

WATERTOWN PLANNING BOARD

DATE: April 10, 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; Janet Buck; Jason Cohen
Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner

ADMINISTRATIVE BUSINESS

Payson Whitney motioned to approve Minutes of the March 13, 2019 meeting.
Jason Cohen seconded the motion. VOTE: 5-0 In Favor

CASES PENDING

- **385-393 Pleasant Street;** Stephen Collins, Amstel Heritage LLC – Amendment to PB-2017-05

Dartagnan Brown, Architect, this is a proposal to decrease Building F by 1 story/2,754 s.f. and relocate the units to Building E. The concrete stairs will be preserved. Building F will decrease from 12 to 10 units, Building E will increase from 16 to 18 units. Submitted new plans are showing the elevations. Brick is preserved in the front with existing concrete.

Cindy Lee, units taken from Building F were larger than the ones in Building E.

Gideon Schreiber, the petitioner is requesting to amend Special Permit with Site Plan Review approved in 2017. The new proposal is less impactful, this is a minor amendment. The concrete foundation will be maintained, natural materials used. The number of affordable units will not change. The change is appropriate for previously approved project. It is preferable to decrease the height of the building. Staff recommends approval with conditions.

Jason Cohen, the plans showing the decrease in elevation is preferable.

Gary Shaw, why were the windows in the stairway eliminated?

Cindy Lee, we would have to use fire rated glass and a large sign for a fire department.

Janet Buck, this is an improvement, great idea to incorporate the wood, landscaping has been improved.

Payson Whitney, lowering Building F is preferred, why now? The bicycle parking room has been enlarged, why 14 spaces?

Cindy Lee, it makes sense, we have several entryways, they have the same number of spaces, which is double of what is required.

Jeff Brown, will the same brick be used? Originally, the project did not have enough landscape space.

Cindy Lee, the landscape space has now increased.

Brian Wyncoop, Rosedale Rd, why is the applicant coming year later to make these changes? The community is short in TDM funds, this is a perfect opportunity to ask for them to provide funds toward the program?

Gideon Schreiber, they will provide a proportioned share towards the Transportation Management Association (TDM). We cannot force a project to provide more, it is a complex scenario. If there are any questioned regarding the TDM, we encourage the Board to speak to our Transportation Planner.

Mary Santoro, Franklin Street, how much green space will be added, will there be a green park?

Gideon Schreiber, safe Pleasant Street pedestrian crossing will be contributed by this applicant. Other applicant in this area will add connection to the River. Currently there is no crossing in the area.

Janet Buck motioned that the Planning Board approve the Amendment to Special Permit/Site Plan Review for previously approved project # PB-2017-05 based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.

Jason Cohen seconded the motion.

Vote: 5-0 In Favor

- **195 Mt.Auburn Street; Clark Elefteriadis – Special Permit**

Michael Brodigan, Atty, this is a request for a Special Permit to add a second residential unit to an existing approved single unit and keep one existing approved office unit at the premises. This will retain one office and two residential unit at the property and two commercial units will be discontinued. The site will have 6 parking spaces and one shadow space as indicated on the submitted plans. The site is appropriate for this use. It is less impactful to the surrounding neighborhood. Adequate facilities are provided, existing garage will remain.

Gideon Schreiber, the petition came to the Board 2 months ago, now they are asking for SP to allow 2 residential units and one commercial area. The existing residential unit will remain plus the commercial unit used by the Realtor. Staff reviewed the criteria and recommends conditional approval. Site is located on Mount Auburn Street in the Historic district which consists of homes and apartment building. A total of 2,056 s.f. will be converted from office space to residential. This conversion will reduce the parking requirement from six to two. It is appropriate location for such a use, 2 units are allowed under the SC district requirement. There will be no adverse effect on the neighborhood. Architectural changes will be under the Historic District Commission review. Commercial space is less than 50% of the first floor space. The remaining basement area will be used for storage and utility space. Majority of the changes is interior reconfiguration, there will not be exterior changes. Staff recommends approval with conditions. Existing driveway buffer will be added to minimize the impact. Buffer between lot line and sidewalk will define the 2 parking spaces, 4' deep by 8.5'. It can be reviewed as part of the landscape.

Jason Cohen, under what circumstances would the shadow parking space be required? There is not site plan showing any dimensions, condition should be added to control plans.

Andy Rohas, in the past, we had surveys done and parking plan will be provided to ZBA.

Payson Whitney, this project was reduced by 1 unit. I am curious about parking, the plan dated 2/19 is showing 7 parking spaces, now is the same, why did that not decreased?

Gideon Schreiber, each one of these residential units has 2 bedrooms, only 2 parking spaces are required for each.

Irene Santoro, Center Street, does the property have parking on Franklin or Mount Auburn Street? Is the front entrance for all the units?

Gideon Schreiber. The site will remain the same, the front door will be used for the commercial and residential unit. The second and third floor unit will have 2 access points. The doorways will remain the same, the front door access is to the lobby for commercial and 1 residential unit, and the second residential unit will have access from the rear.

Bob, 260 Mount Auburn St, is there a reason that the garage will remain?

Clark Elefteriadis, the original proposal was to raze the garage. Now that part of the property is converted to second residential unit, the garage will be repaired and used. I have no problem with the buffer in the driveway.

Jonathan Bloch, 9 Franklin Street, direct abutter, this is a much better plan then before. I was told that the Town does not grant variances. This Board will make recommendation to the Zoning Board of Appeals. The garage is big enough to fit 2 cars but the opening on other plans is showing as being small. Some are 14.4' some 20'

Andy Rohas. We propose that the garage door be removed, historically the garage fits.

Gideon Schreiber, this garage is wider than a normal 2 car garage. If there is an issue, we can add that the Historic Commission will review. The Historic Commission review can happen after the Planning Board and Zoning Board of Appeals vote. Plans submitted to night are not control plans.

Jonathan Bloch, cars entering and exiting from the driveway present safety hazard for pedestrians and cars. Buffer and conditions will be added. The planting strip needs to be restored, people park on sidewalk. Why the shadow parking?

Gideon Schreiber, that is private space, it is a public space and any change needs the Town approval. Any no parking sign requires request to traffic commission and their approval. Petitioner does not have any control. Staff believes that shadow parking is necessary but it can be removed.

Jason Cohen, we have two motivations, if the shadow space is removed, cars will park on the street.

Jonathan Bloch, current users use the street and previous did as well, because they do not like the on-site parking conditions.

Clark Elefteriadis, if a buffer is added, it should not be an obstacle.

Jeff Brown, I am not a fan of shadow parking, we should encourage removal.

Gary Shaw, the stairway in the rear will be removed.

Janet Buck motioned that the Planning Board recommends to the Zoning Board of Appeals conditional approval based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report with additional conditions:

1. Consider that a shadow parking space be removed
2. Consider that a buffer will be provided at Franklin Street driveway entrance
3. Include that dimensions of parking spaces be added to the parking area on control plans
4. Confirm the garage opening width

Payson Whitney seconded the motion.

VOTE: 5-0 In favor

Jeff Brown adjourned the meeting and public hearings at 8:40 PM.

MEETING ADJOURNED: 8:40 PM MINUTES APPROVED: _____
For more detailed Minutes see the DVD dated 4/10/2019 which is available in the DCDP office.