



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

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, April 11, 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 3/14/2012 Meeting

II. *CASES PENDING*

• **14 Fayette Street;** Ruwen Gao - Special Permit Finding

Special Permit Finding in accordance with §4.06(a), Alts/Additions to Nonconforming Structures, Rear and Side Yard Setback(s), Zoning Ordinance, so as to increase the height of the structure and replace the existing roof with a new gable roof – located in T (Two-Family) Zoning District

• **386B Arsenal Street;** Jonah Sturtevant, Boston Mobile Concepts - Special Permit

Special Permit in accordance with §5.01.5(f), Motor Vehicle Repair, so as to occupy a 2100 s.f. leased space with a car stereo installation business – located in I-1 (Industrial) Zoning District

• **401-405 Main Street;** Anthasasios & Vasilias Mitropoulos - Variance & Special Permit Finding

Variance(s) in accordance with §5.04, Table of Dimensional Regulations, Side and Rear Yard Setbacks and a Special Permit Finding in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures, Rear Yard Setback, so as to enlarge an existing storage room and ramp, located within the rear lot area, maintaining the existing building side yard lot line, and adding a new loading dock within the rear yard - located in the LB (Limited Business) Zoning District

• **66 Edenfield Avenue;** Ara Dermovsesian – Special Permit & Special Permit Finding

Special Permit in accordance with §6.02(j), Location and Design of Off-Street Parking, Garage, so as to construct a two car garage under the building with access from the front yard, and further requests a Special Permit Finding in accordance with §4.06(a), Alts/Additions to Non-Conforming Structure, Side Yard Setback, so as to enlarge existing front entryway - located in the T (Two-Family) Zoning District

• **24-26 Bridge Street;** Vinfen Corporation – Site Plan Review

Site Plan Review in accordance with WZO §5.01.2(a)(2) Table of Use Regulations, for conversion area greater than 4,000 s.f. so as to use the 6,400 s.f. floor area to be used for non-profit social service educational day habilitation program for persons with developmental disabilities - located in Pleasant Street Corridor District (PSCD)

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*