

WATERTOWN PLANNING BOARD

DATE: September 13, 2017 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Public Hearing
Regular Monthly Meeting

PRESENT: John Hawes, Chairman; Payson Whitney; Jeff Brown; Janet Buck
Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner

PUBLIC HEARING

Section 6.01(b) Required Off-Street Parking Spaces for Self Storage Facility

John Hawes, the petitioner for the proposed amendment has asked for continuance to the next meeting.

Jeff Brown motioned to continue the proposed amendment application to the next meeting
Payson Whitney seconded the motion. VOTE: 4-0 In Favor

AMINISTRATIVE BUSINESS

Jeff Brown motioned to approve Minutes of 7/12/17 meeting.
Janet Buck seconded the motion. VOTE: 4-0 In favor

CASES PENDING

42 Grenville Road; Joanne Donovan & Peter Pokorski – Special Permit Finding - ZBA-2017-12

Joanne Donovan/Peter Pokorski, this is a request to enclose an existing porch to a first floor bathroom.

Gideon Schreiber, the house located on the 8,426 s.f. lot was built in 1893, prior to zoning. It has a wrap-around porch and a non-conforming garage/barn in the rear. The house is non-conforming for the front and side yard setbacks. The property is located in a single family neighborhood near the Oakley Country Club. There will be no change in the footprint, the new cedar shingles will match, the design is in keeping with other structures in the neighborhood. Staff recommends an approval.

Jeff Brown, the garage looks unattended, does the petitioner use it ?

Peter Pokorski, the garage is used for storage only.

Jeff Brown motioned to recommend to the Zoning Board of Appeals to approve the petition for 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.
Payson Whitney seconded the motion. Vote: 4-0 In favor.

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65 Grove Street; Cresset Grove LLCi – Amendment to Special Permit # ZBA-2014-27 – ZBA-2017-13

William York, Atty, this is a request to amend a previously approved petition #2014-27 SP/SR to construct a covered loading dock within the existing side yard setback and to reduce number of shadow parking spaces from 51 to 45.

Ed Nardi, Cresset Grove LLC, plans were developed while in discussion with potential sole tenant. Now there will be multiple tenants in the property, and the loading dock will be put back in original spot.\

Gideon Schreiber, a 4 criteria review was done by the staff. The location of the loading dock is appropriate and in keeping with Watertown's Comprehensive Plan. Staff recommends approval with new condition #8 regarding the shadow parking.

Payson Whitney, the submitted plan is showing many proposed items, it would be helpful to state that the loading dock is the only item that is proposed.

Jeff Brown motioned to recommend to the Zoning Board of Appeals to approve the petition for Amendment to Special Permit 2014-27 SP/SR under Section 5.05(d) based upon the finding that it meets the criteria setforth in the Zoning Ordinance subject to conditions setforth in the staff report with additional condition #8.

Payson Whitney seconded the motion.

Vote: 4-0 In favor.

MEETING ADJOURNED: 7:15 PM MINUTES APPROVED: _____
For more detailed Minutes see the DVD dated 9/13/17 which is available in the DCDP office.