

WATERTOWN PLANNING BOARD

DATE: September 8, 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; Abigail Hammett; Jason Cohen; Janet Buck
Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner; Larry Field,
Senior Planner

ADMINISTRATIVE BUSINESS

Payson Whitney motioned to approve Minutes of 7/14/2021 Planning Board meeting'

Janet Buck seconded the motion.

VOTE: 5-0 In favor

CASES PENDING

- **115 Waverly Avenue;** Watertown Housing Authority – Special Permit Finding
Anthony DiGiovanni, Director of maintenance/Watertown Housing Authority/ the property consists of 5 2-story buildings that were build in 1960, called McSherry Gardens. It was a project to provide housing for elderly and veterans. None of the units and facilities are handicap accessible. The proposed II Phase \$ 3 million project will provide 2 handicap accessible units and handicap access to facilities. Phase I will address handicap accessibility.

David Pollak, Architect, the scope of the project is not just to improve the facility but also reorganize the parking area and to provide 2 handicap parking spaces.

Larry Field, staff recommends approval of the project. There are 40 existing apartments and 8 parking spaces. The number of parking spaces will remain the same, but the layout will be better. The proposed additions will remain within the setbacks. More information regarding the stormwater will be provided prior to the Zoning Board of Appeals hearing.

Payson Whitney, I visited the site yesterday. Entry ramp is not shown on the plans, any part is wheelchair accessible?

David Pollak, the reconfiguration, and the parking layout will change, new plans will show everything.

Payson Whitney, where will the trash barrels go, will they be screened? Proposed entry to Building 3, the doors open onto the sidewalk, blocking it. Our plans are not updated, new plans need to be submitted to ZBA. Did the Fire Department review the plans, buildings will be closer?

David Pollak, the doors will be changed, we are still working with our landscape architect.

Gideon Schreiber, one person is providing public testimony, the sound system seems to be an issue, I have advised her to call the office with any questions.

Jason Cohen, the ramp guard rail is solid wall that turns into metal. Why are not all windows operable? The plans are not showing the Quirk Street entrance correctly.

Julia, the no operable windows are in the laundry room, we are trying to meet the code.

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David Pollak, we have tried to present universal design, the solid wall quiets the ramp. The sidewalk on Quirk Street is not handicap accessible. We are working with DPW, we will provide conservative plan at the ZBA meeting. We have every intention to comply with stormwater needs.

Janet Buck, I agree with my colleagues' concerns. Bedrooms have one window only, it would be nice to have 2 to provide cross ventilation.

Abigail Hammett, I am concerned about the door proximity to the laundry room.

Jeff Brown, it is important to have all the concerns addressed before the ZBA hearing. It is a nice site. When will the work happen?

David Pollak, we can change the door. Residents of 2 units will have to relocate. If approved, the work will start in January.

Michael Lara, Executive Director, the need is the focal point of this project. Accessibility is important at every facility, people are unable to use the stairs. There have not been any updates for decades.

David Pollak, when renovations reach certain amount, buildings, especially in public housing have to comply. Laundry, kitchen and community rooms were not handicap accessible.

Janet Buck 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 set forth in the staff report.

Jason Cohen seconded the motion.

VOTE: 5-0 In Favor

Jeff Brown adjourned the meeting at 7:50 pm.

MEETING ADJOURNED: 7:50 PM MINUTES APPROVED: _____

For more detailed Minutes see the DVD dated 9/8/2021 available in the DCD&P office.