

PLANNING BOARD MEETING

Minutes, January 5, 2005

Members present: Joseph Barrell, Deborah Emello, Karl Haglund, James Heigham, Andrew McClurg

Also present: Jeffrey Wheeler, Planning Coordinator

7:15 p.m.: There being a quorum, Chairman Barrell opened the meeting.

General Business:

1. Discussion on Performance Guarantee at Northland – Chairman Barrell reviewed the issue. The Board questioned whether construction costs rose since the amount was determined. The Board agreed that Staff should review to make sure that the Guarantee covers today's costs and to have the Board provide a final review and approval.

7:30 p.m. Public Hearing on the Proposed Zoning Amendments Relating to the Demolition Moratorium

James Heigham read the public hearing notice.

Joe Barrell began the discussion on the proposed amendments. He stated a general concern that some of the amendments were too vague and not engineering terms. Of particular concern to him was the impact of changes to garages in basements and front yard parking. He further expressed concern about the definition of grade. Jeffrey Wheeler explained the intent of the proposed amendment to the definition of grade. The Staff was looking to base the height of buildings on existing grade and for the grade to be consistent with abutting properties.

James Heigham agreed that the amendments to the half-story definition made sense. Sue Bass questioned how these changes would impact 1-1/2 story buildings. Jeffrey Wheeler explained that it would only impact 2-1/2 story structures, since 1-1/2 stories is allowed by-right. Deborah Emello questioned how this definition would impact split-level homes and in light of this stated that the proposed language needs to be revised.

Mark D'Andrea questioned whether the proposed height of 30' would be sufficient for a typical house. Jeffrey Wheeler explained that the height of the building is measured to the mid-point of the sloping roof; this means that the height to the ridge will be approximately 34'. He added that the Building Department reviewed this limitation based on contemporary building standards and determined that 30' could work.

Karl Haglund stated that the proposed Special Permit criteria for front yard parking was too interpretational and should be revised to be more specific. He also stated that the

same language should be included within the limitations for Single Residence Districts as well. James Heigham, however, contradicted and stated that he did not know how the proposed criteria could be any more specific. He stated that the criteria were typical zoning language and its interpretation should be left to the Zoning Board of Appeals. Jay Greene expressed a desire to see the setbacks changed. He stated that structures are being torn down with greater setbacks than new ones are being built with – can't the setbacks be changed to require that the existing setback to the structure be maintained. Gladys Unger also expressed a desire to see amendments made to the setback requirements.

Cecily Michaelis expressed concern about the increase in pavement when a new two-family structure is built replacing a single-family home. Joe Barrell stated that the pavement in front is less than if it was constructed along side the house. Deborah Emello stated that she would like to see more specific language. Karl Haglund requested a copy of Watertown's restrictions prohibiting front yard parking.

James Heigham expressed an overall concern that when you tinker with one section of the Zoning By-Laws it can have unknown ramifications. He expressed a desire to have these amendments finalized for an April Town Meeting.

On a motion seconded, the Planning Board voted to continue the public hearing to Tuesday, January 25.

8:40 p.m. Public Hearing on the Proposed Zoning Amendments relating to Multi-Family Use in Waverley Square\Local Business I Zoning Districts

On a motion seconded, the Planning Board unanimously voted to close the public hearing. Jeffrey Wheeler mentioned that a new public hearing regarding multi-family use of the Waverley Square Fire Station was scheduled for January 10.

8:45 p.m. There being no further business, the meeting adjourned.