

CITY OF WALTHAM
ZONING BOARD OF APPEALS
January 2, 2018

The Zoning Board of Appeals held a public hearing at 7 P.M., Tuesday, January 2, 2018 in the Public Meeting Room of the Arthur Clark Government Center, 119 School Street, Waltham, MA.

In attendance were Chair, Barbara Rando, and members Glenna Gelineau, Sarah Hankins, Mark Hickernell and John Sergi.

Mrs. Rando: Tonight we have one new case, Case No. 2017-42, Richard and Maria Iannetti, 24 Rando Lane, and that's for a variance.

Mrs. Rando: The first action this evening is for a motion to accept the minutes of December 19, 2017.

On motion of Mr. Sergi, seconded by Ms. Gelineau, the board voted to approve the minutes of December 19, 2017.

Mrs. Rando: Will the clerk please read the petition in Case 2017-42, 24 Rando Lane?

The clerk then read the Petition of Richard and Maria Iannetti in an application for variances to allow for the construction of a one-story garage. Location and Zoning

District: 24 Rando Lane, Residence A-2 Zoning District.

Mrs. Rando: May we hear from the Petitioner or the Petitioner's representative, please.

Ms. Gelineau: Madam Chair, can I just say before we start the meeting, just to fully disclose, my office was involved when the Iannetti's purchased the property on Rando Lane. However I was not involved in the transaction and we were not their representatives or the buyer's representatives. It went from my office but they bought it from a different office. I don't feel that there's any conflict or problem but I just wanted to disclose it.

Mr. Francis: We don't have any objection.

Attorney Bret Francis, Scafidi and Juliano, 10 Hammer Street, Waltham came forward on behalf of Maria and Richard Iannetti. (Mr. Francis submitted to each member a copy of his brief.

(Mr. Francis then read his brief into the record.)

Mr. Francis: Lastly the petitioners did go around to the neighbors, have spoken with them. The closest, the property that would be most affected is actually on Worcester Lane but Mr. Iannetti did speak to them. Would you like to come and show the properties that you spoke to?

Mr. Richard Iannetti went over the plan with the board showing where the garage was proposed.

Mr. Iannetti: The person that would be most affected most is Bob DiGregorio who lives on Worcester Lane and before the letter went out, I contacted Bob and when we first came to the neighborhood he was very nice and came over and he introduced himself and I found that whenever I needed to speak with him about any issues, that just give him a call.

Bob said, after I spoke to him, he came down to the building department and he looked it over and he got back to me and he said that he wouldn't have any issue with me putting a garage over there.

Mr. Francis: Any other neighbors that you spoke to?

Mr. Iannetti: Leon Caragulian, he lives over here (referring to the plan) my next door neighbor. He has no issues with me putting in a garage.

Mrs. Rando: You didn't put that on paper, did you?

Mr. Iannetti: We did not.

Mrs. Rando: Do you have a rendering of what the garage is going to look like?

Mr. Francis: I have floor plans. I don't have a rendering of what the outside would look like.

(Mr. Francis went before the board to go over the plan.)

Mrs. Rando: Mr. Sergi, do you have any questions?

Mr. Sergi: So it's going to kind of match what's there with the house?

Mr. Iannetti: It's going to be a single story garage. The new roof is going to be at the same level as the existing roof.

Mr. Sergi: Okay. It's going to fit into the neighborhood. Are you putting in a foundation?

Mr. Iannetti: Yes.

Mr. Sergi: It will be a full foundation?

Mr. Iannetti: Yes.

Mrs. Rando: Mr. Hickernell?

Mr. Hickernell: No questions.

Mrs. Rando: Ms. Gelineau?

Ms. Gelineau: No questions.

Mrs. Rando: Ms. Hankins?

Ms. Hankins: No questions.

(No one was in the audience that was in favor, in opposition or seeking information.)

Mrs. Rando: You may proceed with your Proposed Findings of Fact.

On motion of Mr. Sergi, seconded by Mr. Hickernell, the board voted to waive the reading of the Proposed Findings of Fact since it has been on file in the Law Department.

Mrs. Rando: On Page 2 of your Findings of Fact, on your front yard setback, in accordance with Article 4, blah, blah, blah, you meant to say front yard.

Mr. Francis: Yes.

Mrs. Rando: All right, you may continue with your Proposed Decision.

On motion of Mr. Sergi, seconded by Mr. Hickernell, the board voted to waive the reading of the Proposed Decision since it has been on file in the Law Department.

Mrs. Rando: Do I have a motion on the Proposed Findings of Fact?

On motion of Mr. Sergi, seconded by Mr. Hickernell, the board voted to adopt the Proposed Findings of Fact, as amended with the correction, to be the board's Findings of Fact.

Roll call: Mr. Sergi, yes; Mr. Hickernell, yes; Ms. Geliineau, yes; Ms. Hankins, yes and Mrs. Rando, yes.

Mrs. Rando: Do I have a motion on the Decision?

On motion of Mr. Sergi, seconded by Mr. Hickernell, the board voted to adopt the Proposed Decision to be the board's decision.

Roll call: Mr. Sergi, yes; Mr. Hickernell, yes; Ms. Gelineau, yes; Ms. Hankins, yes and Mrs. Rando, yes.

Mrs. Rando: So it is granted. Good luck. One more motion is in order.

On motion of Mr. Sergi, seconded by Mr. Hickernell, the board voted to adjourn at 7:15 P.M.

Barbara Rando, 1/9/18