

WATERTOWN PLANNING BOARD

DATE: June 13, 2018 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting & Public Hearing

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

ADMINISTRATIVE BUSINESS

Payson Whitney motioned to approve Minutes of 5/9/2018 meeting.

Janet Buck seconded the motion.

VOTE: 5-0 In favor

Payson Whitney motioned to continue the 36 Arlington Street/36 Arlington Street LLC petition.

Janet Buck seconded the motion.

VOTE: 5-0 In favor

CASES PENDING

- **10 Puritan Road**; Susan Soergel – **Special Permit Finding**

Nancy Dickinson, Architect, this is a nonconforming house with a pitched roof. The petitioner is proposing to remove the existing roof structure at the unfinished cape attic and add a roof structure with a steeper pitch and front and back shed dormers and gable. That will increase the head room. The existing front porch roof will be replaced to tie into the new front gable. The height of the house will increase by 3 feet, 1-1/2 story will increase to 2, but the cape look will be kept.

Gideon Schreiber, the proposed change is not substantially more detrimental. This is a very good design, the petitioner is before the Board because of a nonconforming setback. Staff recommends approval.

Payson Whitney, this is a well prepared application.

Janet Buck, most of the houses in the neighborhood made the same changes, this design is improving the property.

Jeff Brown, we have received a letter of support from the neighbors.

Janet Buck 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.

- **101-103 Morse Street**; 101-103 Morse Street LLC – **Special Permit Finding**

William York, Atty, the relief needed is Special Permit Finding to change the use from non-conforming commercial to a less non-conforming 36 unit residential apartment building. The project has been revised several times, from 45 to 36 units. The average unit size was increased, the required parking has been reduced to 45, the ratio being improved. The additional 15 parking spaces in the easement area are not included in this calculation.

Gary Hendren, Architect, this is a 30,540 s.f. lot with parking provided 6 feet below street level. Unit count has been reduced to 36, trash dumpster has been relocated away from the neighbors and large bicycle storage area created. Landscaping is provided, itemized plant list submitted, with an increased courtyard in the center of building. Social space increased, and storage bins for individual units provided. Handicap access improved. Units are 16.5 ft wide, vestibule at the front entrance has area for package drop off. Social indoor and outdoor areas are provided for activities. HVAC condensers have been relocated to the roof behind acoustic screens. All exterior materials are improved, clapboard will be used. Lights over parking lot will be changed, there will be no impact on neighbors.

Andrea Adams, the change in operation is not substantially more detrimental. The project has been reduced to 36 units. Mansard roof design has been preserved, updated traffic study has been submitted. Police department does not have any concerns. Parking is sufficient, a program will be implemented to verify spaces designated for each unit. Commission on Disability is satisfied with handicapped parking spaces. The area to the rear of the site is Town owned. New access cross-easement agreement between The Town and the petitioner has to be finalized. 15% of the units will be affordable which will be 5 units. Concerns about lighting were addressed. Staff recommends approval with conditions.

Janet Buck, there has been discussion about contaminated soil. Does DPW have concerns about storm water?

William York, if approved, the petitioner has to work with DEP, test the soil and clean it to residential specifications. DPW requested to test the system before any permits are issued.

Payson Whitney, this is a change from commercial to residential use, how does the process work?

Andrea Adams, the new plans have minor changes that were reviewed by the staff. The control plans will be the ones submitted previously.

Gary Shaw, with the approval of change in use? How are the 15 spaces that are on the Town's property used?

Gideon Schreiber, this is not a site plan review project, not LEED certifiable is required.

William York, the agreement has to be finalized with the Town.

Jason Cohen, I was a member of the Zoning Board of Appeals when the petition was heard last year. This is a major improvement, decrease in density, 36 units feels much better. Community spaces have been added. Grade plan showing slopes is missing. Could the HVAC units be placed elsewhere?

Jeff Brown, will this be rental or condo units? Some of the spaces are very tight.

Lisa Feltner, Town Councilor District B, the 15 parking spaces need to stay Town owned. Is this property for sale?

William York, when the Cortiva institute did not renew the lease, the use was changed to residential. If not approved by the Boards, it will go back to commercial.

Resident, 93-95 Union Street, this project is much more conducive to the neighborhood. We prefer residential and are in support of the project.

Janet Buck 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 and nullifying all previous approval subject to conditions set forth in the staff report. Payson Whitney seconded the motion. Vote: 5-0 In Favor.

- **143 Walnut Street;** Cellco Partnership d/b/a Verizon Wireless, c/o McLane Middleton - **Telecommunications Variance**

Victor Manougian, Atty, this petition was initially submitted last year. Verizon decided to change the design and updated plans have been submitted. The site is owned by Verizon Inc., we are proposing to install six panel antennas, two per sector and nine remote radio heads. This use is permitted in I-3

zone. The height of the roof line 36'9", maximum allowed is 46'9", the property abuts residential area. Access is available via stairways, originally we had 2 equipment cabinets, and it has been changed to one.

Andrea Adams, the petitioner provided correct description, a significant gap in coverage will be filled. We have received statement from the site engineer, this will provide coverage that can handle more date. The height is appropriate for I-3 zone, equipment will be camouflaged. Staff recommends an approval of the TCA variance with standard conditions.

Jason Cohen, the photo is showing a very tall structure on the roof, the picture should be adjusted.

Gary Shaw, could the equipment conduit be placed inside the building?

Payson Whitney, this is not a residential structure, the application needs to be corrected.

Lisa Feltner, Watertown does not give use variances.

Andrea Adams, this is a TCA variance not a use variance. If they can prove that there is a communication gap, it has to be approved.

Payson Whitney motioned to recommend to the Zoning Board of Appeals approval of the TCA Variance based upon the finding that it meets the criteria set out in the Zoning Ordinance subject to conditions set forth in the staff report.

Gary Shaw seconded the motion.

VOTE: 5-0 In favor

PUBLIC HEARING

- **485 Arsenal Street;** BP Watertown Retail LLC - Master Plan Special Permit PB-2106-03 **Final Site Plan Review**

Andrew Copelotti, Boylston Properties, this petition is for a Final Site Plan Review for buildings approved under the Master Plan Special Permit PB-2016-03 as specified in Section 5.18(h)(5) for buildings C, D & E2, Phase IV. New set of plans has been submitted tonight.

Laura Cortney, this is a Phase IV, final approval of the Arsenal Yards. Buildings C, D & E2 include below grade parking, first floor retail, and 4 & 5 story residential structures, which design was shown during the Master Plan process. The submitted plans show how the property will be utilized upon completion of Phase IV. Two community meeting were held in April. Historically the buildings have brick façade, various brick materials are proposed for first 20 feet, after that fiber cement and corrugated metal with double hung windows. Some warmer materials are used as well on the west elevation. Retail façade will be developed by tenants, providing continuity. Building D will provide resident only amenities. E2 building is very small, we are using glass and wood elements that will be tied into landscape. Buildings C & D will include 15% of affordable units. Each building will utilize same materials.

Steven Woods, Carol Johnson, open space will be dominated by pedestrians with fixed planters and granite. Space will be dedicated to movement and gatherings. Residential entries will be highlighted with basic concrete sidewalks.

Gideon Schreiber, the Master Plan was approved on January 11, 2017, this is a Phase IV. Lot of conditions are included in this approval. The 23 acre site has approximately 260,000 Gross Leased Area (GLA). This is the western portion of the site that includes several original 1-2 story structures, the site does not include Home Depot. This request would grant a Final Site Plan Review under

Section 5.18(h)(5) to complete Building C with retail/residential and Building D with below grade parking/retail/residential and E2 with retail only as well as final landscape plan for this phase. This is a site plan approval that cannot be denied, this is a follow up only. There are 10 criteria under Section 9.03(c).

1. Landscape – consistent with Master Plan
2. Relation of Building to Environment – implements the layout that was reviewed, consultant Gamble Assoc. stated that it provides greater recognition of the original historic buildings
3. Open Space – the design includes landscaped areas, sidewalk seating and dining areas
4. Circulation – car share parking and electric vehicle charging stations provided. Mitigation component identified.
5. Surface water drainage – the Storm water Management Plan was approved, all utility shall have final review by DPW
6. Utility Service – all utilities to the site underground
7. Environmental Sustainability – buildings C&D have LEED score of 52 points, E2 has 50 points
8. Screening – provided for exposed storage areas within buildings, it is part of building permit process
9. Safety – site is accessible by emergency vehicles
10. Design – the submitted lighting has been reviewed for design and zoning compliance, Pole mounts are limited to 20 feet, fixture key indicates 12,14 and 20 feet. All lights must be fully shielded.

Section 5.07 Affordable Housing Requirements – there are 221 rental units with 15% being affordable. Local Action Unit application to be filed by the petitioner.

Staff recommends approval of Phase IV for building C, D & E2 with conditions 1-12.

Jason Cohen, this is a very aggressive proposal. We have listen to the petitioner talking about the proposed material, respecting the existing brick buildings. The existing brick is not light colored. The proposed are new modern materials. Building D shows darker materials which are too modern, why not use regular brick.

Gary Shaw, what is a design retaining wall? I am concerned with the number of proposed materials to be used on the site.

Andrew Copelotti, the design will be overseen by our design team.

Jeff Brown, David Gambles comments are based on the submitted plans.

Janet Buck, are the roof designed for carrying solar panels? Building C has 7 handicap accessible units but not underground parking. Building C includes 5 handicapped units with underground parking, can some of Bldg. C units move to D.

Andrew Copelotti, it is preferable that each building is in compliance.

Payson Whitney, I am direct abutter of the property but it will not affect my judgement. A lot of fiber material is proposed. Are the Police and Fire departments comfortable with the circulation? Could signage for Arsenal Park be added? Has the curb line been bumped where the bus stop now is?

Jeff Brown, red brick at the ground level is preferable. Will Boylston Properties own and manage the site?

Gary Shaw, has the site been parceled?

Bo Lauricella, I am very disappointed with the aesthetics.

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Thomas Gorman, 473 Mount Auburn Street, initial plans were very busy, the new design looks much better, modern.

Gideon Schreiber, we have staff that looks at different components – energy manager, etc. Conditions of the approval are in the Master Plan

Janet Buck motioned to approve the Final Site Plan Review for Phase IV (Buildings C, D & E2) for Master Plan Permit PB-2016-03 under Section 5.18 RMUD.

Jason Cohen seconded the motion.

VOTE: 5-0 In favor

Jeff Brown adjourned the meeting at 9:55 PM.

MEETING ADJOURNED: 9:55 PM MINUTES APPROVED: _____
For more detailed Minutes see the DVD dated 6/13/2018 which is available in the DCDP office.