

WATERTOWN PLANNING BOARD

DATE: March 13, 2019 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

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

ADMINISTRATIVE BUSINESS

Payson Whitney motioned to approve Minutes of the February 13, 2019 meeting.
Jason Cohen seconded the motion. VOTE: 4-0 In Favor

CASE PENDING

- **11 Nichols Ave;** Hudson Doyle – **Special Permit/Site Plan Review** ZBA-2019-05

Hudson Doyle, my father and I have purchased the property in January 2019. The building consists of 3 residential and one commercial unit, which has been used as a studio. We would like to convert the commercial unit to residential.

Gideon Schreiber, the 7,013 s.f. property is located in NB district. The original 3 story structure was built in 1880, with 1-story addition built in the front. There will not be any exterior changes to the structure. The 4 units are appropriate use for the site. Staff has no issues with the criteria and recommends approval for use as 4 residential units with standard conditions.

Payson Whitney, the exterior of the structure already looks residential.

Jason Cohen, the windows look very small, is the size enough to provide natural light ? Is the current use illegal ? The proposed use will improve the property..

Hudson Doyle, there are 6 windows that will provide sufficient light. The existing use is legal.

Payson Whitney motioned to recommend to the Zoning Board of Appeals approval of the petition for Special Permit/Site Plan Review under Section 5.01.1(f) to convert an existing non-conforming structure with 3 residential units and 1 commercial unit to a 4 family residential structure with no interior/exterior changes based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.

Gary Shaw seconded the motion. Vote: 4-0 In Favor

Jeff Brown adjourned the meeting and public hearings at 7:06 PM.

MEETING ADJOURNED: 7:06 PM MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 3/13/2019 which is available in the DCDP office.