



TOWN OF WATERTOWN  
Planning Board  
Administration Building  
149 Main Street  
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## MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, October 13, 2010 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

### I. ADMINISTRATIVE BUSINESS

Minutes of 09/15/2010 Meeting

### II. CASES PENDING

- **124 Maplewood Street** Michael Mandel - Special Permit Finding

§4.06(a), Alts/Additions to Non-conforming Structures, Side Yard Setbacks, Zoning Ordinance, so as to enclose existing westerly side porch for kitchen extension, maintaining existing westerly side yard setback of 3.5' and further construct rear deck, 12.9' x 13', with westerly side yard setback of 5.9' (less non-conforming than house at 3.4'), where 12' is required - located in the S-6 (Single Family) Zoning District.

- **198 Summer Street**; John and Laura McKenzie - *Appealing Determination of the Zoning Enforcement Officer (ZEO)*

§9.19(a), Right of Appeal, Zoning Ordinance (WZO), so as to rescind ZEO determination that in accordance with §2.01(a) & (b), Accessory Structure/Use, Zoning Ordinance, the keeping and breeding of 11 chickens and 25 rabbits in portion of garage is not an accessory use incident to the two-family residential use - located in the T (Two-Family) Zoning District.

- **264 Arlington Street** Dafna Krouk-Gordon, President, TILL, Inc. - **Special Permit/Site Plan Review**

§5.01.2.a.2/ §5.00(f), New Construction Exceeding 4,000 Square Feet; §5.05(d) and **Variance** §5.04, Table of Dimensional Regulations-Side Yard (Wells Ave) Dover Amendment Waiver, Reduction in Side Yard Setbacks, **Variance** in accordance with §6.02(k), Parking Setback from Buildings/Property line, Zoning Ordinance, so as to raze non-conforming structure (Linco Tool) and construct a two-story building, 16,272 sf. 1<sup>st</sup> -57'x136' and 2<sup>nd</sup>-70'x118' including 15' rear overhang, with 8 parking spaces under overhang, located 0-1' from building, where 8' is required and providing 11.9' - 33.3' varying southerly side yard setback and 3' northerly side yard setback, where 15' is required, for use as an adult

day habilitation, in accordance with educational use, c40A, §3 - located in the LB (Limited Business) Zoning District.

- **118-120 & 132, and 140 Pleasant Street**, Claudio Coppola, President, Coppola Pleasant Street LLC - Special Permit/Site Plan Review

§9.03, in accordance with §5.00(f), New Construction Exceeding 4,000 sf/more than 3 dwelling units; §5.01(f), Multi-Family 4+; §5.01(g)/Multi-Family 5+, Zoning Ordinance, so as to raze existing garage and three-family dwelling structures and construct a 4-story, 44-unit residential building with 4 affordable units, providing 84 parking spaces (53 garage spaces under bldg and 16 exterior spaces) and in accordance with §6.01(h), provide 18% (15 spaces) shadow parking at the properties - located in the I-3 (Industrial) Zoning District.

#### IV. OTHER