



TOWN OF WATERTOWN
Planning Board
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MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, June 8, 2011 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. *ADMINISTRATIVE BUSINESS*

Minutes of 5/11/2011 Meeting

II. *CASES PENDING*

- **151 Worcester Street;** Kenneth J. Swift – Special Permit Finding

§4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setbacks, Zoning Ordinance, so as to raze existing garage; construct a 2 ½-story rear addition 32'x16.5', maintaining northerly side setback at 4.9', where 10' is required; construct a 2nd story addition over existing front porch and living area 16.5' x 6', maintaining a front setback of 13.5', where 15' is required and further to add a 14'x8' shed – located in T (Two-Family) Zoning District.

- **32 Arsenal Street a/k/a 71 North Beacon Street;** Richard Merson, President, United Cerebral Palsy - Amendment to Special Permit and Amendment to Special Permit Finding #09-16 ASP/SPF

Amendment to Special Permit and Amendment to Special Permit Finding #09-16 ASP/SPF granted on August 12, 2009 to construct new 2-story building, so as to modify controls plans reflecting parking and landscaping and to modify condition #11 regarding parking spaces – located in LB (Limited Business) Zoning District.

- **485 Arsenal Street** (Arsenal Mall); Renee Miller, Agent, Chipotle Mexican Grill of Colorado - Variance

§7.07(c), Signs, so as to have exterior signage of 28.66 s.f. on the northerly façade and approximately 10 s.f. on the northeasterly facade where the maximum 200 s.f. allowed for all facades has been exceeded – located in I-3 (Industrial) Zoning District.

- **55 Bigelow Avenue** (known as 51 Bigelow Avenue); Vatche Keusseyan, Tenant – Special Permit

§4.06(e), Replace Existing Non-Conforming Use (Dry Cleaner) with A New Non-Conforming Use (Retail) – located in T (Two-Family) Zoning District.

- **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

- **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