

WATERTOWN PLANNING BOARD

DATE: March 19, 2018 PLACE: Lower Hearing Room TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

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

ADMINISTRATIVE BUSINESS

Jeff Brown motioned to approve Minutes of 2/14/2018 meeting.

Janet Buck seconded the motion.

VOTE: 5-0 In favor

CASES PENDING

- **53 Wilmot Street; Anastasia & Teli Kandilas – Special Permit Finding**

Josh Safdie, Architect, this is a proposal to extend a non-conforming single story side yard setback and additional 17', and to construct a second floor above the existing 1-story portion of the building plus 5.1' for a total of a 17.5' second floor addition, maintaining existing setback of 8.4'. The petitioners daughter who is blind and deaf is a student at Perkins school. The proposed addition will provide a long term living space, expanding the ground floor to have a private bedroom and bathroom, as well as space for exercise and therapy.

Gideon Schreiber, this is 5,053 s.f. property with a single family 2-story home. The petitioner is requesting to construct a first floor addition and a second floor addition above and existing first floor addition within the side yard setback of 8.4' where 10' is required. The request was reviewed by the staff. A same style house that has been extended is located across the street. Staff recommends approval.

Janet Buck, this design is a perfect solution.

Jeff Brown motioned to recommend to the Zoning Board of Appeals approval of 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: 5-0 In Favor.

- **33 Mount Auburn Street; Mount Auburn Street Development LLC – Special Permit with Site Plan Review**

William York, Atty, the original petition with the same design was approved in June 2014, the permit has lapsed in October 2015. A new development is before the Board now, same design. Originally it consisted of 24 apartments and commercial space. Now we are proposing 15 larger condo units and 1,924 s.f. of commercial space on the ground floor. Access from Mount Auburn Street has been eliminated, the only access will be from Taylor Street. Site Plan Review is required because it is development of more than 3 units.

Steve Hurley, Architect, we are proposing 15 2-bedroom units and extended retail along Mount Auburn Street. We are proposing contemporary detail with larger utility bricks. A pocket park is designed by Kim Ahern. All requirements have been met. The upper floors are between 1-2 bedrooms. The height between the floors increased to 9 feet.

Gideon Schreiber, few things have changed in the process. A developers conference allowed for review by DPW and other departments. Materials and unit count has changed. The criteria for SP and

SPR met. The project is in keeping with CB district. The proposed brick façade is in keeping with surrounding buildings. Adjacent condo complex that was built by the same owner will not be impacted. The site has been sitting empty for years. It will not have adverse effect on the neighborhood. Waste water mitigation will have to be approved by DPW. The proposed landscape area is adjacent to Town land, 20% open space will be provided. The proposal has been reviewed by Gamble Associates. The site is near public transportation, there will be reduction in vehicle uses, and it is a more efficient structure. LEED certifiable requirements, lighting is appropriate. Machinery on the rooftop will be screened, loading areas will be located inside of building. Mass DEP requirements have been met. 2 units have been set aside as affordable. Staff recommends approval with attached conditions

Payson Whitney, the proposed condos will benefit the Town. David Gamble stated that there is insufficient information about signage. The shadow study provided is only for June, not December. The Town owns the small abutting parcel.

Jeff Brown, I am very happy to see the site to be developed. Any news on the type of retail?

Gary Shaw, any marketing plan? Where is the 20% of open space? It seems that the affordable units are in the back, will they be handicap accessible? Will there be acoustical screening? I did not see LEED certifiable list, what will happen if it does not comply. What is the roofing material?

William York, we will work with the Town on the design of the park. We do not know what type of use in the retail space. This development is a major improvement, it will bring excitement to the Square.

Steve Hurley, affordable units will be in the center. If needed, acoustical screening will be provided.

Gideon Schreiber, all the information will be submitted prior to issuance of building permit. It will be reviewed by Zoning Officer Mike Mena and Ed Lewis, Energy Manager. The property is located in Watertown Square design review district.

Gary Shaw, jumbo brick does not exist anywhere in the Watertown Square area. It would be preferable to use regular brick to make it consistent.

Janet Buck, it is time to have this build. Materials are consistent with Mount Auburn Street area. All information seems to be pending. This is a new construction that would support energy assessment; it should be part of submittal

Gideon Schreiber, the developer could consider solar system. Ed Lewis will have more information; it depends on the size of the roof.

John Hawes, this is a huge improvement.

Michele Cokonougher, 37 Paul Street, I am glad to see this happening. It is preferable to change to smaller brick, why not continue the same material around the corner as well.

Lisa Feltner, District B Town Councilor, the abutters at 24 Arsenal Street are concerned with blockage of their view. Residents are hoping for a full review, including air-condition noise, traffic, etc.

Joan Gumbleton, 47 Waltham Street, I am concerned with retail parking. Even now there is a problem, it is difficult area to find parking.

Andrea Adams, page 10 of the staff report explains the lighting, noise criteria must be met.

Gideon Schreiber, down lighting requirements are already in place. Analysis on street parking will be necessary. Taylor Street is a one way street.

Jeff Brown motioned to approve the petition for Special Permit with Site Plan Review under Sections 5.01(1)(k)(2) 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.

- **385-393 Pleasant Street;** Stephen J. Collins, Manager, Amstel Heritage Watertown LLC – **Special Permit with Site Plan Review**

Dartagnan Brown, architect EMBARC, we need to understand the evolution of this project. We have eliminated buildings, downsized the number of units, and reduced the impervious coverage, reduced FAR from .98 to .92. Parking remains the same, ratio has improved. The number of units has been reduced from 58 to 53, balconies have been added, and internal clearance for trucks has been adjusted. Actual cedar has been used for Building A, Building B is lighter. Existing brick color is represented in Building E.

Blair Hines, landscape architecture is attractive and functional. Streetscape along Waltham Street mitigate impact on residences. Open space has increased to 26%, pocket park on east end has expended, this is a significant improvement. 5' buffer is required, additional depth will be provided. Significant buffering will be provided along the area, people like evergreen but also light in the winter. Trees grow very quickly to provide screening.

John Hawes, plan C is more respectful to houses on Waltham Street. How does the Board feel about this choice, density of the development has been reduced.

Payson Whitney, we are presented with multiple choices, option C is preferable to me. The renderings and materials are very helpful. We have met with staff and the petitioner in February, this design will blend with houses in the neighborhood. How big are the planters, this option provides homage to the berm.

Jeff Brown, I have been critical of the project since day one, the site is still overbuild, and half of the side is paved. We need to see sections showing details. We are not seeing the entire project on one plan. Hundreds of trees are being shown, in front is all plantings, should there be some rail to provide better safety. This is a difficult project with lots of concerns. We deserve to see full scene, there is not enough context.

Dartagnan Brown, we would be happy to commit to any of these options.

Gary Shaw, option C seems to meet the criteria, much better then where it was previously.

Janet Buck, I agree with Gary.

Gideon Schreiber, we will require detailed landscape plan prior to building permit issuance.

Payson Whitney, if option C is preferable, single plan showing all that is approved is necessary. A full complete plan set to be reviewed by the staff.

John Haws, should this be continued to April to get the complete set or can we condition what is submitted tonight ? I see reluctance of the Board to approve the project without the complete package.

Gideon Schreiber, if approved tonight by the Board, the staff can review the final plans. DPW review is still required.

Janet Buck, I am comfortable with seeing the west part of the site, I am more concern with Waltham Street and the east site. I am OK with leaving the final review to the staff.

Danielle Morgan, 8 Swetts Court, houses on my street will be affected as well. Building F is the highest, what will the fence look like, will there be any trees?

Joan Gumbleton, 47 Waltham Street, will there be any additional trees at the pocket park ? Two more neighbors moved because of this development. Will there be more trees where the berm is now ? Option C is preferable.

Ken Woodland, District D Town Councilor, the site consists of cars and pavement. Rezoning was done to accomplish improvement. This development will achieve that by selecting Option C and voting tonight. The project will reflect our values. Is it perfect, no, but it is good for this area.

Brian, Rosedale Road, option C has not been reviewed by the DPW, Fire Department, the staff, etc. If the Board votes tonight, it will be dangerous precedent.

Gideon Schreiber, DPW reviewed the project. There is not a new staff report because the changes are minor, fewer units, less parking, etc. We do not update staff reports.

Mark, Waltham Street, I want this project to go forward, the petitioner's purchase of 16 Waltham Street was unexpected. The community cares about what this project will look like. We need design that would better suit the neighborhood.

Libby Shaw, Trees for Watertown, there is an effort to mitigate the effect on this neighborhood. The petitioner is replacing natural forest that has tremendous benefit to this neighborhood. It provides natural environment with many bird species, animals, wild life corridor. Could 16 Waltham Street be converted into little forest when the lifelong resident moves on ?

John Hawes closed the public comment part at 9:40 pm.

John Hawes stated, the staff can include Board members and Libby Shaw in final review.

Jeff Brown motioned to approve Option C of this project, and that the petitioner meets the criteria set forth in the Zoning Ordinance under Sections 9.03(c), 9.05, and satisfies the criteria of Sections 5.01(1)(k)(2), 5.16(h)(e)(3) relative in reduction in parking Section 6.01(f) and that the Boards recommends a conditional approval for a Special Permit so as to allow the conversion of an existing warehouse building, to construct 4 new buildings with a total of 53 residential units and approximately 10,800 square feet of flexible space for commercial/retail/office/light industrial use, to allow Building E and F to be built at a finished height of 55 feet/5 stories, and create parking for a total of 92 vehicles on a site located in the PSCD zoning district.

Janet Buck seconded the motion.

VOTE: 5-0 In favor

John Hawes adjourned the meeting at 9:45 PM.

MEETING ADJOURNED: 9:45 PM MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 2 /14/2018 which is available in the DCDP office.