



# 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 **Wednesday, March 14, 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 2/8/2012 Meeting

#### II. *CASES PENDING*

- **24 Green Street** – Mark & Heather Hartsman – **Special Permit Finding**

Special Permit Finding in accordance with §4.06(a), Alts/Additions to Nonconforming Structures, Side Yard Setback(s), so as to expand/raise the roof to accommodate a ½ story for a new 13'x22' living area, maintaining existing non-conforming northeasterly side yard setback at 7.3', where 12' is required and southwesterly side yard setback at 3.2', where 10' is required – located in T (Two-Family) Zoning District

- **21 Franklin Street** – Robert Vercollone & Becky Hoffman – **Special Permit**

Special Permit in accordance with §5.01.1(B), Converting Single Family to Two-Family, where the applicant is proposing to legalize an existing, unpermitted conversion of a single family residence to a two-family residence and construct an exterior 2<sup>nd</sup> floor egress stairway and deck with four (4) parking spaces – located in SC (Single-Family Conversion) Zoning District

#### III. *CONTINUED CASES TO BE HEARD*

- **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*