



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

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John B. Hawes, Jr., Chairman  
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Linda Tuttle-Barletta  
Neal Corbett

## MEETING NOTICE

The Planning Board of the City known as the Town of Watertown will be conducting a public hearing on **Wednesday, October 12, 2011 at 7:00 p.m.** in the Town Council Chamber, **Administration Building, 149 Main Street, Watertown, MA 02472.**

I. *ADMINISTRATIVE BUSINESS*

Minutes of 9/14/2011 Meeting

II. *CONTINUED CASES*

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

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.

III. *CASE PENDING*

- **32 Olney Street** – Craig McMahan & Natalya Pushkina – **Special Permit Finding**

Special Permit Finding in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures, Side and Front Yard Setbacks, so as to raze a non-permitted rear 170 s.f. single story addition and construct a 410 s.f. two-story addition, maintaining non-conforming northerly side yard setback at 1.9', where 1.7' exists and where 10' is required; enclose existing front entry, creating 58 s.f. and maintaining 8' front yard setback where 15' is required – located in T (Two-Family) Zoning District.

- **Stanley Avenue Lot 807-1B-1** – WP Acquisitions LLC – **Special Permit with Site Plan Review**

Richard Dickason, Wood Partners, New England Regional Director, WP East Acquisitions, LLC, 80 Hayden Avenue, Suite 110, Lexington, MA 02421, herein requests the Planning Board grant a Special Permit with Site Plan Review in accordance with WZO §5.01(1)(f), Multi-Family 4+, so as to construct three (3) multi-family buildings with a total of 222 residential dwelling units of which 22 would be designated as Affordable Housing Units (in accordance with WZO §5.07, Affordable Housing Requirements) with 364 parking spaces accessed from Waltham Street known as "Waltham Street Apartments". Also requested is a Special Permit under WZO §5.16(d)(6)(D), Provisions for Increased Height, to allow Building 1 and Building 3 to have heights of 58'<sup>5</sup>/<sub>5</sub> stories (where the baseline is 54'<sup>5</sup>/<sub>5</sub> stories) by achieving Development Incentive Credit §5.16(h)(1) (Enhancing Public Open Space) – located in Pleasant Street Corridor District (PSCD).

IV. *OTHER*