



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, February 9, 2011 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. *ADMINISTRATIVE BUSINESS*

Minutes of 11/17/2010 & 1/20/2011 Meetings

II. *CASES PENDING*

320 Main Street; John Paicopoulos – Special Permit

§5.02(l), Accessory Use Regulations, New and Used Vehicles for Sale, Zoning Ordinance, so as to use two existing parking spaces for the purpose of selling used motor vehicles as an accessory use to the service station, Main Street Mobile, Inc. - located in the LB (Limited Business) Zoning District.

70 Chapman Street, Margaret Woodruff, President, Bristol Development Group, LLC - **Special Permit Finding & Variance**

Special Permit Finding in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures and a Variance in accordance with §5.04, Dimensional Regulations, Rear Yard Setback, Zoning Ordinance, so as to construct a 2nd floor dormer (15' x 8.5') within the non-conforming southerly sideyard setback of 6.3' where 10' is required and to remove the existing first floor rear deck (10' x 7.8') so as to construct a new rear addition (24' x 7.8') on the existing foundation (24' x 7.8') with a 2' roof overhang set back 17.5' from the rear lot line where 20' is required - located in the T (Two-Family) Zoning District.

80 Walnut Street, Amleto Martocchia – Variance

§6.02(j), Location and Design of Off-Street Parking, Front Yard, Zoning Ordinance so as to allow two 10' wide driveways to access two garages (each to contain two tandem parking spaces under a new two-family dwelling) located 16' and 21' feet from the front lot line, where 23' is required - located in the T (Two-Family) Zoning District.

270 Pleasant Street; Andrew Kaye, CPC-T, LP - **Special Permit**

Raze existing buildings (former Haartz Mason site) and construct 174 residential dwelling units (17 subject to Affordable Housing Requirements) on two lots with 139 of the dwelling units on

Lot 1 with parking beneath and 35 dwelling units and 1,161 s.f. of retail space on the first floor of Lot 2 with parking beneath. The two lots consist of 3.1 acres of land – located in PSCD (Pleasant Street Corridor District) zoning district.

Section 5.16(d)(4)(B) allow maximum FAR of 2.0 (Lot 1 & @), 5.16(d)(6)(D) allow increase in maximum height up to 66 feet (Lot 1), 5.16(d)(7)(A) allow maximum building coverage of 60% (Lot 1), 5.16(e)(3) parking requirement reduction not to exceed 15% (Lot 1&2), all in accordance with development incentive credits pursuant to 5.16(h), 6.01(g) off-street parking on another lot in the same ownership; 5.06 construction of structures in Flood Plain District, 5.07 Affordable Housing Requirements; 9.03 Site Plan Review.

IV. OTHER