



TOWN OF WATERTOWN
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MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, July 13, 2011 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. *ADMINISTRATIVE BUSINESS*

Minutes of 6/8/2011 Meeting

II. *CASES PENDING*

- **77 Riverside Street**; David Russo, Chairman of the Historical Commission

Watertown Historic Landmarks Ordinance and request for comments on the 77 Riverside Street Landmark Designation Report

- **175 Palfrey Street**, Mark Staten - Amendment to Special Permit #86-87-36

Amendment to Special Permit #86-87-36 granted August 17, 1987, so as to raise roof height of the second floor at the rear of an existing two family residence - located in the S-6 (Single Family) Zoning District.

- **805 Mt. Auburn Street**; New Cingular Wireless PCS, LLC d/b/a AT&T Mobility LLC, c/o Frank Kelley, SAI Communications - Amendment to Variance, to Special Permit; to Special Permit Finding #96-33

Amendment to Variance, to Special Permit; to Special Permit Finding #96-33, granted on February 26, 1997, amended on July 30, 1997 in accordance with §4.06(a), Alteration to a Non-Conforming Structure; so as to relocate existing (6) antennas from a 25' rooftop pole and adding one LTE antenna within a 10' stealth enclosure above the existing penthouse structure and mimicking the penthouse - located in the LB (Limited Business) Zoning District.

- **383 Orchard Street**; Atsuko Polzin – Variance

§4.03(g), Accessory Structures Adjacent to Public Way, Zoning Ordinance, so as to allow a 10'x12' shed to be located 5' from the side lot line, where 15' is required - located in the T (Two-Family) Zoning District.

- **22 Perry Street**; Ada H. Wong - Special Permit

§5.04, Table of Dimensional Regulations, Maximum FAR, Zoning Ordinance, so as to construct a two-story with full basement southerly side addition 32'x12' and two exterior stairways, creating an FAR of .59%, where over 50% and less than .625% is allowed by SP - located in the T (Two-Family) Zoning District.

III. CONTINUED CASES TO BE HEARD

- **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)

Variations 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 than 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. CASES NOT TO BE HEARD

- **326 Belmont Street**; Dr. Mark Strokowski, - Variance & Special Permit Finding (**TO BE CONTINUED**) Variance under §5.05(j), Notes to Table of Dimensional Regulations, Maximum Eave Height, Maximum FAR; and a **Special Permit Finding**, §4.06(a), Alts to existing Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to add two dormers and alter roof line to third floor - located in the T (Two Family) Zoning District.

- **428 Mount Auburn Street**; Jeffrey Belezikian – Variance (**WITHDRAWN**) §5.04, Table of Dimensional Regulations, Side Yard Setback, Zoning Ordinance, so as to construct a new 1-story single family residence on an existing foundation with a varying side setback of 13' to 8', where 10' is required - located in the T (Two-Family) Zoning District.

IV. OTHER