



TOWN OF WATERTOWN

Planning Board

Administration Building

149 Main Street

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MEETING NOTICE

The Planning Board of the City known as the Town of Watertown will be conducting a public hearing on **Thursday, January 12, 2012 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA. Please contact the Planning Office the day of the meeting to confirm cases being heard.

I. **ADMINISTRATIVE BUSINESS**
Minutes of 12/15/2011 Meeting

II. **CASES PENDING**

• **87 Lovell Road** – Patrick & Anne Flanagan – **Special Permit Finding**

Special Permit Finding in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to enclose second floor sun room, maintaining non-conforming southerly side yard setback at 8.8', where 12' is required - located in the S-6 (Single Family) Zoning District.

• **46 Elton & 43 Bigelow Avenues** – Sarkis Ourfalian, St. Stephen's Elementary School – **Site Plan Review**

Site Plan Review Approval in accordance with §9.03 Site Plan Review permitting, §5.01.2.a.2, Educational Use Greater than 4,000 Square Feet; with M.G.L.c.40A §3 'Dover Amendment' exemption/waiver from §5.04, Rear Yard Setback; 6.02(k), Parking setback from buildings; 6.01(g), Off-site parking, Zoning Ordinance so as to construct a two-story, 6,200 square feet addition to St. Stephen's Elementary School with full basement, less than existing non-conforming rear yard setback at 10'-18', where 20' is required; 5 parking spaces onsite and 13 off-site, where 18 on-site is required; and 3 on-site spaces within required building setback of 8' - located in the (T) Two-Family Zoning District

III. **CONTINUED CASES**

• **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 58¹/₅ stories (where the baseline is 54¹/₅ 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**