

WATERTOWN PLANNING BOARD

DATE: October 13, 2021 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting

PRESENT: Jeff Brown, Chairman; Payson Whitney; Jason Cohen; Abigail Hammett; Janet Buck
Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner; Larry Field,
Senior Planner

ADMINISTRATIVE BUSINESS

Jason Cohen motioned to approve Minutes of 9/8/2021 Planning Board meeting'

Janet Buck seconded the motion.

VOTE: 5-0 In favor

CASES PENDING

- **110 Galen Street;** Galen Street Service Station Inc. – Amendment Special Permit

Gideon Schreiber, the petitioner is not present, but we will proceed with the staff report.

Larry Field, this is a request to amend previously issued Special Permits ZBA-97-07 & ZBA-68-908. The site consists of 2 parcels, the parcel located in I zone is subject to this request., the second parcel is used for other purposes. Currently the site has 1 bay with front entry, unmarked parking and minimum landscaping. The proposal is to amend the previously issued permit to add new service bay in the rear and make other site improvements. The petitioner is proposing to mark the parking spaces and add substantial landscaping and stormwater requirements. This proposal is consistent with the Comprehensive plan, strengthening commercial site and will have no negative impact on the neighborhood. The business will remain the same, second bay will be used for repairs that requires longer time. The four criteria have been met, it is an appropriate use, the hours of operation will remain the same. Number of curb cuts will be reduced; safety of the site will improve. The petitioner is working with DPW to get approved stormwater plan. We would like to include in condition #8 that the existing tree pit on Galen Street shall have replacement tree. A one-way sign will be placed at Water Street. If approved, this permit will replace prior permits.

Gideon Schreiber, Peter Bemis Eng. has joined the meeting and will answer any questions.

Janet Buck, this will be a great improvement of the site.

Abigail Hammett, any plantings placed in the back of the building would be invisible.

Payson Whitney, did this owner applied for the previous permits or is he new? If not, who received the permits. There were conditions attached to the 2 permits, we need to make sure that the owner will follow them.

Gideon Schreiber, we do not know, this is one of the nicer sites in the area.

Peter Bemis, the site access for deliveries is from Galen Street.

Jason Cohen, condition #8A states that the landscape plan is subject to approval by the DCD&P staff which is appropriate to project of this size. We are trying to beautify this part of Galen Street, we want to make sure that the plantings will be substantial. The back is very narrow, rain garden might not work.

Peter Bemis, it will work, we had good luck with such plantings at other projects. We have done annual evaluation report for DPW.

Gideon Schreiber, the improvements are reviewed by DPW, the petitioner is doing significant improvements.

Jason Cohen, the proposed height shown on south side is about 4 feet higher than the rest of the structure. ZBA is the permit granting authority and will review all. It is not listed correctly. The parapet might be too large, sign could be made smaller, better architectural solution can be made, parapet can be the same height as the rest of the building.

Gideon Schreiber, the signage on the building is not yet approved. The parapet is part of the building, and any signage will be reviewed. The plans are showing 17' height of the building plus additional 4 feet for the parapet. It will be reviewed by the staff.

Jeff Brown, the signage is on the canopy, not all signage is by right. The lot is full of cars, do they have other sites for the cars?

Gideon Schreiber, there is also signage on a pole. They are allowed signage up to 5% of the façade.

Jason Cohen, can we make recommendation to ZBA requesting to level the parapet at 17"?

Gideon Schreiber, each site has limited number, that is what they have license for. They would not be allowed to store cars on another site.

Janet Buck motioned that the Planning Board recommends to the Zoning Board of Appeals approval of the Amendment to Special Permits ZBA-97-07 & ZBA-68-908 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 the height of the parapet will be the same as the rest of the structure.

Jason Cohen seconded the motion.

VOTE: 5-0 In Favor

Jeff Brown adjourned the meeting at 7:35 pm.

MEETING ADJOURNED: 7:35 PM MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 10/13/2021 available in the DCD&P office.