



TOWN OF WATERTOWN
Zoning Board of Appeals
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Melissa M. SantucciRozzi, Chairperson
David Ferris, Clerk
Christopher H. Heep, Member
John G. Gannon, Member
Kelly Donato, Member

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Louise Civetti, Zoning Assistant

MINUTES

On Wednesday evening, May 23, 2018 at 7:00 p.m. in the Richard E. Mastrangelo Council Chamber on the second floor of the Administration Building, the Zoning Board of Appeals held a public hearing. In attendance: Melissa SantucciRozzi, *Chair*; David Ferris, *Clerk*; Christopher Heep, *Member*; Kelly Donato, *Member*; Absent: John Gannon, *Member*. Also Present: Mike Mena, *Zoning Enforcement Officer*; Gideon Schreiber, *Senior Planner*; Louise Civetti, *Zoning Assistant*.

Chair SantucciRozzi opened the meeting at 7:10 p.m.; introduced the board and staff, noting all four members present are Full Members. She then congratulated former Alternate Member Jason Cohen who is now seated on the Planning Board. She reviewed the agenda: 35 Longfellow Road has requested to withdraw; 249-251 Orchard Street will be heard; 49 Prescott Street has also requested to be withdrawn by the petitioner's attorney; 36 Arlington Street has been continued at the Planning Board and will not be heard tonight and the last case, 36-38 Hillcrest Circle will be continued to June due to the lack of a voting quorum.

Cases Pending:

Chair SantucciRozzi asked for a motion to accept the applicants' request to withdraw without prejudice at **35 Longfellow Road**. Member Heep motioned; Member Donato seconded. Voted 4-0, **withdrawn**.

Chair SantucciRozzi announced a second request for withdrawal from Attorney Leitner on behalf of his client at **49 Prescott Street** – she asked for a motion to accept the withdrawal. Member Heep motioned. Member Donato seconded. Voted 4-0, **withdrawn**.

Chair SantucciRozzi swore in the audience and requested Member Ferris read the legal notice for the pending case.

Legal notice:

“249-251 Orchard Street

John Marzilli and Joe Marzilli, 249 Orchard Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a Special Permit in accordance with Watertown Zoning Ordinance §5.04, Dimensional Regulations, FAR, so as to demo an existing screened porch and construct a 2-story rear addition, increasing FAR from .54 to .58 as allowed by Special Permit. T (Two-Family) Zoning District. ZBA-2018-01”

Joe Marzilli explained the project simply stating the two-family was purchased by him and his brother and the stairs to the second floor and the basement are very steep by nature of how they built homes at the time. Since the porch needed repairs, they determined that if they were to repair the porch, they would rebuild the stairways to bring them to code, provide for better access to the home and for their safety. It provides a little more room for his brother on the second floor and the FAR is then over the requirements.

Member Heep noticed the elevation plans show the two windows that do not line up. Mr. Marzilli said the second window is within the stairway landing to provide light.

Member Ferris asked if the vinyl siding would match the existing. Mr. Marzilli said his brother found siding that matches almost perfectly.

Chair SantucciRozzi asked if the stairs going up are open or closed. Mr. Marzilli explained that it will be closed off with a door. Member Ferris explained that the plans show the second floor stair is open to the second floor.

Dennis Duff, 33 Spruce Street said that he is against filling open space with buildings; however, he lives on the second floor of a two-family and his stairs are also steep. He believes the FAR is not a concern with this property and this should be approved.

Chair SantucciRozzi read the Planning Board's recommendation noting the 'boiler-plate' conditions and added #8 that the siding match as closely as possible, also noting request is a replacement of the foot print of the porch and not an addition.

Member Ferris motioned to approve the request for FAR at 249-251 Orchard Street. Member Heep seconded. Voted 4-0, **approved**.

Member Heep motioned to adjourn. Member Ferris seconded. Voted 4-0, the meeting adjourned at 7:20 p.m.