **615 Arsenal Street; EDF Watertown LLC c/o Home Depot** – Amendment to **Special Permit**

John Ker ekes, Greenberg Farrow, we have been before the Planning Board previously but withdrew prior to going to ZBA. The proposed improvements are shown on the revised parking supply and layout plan. We are proposing outdoor display and sales and propane storage area. Outdoor display near the garden center. Parking will be eliminated in the rear, islands will be reconstructed. 4 dumpster will be reduced to 2. Management will follow what will be approved by the Board.

Gideon Schreiber, this project has partial connection to the Master Plan project and it needs to work together. A certificate of occupancy was issued in 2002, 2012, approval in 2013 to change hours to 6 am. In 2016 a request was made to eliminate 5 parking spaces for 4 dumpsters with fencing and landscaping... The new request is to provide safer environment for onsite circulation. The criteria is met, parking is adequate for interior and exterior retail. The proposed reconfiguration will not adversely affect the neighborhood. There is no hazard to pedestrians and vehicles. Landscaping plan has not been shown, trees will have to be replaced. Adequate and appropriate facilities will be provided. Staff reviewed the plans, 2 shade trees per small island are appropriate. Position of sheds if changed will be approved by the staff.

Janet Buck, the ring road is 2 way. The petitioner should consider speed bumps.

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Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of the Special Permit ZBA-2013-18 SP/ASP Amendment under Section 5.02(j), based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.

Janet Buck seconded the motion.

Voted: 4-0 In Favor

John Hawes, many substantial projects are coming in front of the Planning Board. It is important to have 5 members for these meetings. We are concerned that if there are only 4 members present it might be a problem.

Gideon Schreiber, supermajority is needed for these votes. To maintain 5 members Board is consistent with 40A.

John Hawes adjourned the meeting at 7:35 PM.

MEETING ADJOURNED: 7:35 PM MINUTES APPROVED: \_\_\_\_\_  
For more detailed Minutes see the DVD dated 11/16/16 which is available in the DCDP office.