



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, June 12, 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 5/8/2013 Meeting

II. **CASES PENDING**

- **75 Nyack Street** - Frank & Traci Cosco - **Special Permit Finding**
In accordance with WZO §4.06(a), Alterations to Non-Conforming Structures, so as to construct a 42'6" x 31'1" second floor addition, encroaching 1.3' into existing non-conforming front yard setback, proposing 21.7', where 22.7' is required. S-6 (Single Family) Zoning District. ZBA-2013-12
- **37 Winsor Avenue** - Jeremiah & Michelle Casey - **Special Permit Finding** - ZBA-2013-14
In accordance with WZO §4.06(a), Alterations to Non-Conforming Structures and §5.00(e), Building Coverage, to allow construction of a new two-story addition, 1st fl = 5'10" x 14'6" and 2nd fl = 5'10" x 21.5' maintaining the existing non-conforming setback to the garage but increasing the building coverage from 29% to 30%, where 25% maximum is allowed. S-6 (Single-Family) Zoning District.
- **93 California Street** - Christopher & Rose Zevitas - **Special Permit Finding & Variance** - ZBA-2013-16
In accordance with WZO §4.06(a), Alterations to Non-Conforming Structures and §5.04, Table of Dimensional Regs; and **Variance** from §6.02(j), Off-Street Parking, to construct a 2 ½ -story addition, maintaining non-conforming front yard setback at 8.9', where 25' is required and westerly side yard setback of 4.4', where 25' is required and further improving/formalizing an existing front yard parking area for two cars in front of the existing garage (to be demolished) for two vehicles. OSC (Open Space Conservancy) Zoning District.
- **55 Bigelow Avenue** - Vache Keusseyan - **Special Permit** - ZBA-2013-17
In accordance with WZO §8.02, Merchandise on Public Rights of Way; **amend Special Permit Finding**, ZBA-2011-12, for non-conforming use (Kay's Farm Fresh), to display merchandise for sale outdoors on the Public Right of Way. T (Two-Family) Zoning District.
- **615 Arsenal Street** - Home Depot - **Special Permit** - ZBA-2013-18
In accordance with WZO §5.02(j), Accessory Use, Outdoor Display of Trucks for Rent; requests a permit for truck rentals and to **Amend Special Permit #** ZBA-2012-19 for outdoor display and sales, to use 1,296 s.f (11 pkg spaces) additional outdoor space for the display/storage of trucks for rent; additional 1,252 s.f of front apron and

WATERTOWN PLANNING BOARD MEETING NOTICE & AGENDA

970 s.f. (6 pkg spaces) outdoor space for merchandise for sale; 324 s.f.(2 pkg spaces) for 'Load-N-Go' area; and change operating hours to open at 6:00 a.m. I-1 (Industrial) Zoning District.

III. Continued Case:

- **40 Union Street;** William Fitzpatrick – Variance

In accordance with WZO §6.02(h)(i)(j), Required Off-Street Parking, so as to allow the existing non-conforming parking to remain along the entire 45' (approx.) frontage of the site; parking within front yard; curb opening of more than 22'; w/o 4' landscape buffer; w/o 5' front setback located in T (Two-Family) Zoning District.

- **27-29 Union Street;** Hector Marquez & Dylan McKnight - Variance

In accordance with WZO §6.02(h)(i)(j), Required Off-Street Parking, so as to allow four existing non-conforming parking spaces to remain with two curb openings of 17.5', where maximum of 22' allowed; parking within front yard; w/o 4' landscape buffer; w/o 5' front setback – located in T (Two-Family) Zoning District.

IV. OTHER

- Draft Housing Production Plan
- Comprehensive Plan Update

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