

WATERTOWN PLANNING BOARD

DATE: June 12, 2019 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Public Hearing
Regular Monthly Meeting

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

PUBLIC HEARING

Gideon Schreiber, a request was made by the Town Council to clarify language of Zoning Ordinance Section 9.22 to better define residential accessory structure requirements. Following is the suggested language:

- Limiting the total length of any façade to 30 feet.
- Limiting the height to 12' for exterior walls in all instances. A pitched roof would be allowed at the top plate of the wall.
- Limiting the use of attic space by requiring the floor area to comply with the half story requirements.
- Separating commercial accessory structures from residential structures with no further changes.

Staff suggested the proposed language to clarify the type and amount of mass allowed for residential accessory structures. Additional limitations are within the zoning dimensional requirements. Based on this analysis, staff recommends that the Board recommend approval in order to limit the façade length and height of the residential accessory structures.

The Board discussed the proposed amendment and members were particularly interested in the wall heights. Discussion by the Board members regarding the height followed. Diagram was sketched out and the Board discussed the viability of using a ratio 1:1, 45 degrees angle, to limit the height of residential accessory structures. Staff provided option of starting 5' from the property line and 12' in height at which point the structure could be build. The Board directed staff to finalize this language and tested prior to submission to Town Council.

Gary Shaw was concerned about the 18' wall height next to property line. The walls should be further from the property lines or walls should be shorter.

Payson Whitney, the proposed document needs to be edited. Paragraph (h) should be part of paragraph "c".

Lisa Feltner, Town Councilor District B, we need to see some visuals to better understand the implication. Many lots have unusual grades.

Payson Whitney motioned to recommend to the Town Council to approve the proposed changes to Section 9.22 as outlined in the staff report with additional change to paragraph "c" to add "residential" before accessory and to add the height restriction as discussed.

Janet Buck seconded the motion.

VOTE: 5-0 In Favor

(See attached Zoning Amendment)

ADMINISTRATIVE BUSINESS

Janet Buck motioned to approve Minutes of the May 8, 2019 meeting.

Jason Cohen seconded the motion.

VOTE: 5-0 In Favor

CASES PENDING

- **15 Fuller Road; Timothy & Julie Cunningham – Special Permit/Special Permit Finding**

Ken Leitner, Attorney, this is a request to replace the first floor rear deck with a 6'8" x 16'9" deck maintaining 6' setback on all sides from the garage with stairs covered by the second story deck and construct a second story deck with an uncovered portion of 6'8"x6'-9 1/2" in front of the second story door and a porch covered by hip roof which is 12'8"x13'3" maintaining the side yard setback of 10'1" and rear of 20'2" increasing the FAR from .63 to .65 and the lot coverage from 35.8% to 40.1%. All the criteria for Special Permit Finding have been met. The proposed use will not be more detrimental than the existing nonconforming use. A letter of support from the neighbors has been submitted.

Gideon Schreiber, staff worked with the applicant on the initial design, some changes were made. Staff recommends approval with conditions. The actual area change is 78 s.f., it will maintain the existing 6 feet between the garage and ground floor porch.

Gary Shaw, the table of dimensions shows substantial deviations. Was outdoor area calculated in FAR?

Gideon Schreiber, only covered areas were included, first floor and portion of second floor that has a roof was included.

Ken Leitner, a sheet with the new dimensions was submitted to the Zoning Board office and stamped by the clerk.

Payson Whitney motioned that the Planning Board recommend to the Zoning Board of Appeals approval of the Special Permit/Special Permit Finding under Section 5.04 and 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.

Janet Buck seconded the motion.

VOTE: 5-0 In Favor

CASES PENDING

- **16 Waltham Street; Vahe Ohannessian – Special Permit Finding**

Vahe Ohannessian, owner/architect, my wife and our 4 children have purchased the structure built in 1856. We are proposing to add within the existing nonconforming setbacks, a previous addition will be removed and the new addition will be 2 stories. The exterior facades of the original structure will be retained as much as possible by retaining a portion of the original roof and 3 facades. Setbacks are now better by staying within the maximum lot coverage. The property will remain single family.

Gideon Schreiber, staff met several times with the petitioner. The property is older than 50 years, due to some demolition, they will require Historical Commission approval. This is a very unusual site, the original structure will be kept. It is an appropriate request, in keeping with the neighborhood. Staff recommends approval with conditions.

Payson Whitney, will the design be favorable with Historical Commission ? The design fits on the lot and matches with the design of 385 Pleasant Street. Updated dimensional application should be submitted.

Gideon Schreiber, the hearing is required because 2 accessory structures will be removed but the garage will remain.

Janet Buck, this is a very difficult lot, I am impressed with the design.

Jason Cohen, I have visited the site, this is an interesting design that fits into this neighborhood. The roof eaves need some adjusting.

Jeff Brown, 385 Pleasant Street is right there, very close to this property. A letter from a neighbor at 47 Waltham Street concerning height and outside appearance was submitted.

Payson Whitney motioned that the Planning Board recommends to the Zoning Board of Appeals approval of the 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 1-6 set forth in the staff report.

Janet Buck seconded the motion.

Vote: 5-0 In Favor

CASES CONTINUED

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

Janet Buck motioned to continue the petition to the next meeting of the Planning Board.

Jason Cohen seconded the motion.

VOTE: 5-0 In favor

Jeff Brown adjourned the meeting and public hearings at 8:10 PM.

MEETING ADJOURNED: 8:10 PM MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 6/12/2019 which is available in the DCDP office.