

WATERTOWN PLANNING BOARD

DATE: March 11, 2020 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: Jeff Brown, Chairman; Janet Buck; Payson Whitney; Jason Cohen
Gideon Schreiber, Senior Planner

ADMINISTRATIVE BUSINESS

Payson Whitney motioned to approve Minutes of February 12, 2020 meeting.

Janet Buck seconded the meeting.

VOTE: 4-0 In Favor

CASES PENDING

- **215-217 Orchard Street; Sardar Jajan – Special Permit Finding**

Sardar Jajan, this is a request to construct a 1-story addition to be used as a mudroom & storage, decreasing rear yard setback from 12.4' to 7.5' where 20' is required.

Gideon Schreiber, this project was triggered by zoning code enforcement because construction was done without a building permit. Cease work order was placed on the property, home owner required to apply for Special Permit Finding. The owner submitted application, the property is not directly on Orchard Street. Most likely the structure was built as the first house on the block. The new addition is not substantially more detrimental and staff recommends approval.

Jeff Brown, the existing setback is 12.4' and being reduced to 7.5'. Was this block originally one property?

Gideon Schreiber, the rear property line angles. Based on our research, the property originally included the surrounding properties. This is the oldest house that was built in 1925 prior to zoning code existence.

Payson Whitney, based on the submitted zoning table, FAR is high, the data does not seem correct.

Janet Buck, it looks like this was way before zoning, the request seem to be appropriate.

Jason Cohen, when there is a work stop order, we get the application after the fact. By design or by ignorance.

Gideon Schreiber, the only ramification is that the building permit fees are doubled. If it is not up to the code, project needs to be updated.

Sardar Jajan, the project is not finished, we stopped work immediately. More work need to be done to complete 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) to construct a 1-story addition 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: 4-0 In favor

- **735 Mount Auburn Street; Brendan Kelly - Special Permit Finding**

Ken Leitner, Attorney, this is a proposal to change a non-conforming existing garage use to a non-conforming commercial office use for Kelly Brothers Landscaping office and vehicle onsite parking. Employees will park their vehicles and pickup trucks in the morning, same will happen at night. 1-2 employees will stay in the office, small machinery for maintenance of the trucks will remain on site. Storage of landscape materials, such as gasoline, chemicals, fertilizer, will be on the site also. The petitioner had neighborhood meeting, two couples from School Lane attended. Pictures of trucks are submitted tonight. The site will be significantly landscaped, with trees and plants on Mount Auburn Side. We are proposing landscaping on the School Lane side and against the abutters fence. The site now consists entirely of asphalt. The petitioner had no issues in their previous Cambridge location. Kelly Corporation owns the site.

Gideon Schreiber, the site was previously used as a garage repair shop, the structure was built in 1935. The 6,375 s.f. lot was originally identified as district, now is LB (Limited Business). Adjacent properties remain industrial and commercial. A request for Mr. Donut that was submitted in 1982 was denied. In 1998 a request came to the Board to change the use to a restaurant, it was denied as well. The petitioner is proposing to use the site as commercial use. Staff worked with the applicant who is proposing to add pavers and landscaping. Granite markers will be moved, screening will be created, gate placed at the trash area. Additional condition #5 will be added that no storage of landscape materials is allowed.

Jeff Brown, the submitted plans are showing 11 parking spaces, how many vehicles will stay on site? What happen to the gasoline tanks that were originally on site?

Ken Leitner, 4 trucks will be parked on site, some have small trailers to transport lawn mowers etc. The tanks have been removed.

Gideon Schreiber, we have received comments from Councilor Angie Kounelis who asked to read them into record.

Janet Buck, the number and size of the trucks should be part of the conditions. Also included should be a plan of the site showing how the trucks will be parked and how they fit into the spaces. There is a noise associated with loading and unloading of equipment and supplies during morning hours.

Ken Leitner, the employees will start after 7 am, they will not be present during the day, and get back between 4 and 5pm. The petitioner wants to bring very little attention to the site.

Janet Buck, playing of car radios/speakers should not be allowed, employees need to be respectful of the neighbors while engaging in conversation. All plows will be part of the vehicles prior to snow. Low level of security lighting should be provided. The location of the gate to the trash area is unclear. Only totes will be on site. The petitioner will provide commercial trash pickup. Property has to be kept clean.

Jason Cohen, what are the logistics of car/truck movements in the morning and at night?

Ken Leitner, not all employees arrive with their cars. The site is located on bus line that will be used by some employees. Sometimes there will only be 3 cars on the site.

Jeff Brown, this location could be anywhere. This is our chance to change the site use to something better. The site is on one of the main roads in Town. Ordinarily we would not expect such a use in this location.

Ken Leitner, the property is located in T zone, this is the only parcel that is not LB. One abutter stated that a 6 story structure could be build on this site. Ultimately there might be different use on this site.

Frank Furlong, 7 School Lane, I am a direct abutter. Kelly Brothers presented this proposal to me. We have gone through several proposals over the years. If the Board approves this proposal, we will income them as neighbors, and we compliment the new owner plan.

Janet Buck motioned to recommend to the Zoning Board of Appeals approval of the petition for Special Permit Finding under Section 4.06(a) to change one non-conforming use as a repair facility to another commercial/office use 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 condition that there will not be storage of materials on the site.

Payson Whitney seconded the motion.

VOTE: 3-1 Jeff Brown opposed

- **52-54 Channing Road; Sona Manoukian & Mela Margaryan - Variance**

Ken Leitner, we are asking the Board to continue the matter to May meeting of the Board to try to work with the staff and ultimately to withdraw the petition to apply for permit as of right.

Janet Buck motioned to continue the petition for 2 months.

Payson Whitney seconded the motion.

VOTE: 4-0 In Favor

OTHER

Jeff Brown adjourned the meeting at 7:55 PM.

MEETING ADJOURNED: 7:55 PM MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 3/11/2020 which is available in the DCDP office.