

WATERTOWN PLANNING BOARD

DATE: May 8, 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; Janet Buck; Gary Shaw; Jason Cohen
Ingrid Marchesano, Clerk to the Board; Andrea Adams, Senior Planner

ADMINISTRATIVE BUSINESS

Payson Whitney motioned to approve Minutes of the April 10, 2019 meeting.

Janet Buck seconded the motion.

VOTE: 5-0 In Favor

CASES PENDING

- **649 Main Street;** Jessica Middlebrook & David Weintraub – **Special Permit Finding**

Greg Tatnall, GT Building Corp, this is a request to build a small one story rear addition to allow better flow and kitchen renovation.

Andrea Adams, the single family home is located in S-6 zone. Most of the surrounding homes appear to be single homes with some two families. The new structure will be in the rear, screened by the existing house. The existing garage will screen the addition from the abutters. The petitioner has to submit current property survey prior to the ZBA hearing. The proposed project will not be substantially more detrimental. The addition is an infill of an open area between the existing kitchen bump out and the deck. Staff recommends approval with conditions as listed in the staff report.

Jason Cohen, the entire rear elevation has only one window, are there any windows in the kitchen ?

Greg Tatnall, the upper cabinet space is very limited.

Janet Buck motioned that the Planning Board recommends to the Zoning Board of Appeals approval of the Special Permit Finding petition 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.

Jason Cohen seconded the motion.

Vote: 5-0 In Favor

- **19 Loomis Ave;** Arthur Harutyunyan & Nune Khachatrian – **Special Permit**

Norman Kherlop, Architect, this is a proposal to demolish the existing single house and replace it with a two-family house. A scheme was developed and presented to the neighbors. We have also met with the staff. The new streetscape will be less dense. The owner would like to stay in Watertown.

Arthur Harutyunyan, the property is now rented. We have two daughters and each one will receive and live in one of the units.

Andrea Adams, the project was clearly described by the architect. The new two family house will have FAR of more than 0.5 but less than 0.625. Two side yard driveways will be constructed to allow stacked parking. New landscaping will be provided. The existing house was built in 1952, the petitioner appeared before the Historical Commission and no delay was imposed. The FAR will increase, the proposed structure is not appropriate for this site. A 2-family use is allowed by right with up to 0.5 FAR. According to the petitioner the FAR increase will allow family members to stay in Watertown. The proposed FAR of 0.625 would propose 2,964 s.f. plus the basement area. The building would increase by 8 feet, it will have adverse effect on the neighborhood. Currently there are 2 parking spaces, the petitioner is proposing 4. The project does not meet 2 of the 4 criteria, staff recommends denial.

Payson Whitney stated, the application is incomplete.

Jason Cohen, the petitioner's reason of allowing family members to stay in Watertown is not valid justification for increasing the FAR beyond 0.5.

Janet Buck motioned to continue the petition to allow the petitioner to address the issues presented to the Board.

Jason Cohen seconded the motion.

VOTE: 5-0 In favor

Jeff Brown adjourned the meeting and public hearings at 7:45 PM.