

WATERTOWN PLANNING BOARD

DATE: February 14, 2018 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

ADMINISTRATIVE BUSINESS

Jeff Brown motioned to approve Minutes of 1/10/2018 meeting.

Janet Buck seconded the motion.

VOTE: 4-0 In favor

CASES PENDING

- **47 Nichols Avenue; Armenian Cultural & Educational Center, Inc. – Site Plan Review**

Ken Bedrosian, General Manager, this is a request to build an addition of 8,410 s.f. of gross floor area to the existing building. Phase I will be to infill the unfinished North Wing on the ground level, 3,800 s.f. with an addition of egress stairs to the second floor and lavatories for the second floor classrooms. Deep-Energy retrofit of the entire building and renovation of the existing building will be part of Phase I. Phase II will include the expansion by 910 s.f. of the existing library on the second floor and the installation of the 3,700 s.f. retractable roof over the existing courtyard. It will allow for modernization of this 40 year old building and provide energy efficient utilities. We agree to all the conditions in the staff report.

Gideon Schreiber, the unfinished area will be filled in with matching brick and glass roof over the existing courtyard and will not be visible from the street. The Library that houses many documents from the 70's will be expanded. Additional multifunction space will be created, with stairwell to the second floor, and 2-level open space. It is allowed under protected use under Mass General Law, Chapter 40A, Section 3, known as the Dover Amendment. This project cannot be denied. The property will expand by filling in the open space. The building will be safer, increasing the floor area. Staff reviewed the petition and conditions have been added, this is a minor change, landscaping will be improvement, bicycle parking added. The transformer will be relocated, there will be no change in parking, 63 parking spaces are required, substantial increase at night because of different use in the building. Dover Amendment applies to schools and religious institutions, it provides different requirements for Site Plan Review. Planning Board is the only decision making body, it allows for flexibility. Staff is in support of the proposal.

Janet Buck, I am pleased to see this happening, I have reviewed the project in detail, I am in support of the proposal.

Jeff Brown, this was a very clear presentation, it is a good scheme, I am in support of this project.

Payson Whitney, the plans are not showing any dimensions for the retractable roof, what are the dimensions?

Jim Marulos, Elton Ave, I am concerned with the parking in the area, when there are activities, cars are everywhere, fire truck could not pass through if needed, driveways are blocked, etc.

Ken Bedrosian, 13 parking spaces are provided within the ACEC property. For the elementary school We do not have any control over the St. Stephens activities, parking concerns should be directed to them.

Gideon Schreiber, these are two separate facilities, the nursery school has 6 parking spaces on site.

John Hawes, the ACEC needs to listen to the neighbors and address the issues. We have received letters of support from Boylston Properties, Hamazkayin Armenian Educational & Cultural Society, Armenian Relief Society of Eastern USA, Hairenik Associates, Homenetmen of Greater Boston & Armenian Youth Federation.

Angie Kounelis, East End Town Councilor, I am delighted to see this project come forward. I have not been contacted by any of the abutters, just by the property manager. Parking issue happens during BEANO, announcements should be made inside the facility and police should be contacted. The fencing is covered by vegetation, stockade would be more appropriate.

Jeff Brown motioned to approve the petition for Site Plan Review under Sections 5.04, 6.01(f), 3.00, 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.

John Hawes adjourned the meeting at 7:30 PM.