



TOWN OF WATERTOWN
Planning Board
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Telephone (617) 972-6417

Facsimile (617) 972-6484

www.watertown-ma.gov

John B. Hawes, Jr., Chairman

G. Jack Zollo

Jeffrey W. Brown

Fergal Brennock

Linda Tuttle-Barletta

MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, May 11, 2011 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. ADMINISTRATIVE BUSINESS

Minutes of 4/13/2011 Meeting

II. CASES PENDING

• **24-26 Copeland Street;** Harish K. Chawla – Special Permit Finding

Section 4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setbacks, Zoning Ordinance, so as to allow the enclosure of a portion 12'x10' and 13.5'x6' of the first floor deck, 25.5'x10', maintaining the southerly side yard setback of 8.9', where 12' is required and the northerly side yard setback varying from 5.5'-5.6', where 10' is required – located in S-6 (Single Family) zone

• **532 & 560 Pleasant Street;** A. Russo Real Estate Trust, c/o A. Russo & Sons, Inc. – Amendment to a Special Permit/Site Plan Review & Variance

Amendment to a Special Permit #06-38ASP in accordance with Sections 5.01 (h) Wholesale Business; 5.02 (j) Outdoor Display of Merchandise; 5.02 (f) Parking for business trucks, so as to permit:

1. Expansion of the existing Russo's building for additional warehouse space (15,566 sf);
2. Expansion of the area dedicate to the outdoor display of merchandise (4,550 sf);
3. Reconfiguration of accessory parking located on a separate lot in common ownership; and
4. Parking for occupant's business trucks (not specified)

Variances under Sections 5.16(d)(8) & 5.16(d)(9) maximum impervious surface and minimum open space, 6.02(b) minimum size of parking spaces, 6.02(h) driveway opening greater then 24 feet, 6.02(k) interior landscaping, parking setback from lot lines and buildings as to permit use and occupancy of accessory customer parking and reconfiguration and expansion of parking areas. Variance from Section 6.04(c) Design and Layout of Off-Street Loading Facilities, Maximum Driveway Width, in order to allow a 68 ft driveway where a maximum of 30 ft is allowed - located in the PSCD (Pleasant Street Corridor District).

III. CONTINUED CASES

- **57 Irving Street;** Rafael Loftus – Special Permit
Special Permit under Section 4.06(e) as to permit change from an office use with auto parking to an office use with 6 truck parking – located in R.75 district.
- **320 Main Street;** John Paicopoulos – Special Permit
Section 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.

IV. *OTHER*