



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

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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, December 15, 2011 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA 02472.

I. **ADMINISTRATIVE BUSINESS**  
Minutes of 11/10/2011 Meeting

II. **CASES PENDING**

- **560 Pleasant Street (Russo's) – Modification Special Permit (PB-2011-02-SP)**

Russo Real Estate Trust, c/o A. Russo & Sons, Inc., herein requests minor modification of Control Plans, in connection with approval of Variance requests before the Zoning Board of Appeals, including revisions to the travel lanes on Paramount Place and other site modifications, as well as the inclusion of basement area to the entire footprint of Russo's building additions – located in the PSCD (Pleasant Street Corridor District) Zoning District

- **480 Pleasant Street (5 Bridge St.) – Amend Special Permit**

Rick Tattersfield, 1366 Technologies, Tenant, herein requests the Planning Board to grant an **Amendment to Special Permit #PB 2011-04** approved in accordance with § 6.01(g), Parking on a Separate Lot, Zoning Ordinance so as to allow the following: realignment of access walkway, relocation of bicycle parking, new loading dock, new concrete pads to support trash compactor and bulk gas storage tanks and new egress doors, impacting the existing 164 space parking lot at the principal site 480 Pleasant Street. The property known as 480 Pleasant Street; however includes 452, 480, 525, 541 Pleasant Street, 5 Bridge Street and 76 Stanley Avenue - located in the PSCD (Pleasant Street Corridor District) Zoning District.

- **74 Acton Street – Special Permit**

Joe & Ed Hardy, Acton St Assets, LLC, herein request the Planning Board to grant a **Special Permit** in accordance with §5.01(3.b.2) New Construction Over 4,000 s.f. in PSCD and 5.16 (d.10.A) Build To Line, Zoning Ordinance, so as to demolish existing 18,000 s.f. non-conforming building to construct new conforming 15,500 s.f. 2-story building facing Rosedale RD, with a 18' build-to line, where 10' is required, allowed with recommendation from the Planning Board - located in the PSCD (Pleasant Street Corridor District) 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, 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 PSCD (Pleasant Street Corridor District) Zoning District.

III. *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.