



# TOWN OF WATERTOWN

## Planning Board

Administration Building

149 Main Street

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John B. Hawes, Jr., Chairman

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Neal Corbett

## PUBLIC HEARING & AGENDA

The Watertown Planning Board Public Hearing & meeting will be held on **Wednesday, August 14, 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 7/10/2013 Meeting

### II. **CASES PENDING**

- **35R Parker Street;** Brian Workman – Special Permit Finding

Special Permit Finding in accordance with Watertown Zoning Ordinance (WZO) §4.06(a), Alterations to Non-Conforming Structures, Side Yard Setback, so as to construct a second floor bay window directly above existing 1<sup>st</sup> floor bay window, maintaining existing non-conforming northerly side-yard setback at 6'9", where 10' is required – located in SC (Single Family Conversion) Zoning District.

- **43-45 Hersom Street;** Carmine Baccari – Special Permit Finding

Special Permit Finding in accordance with WZO §4.06(a), Alterations to Non-Conforming Structures, Front & Side Yard Setback, so as to enclose existing non-conforming two-story front porches, located 12' to the front, where 15' is required and 7' to the southerly side yard, where 10' is required – located in T (Two-Family) Zoning District

- **450 (458) Arsenal Street;** John Joyce – Special Permit

Special Permit in accordance with WZO §5.01.3b(2), Table of Use Regulations, Conversion > 4,000 Square Feet and §6.01(f), Reduction of Required Parking, Hours of Use and 6.01(g), Off-Site Parking, so as to convert 10,500 s.f. of warehouse space to recreation space for an indoor hockey gym with reduced parking – located in I-1 (Industrial) Zoning District

- **55 Bigelow Avenue;** Vache Keusseyan - Variance

Variance in accordance with WZO §7.04(b), Signs, Maximum 10 s.f. in the T-Zoning District, so as to allow an awning with signage on 3 sides (Kay's Farm Fresh) at 4'x10' and (2) at 4.5"x22.5" to remain, where the permitted approval (01/25/2012) is for a single 2'x10' sign on a 5'x19' awning - located in T (Two-Family) Zoning District

- **9-11 Putnam Street;** Christopher Bassolino – Special Permit & Special Permit Finding

Special Permit in accordance with §5.04, Table of Dimensional Regulations, ½ Story, FAR, Side Yard Setback and Special Permit Finding in accordance with §4.06(a), Alterations to Non-Conforming Structures, so as to add a shed dormer to existing non-conforming half-story, increasing ½ story from 57% to 64%, where 50% maximum is allowed; increasing FAR from 0.505 to 0.577 where 0.625 allowed by SP; and enlarging 1<sup>st</sup> & 2<sup>nd</sup> fl porch and adding third floor deck, 9.5' from side lot line where existing porch is 4.6' and where 10' is required – located in T (Two-Family) Zoning District

### IV. **OTHER**

- Comprehensive Plan Update

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