



**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](http://www.watertown-ma.gov)

John B. Hawes, Jr., Chairman  
Jeffrey W. Brown  
Fergal Brennock  
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 **Thursday, November 10, 2011 at 7:00 p.m.** in the Town Council Chamber, **Administration Building, 149 Main Street, Watertown, MA 02472.**

I. **ADMINISTRATIVE BUSINESS**  
Minutes of 10/12/2011 Meeting

II. **PROPOSED AMENDMENT TO THE ZONING ORDINANCE** is to consider adding Assisted Living as a regulated use. The proposed language will amend Definitions, adding language to Section 2.05 Assisted Living; amend Section 5.01 Table of Use Regulations, adding Assisted Living to be allowed by Special Permit with Site Plan Review in R.75, R1.2, NB, LB, and CB Zoning Districts; amend Section 5.03 Notes for mixed use, adding assisted living, amend Section 5.07 Affordable Housing, Applicability, to exempt assisted living as an institutional use; and, amend Section 6.02 Required Off-Street Parking, to correct a clerical error.

III. **CASE PENDING**

• **99-101 Common Street** – Ahmad Yasin – **Special Permit Finding**

Ahmad Yasin, 9 Sunnybank Road, Watertown, MA 02472, Owner, herein requests the Zoning Board of Appeals to grant a **Special Permit Finding** in accordance with §4.06(e), Additional Non-Conforming Uses to Existing Non-Conforming Use, Zoning Ordinance, so as to add a 16 seat eating establishment operating on weekends only and cooking classes for 8-12 students two weekdays only, in addition to the existing approved catering (Kareem Culinary) business – located in S-6 (Single Family) Zoning District.

IV. **CONTINUED CASES**

• **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 58'5 stories (where the baseline is 54'5 stories) by achieving Development Incentive Credit §5.16(h)(1) (Enhancing Public Open Space) – located in Pleasant Street Corridor District (PSCD).

V. **OTHER**

• **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.