



TOWN OF WATERTOWN

Planning Board

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John B. Hawes, Jr., Chairman

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MEETING NOTICE & AGENDA

The Watertown Planning Board meeting will be on **Wednesday, March 13, 2013 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 to be heard.

I. ADMINISTRATIVE BUSINESS

Minutes of 2/13/2013 Meeting

II. CASES PENDING

33 Grenville Road; Anthony & Nicole Lamacchia - Variance

Variance in accordance with Watertown Zoning Ordinance §5.04, Table of Dimensional Regulations, Maximum Height and §5.05(j), Maximum Eave Height, so as to raze existing non-conforming two-family structure to construct a single-family structure with non-conforming average-grade roof height of 45.5', where existing height is 47' and where, maximum 35' is allowed and average-grade eave height of 32', where maximum 26' is allowed – located in S-10 (Single-Family) Zoning District

65 Oakley Road; Dean & Elena Poillucci - Variance

Variances in accordance with Watertown Zoning Ordinance §5.04, Table of Dimensional Regulations, Setbacks, so as to raze existing non-conforming single-family structure to construct a new single-family structure using the existing foundation with non-conforming 6.5' side yard setbacks and constructing an addition with a front setback 14.3' where 25' is required – located in S-10 (Single-Family) Zoning District

III. CONTINUED CASE

192 Pleasant Street; John B. Wise, Burkhard Corporation – Special Permit with Site Plan Review

Special Permit with Site Plan Review in accordance with §5.01.1(f) - Multi-Family 4+ (subject to § 5.06 - Floodplain District and §5.07 - Affordable Housing Requirements) and §5.16(h). Development Incentive Credits for §5.16(d)(4)(B) - Maximum Floor Area Ratio and §5.16(e)(3) - Parking Reduction, Zoning Ordinance, so as to raze existing industrial structures and construct 14 residential units with structured parking (12 plus approximately 10 stacked spaces) under the building and 8 surface parking spaces in the side yard, all within the Floodplain District – located in PSCD (Pleasant Street Corridor District) Zoning District

III. OTHER

Comprehensive Plan Update

<http://www.vhb.com/watertowncompplan/>