



TOWN OF WATERTOWN
Planning Board
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PUBLIC NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, September 14, 2011 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. *ADMINISTRATIVE BUSINESS*

Minutes of 8/10/2011 Meeting

III. *CONTINUED CASES*

- **26 Forest Street** – HYE Realty, LLC - **Variances**

Fimi Kachadurian, Manager, HYE Realty, LLC, 103 Stoneybrook Road, Belmont, MA 02478, herein requests the Board of Appeals to grant a **Variances** in accordance with §5.04(f) Minimum Lot Frontage, Rear Yard Setback and §5.05(e) Side Yard Setback Buffer Zone, Zoning Ordinance, so as to RAZE existing two family structure and construct a two-family dwelling, 74'10"x30', with 45.5' frontage, where 50' is required and creating a rear yard setback of 17', where 20' is required – located in T (Two-Family) Zoning District.

- **190-192 Arlington Street** – Alison Bengel and Janet-Schmiege Ferguson - **Reconsideration**

Alison Bengel 190 Arlington Street and Janet-Schmiege Ferguson 192 Arlington Street, Watertown MA, herein request the Board of Appeals to allow the **Reconsideration** of a previously denied Amendment on December 6, 2010, to a Special Permit and a Variance (#10-24 ASPF/AVAR) in accordance with §9.18(b) Reconsideration Within Two Years, Zoning Ordinance, so as to permit a fourth substandard parking space within the front yard/setback and widen the curb-cut to 30 feet at the property formerly known as 190-192 Arlington Street – located in 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 T (Two-Family) Zoning District.

II. *CASE PENDING*

- **69 Lowell Avenue** – Jean M. & Paul A. Humez – **Special Permit Finding**

Jean M. and Paul A. Humez, 69 Lowell Avenue, Watertown, MA 02472, herein requests the Board of Appeals to grant a **Special Permit Finding** in accordance with §4.06(s), Alts/Additions to Non-conforming Structures, Side Yard Setback, Zoning Ordinance, so as to legalize and enlarge an existing deck, 5'x10', to 10'x10', maintaining easterly side yard setback of 7.2', where 12' is required – located in T (Two Family) Zoning District.

- **455-465 Arsenal Street** – Arsenal Associates – **Amend Special Permit/Amend Variance**

Andrew M. Bourne, Agent, Gilbane Company, c/o Arsenal Associates, LP, 7 Jackson Way, Providence, RI 02903, herein request the Board of Appeals to grant an Amendment to Special Permit and Amendment to Variance #80-81-5, and further #81-82-2, so as to reconfigure and add 25 parking spaces within courtyard – located in I-1 (Industrial) Zoning District.

- **480, 525-541 Pleasant Street** – Farley White Aetna Mills LLC – **Special Permit with Site Plan Review**

Sam Altreuter, Farley White Aetna Mills, LLC, 155 Federal Street, Suite 1800, Boston, MA 02110, herein requests the Planning Board to grant a Special Permit in accordance with §6.01(g), Parking on a Separate Lot, in order to provide 502 of the 666 total parking spaces on a separate lot at 525-541 Pleasant St ("Lot B") from the principal use at 480 Pleasant St ("Lot A"). The Petitioner also requests the Planning Board to recommend approval to the Zoning Board of Appeals, a **Variance** from §5.04 Table of Dimensional Regulations and a **Special Permit Finding** in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures, to construct a new vestibule entryway at the northerly elevation along Pleasant Street on Lot A with a setback of 0' where a build-to line of 10' is required.– located in PSCD (Pleasant Street Corridor District) Zoning District.

IV. *OTHER*