



**TOWN OF WATERTOWN**  
**Planning Board**  
Administration Building  
149 Main Street  
WATERTOWN, MASSACHUSETTS 02472

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## PUBLIC NOTICE

The Watertown Planning Board Public Hearing & meeting will be held on **Wednesday, October 9, 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 9/11/2013 Meeting

#### **CASES PENDING:**

- **86 Common Street;** Simon Kennedy - Variance  
WZO §4.03(d), Accessory Structures, Setback, Height, so as to construct a 12'x6' tree house platform, 11' up on a Maple tree located adjacent to the property line, where 5' setback is required and taller than the required maximum 12' in height – located in S-6 (Single Family) Zoning District
- **60 Howard Street/45 Bacon Street;** Mark J. Coppola/World Realty & Development, Ltd –Special Permit with Site Plan Review  
WZO §9.03, and §9.12 and subject to §5.01.1(k)2, Mixed-Use Development greater than 3 Units; §5.07 Affordable Housing Requirements; §5.16 (d) Pleasant Street Corridor District–Mixed Use; and, §6.01 Required Off-Street Parking; so as to raze two existing commercial buildings to construct 65 residential units and 10,414 s.f. of commercial space and a roof deck (including a two-level 2,745 s.f. commercial/restaurant space, and 7,669 s.f. to accommodate 8-9 commercial flats) with 15,200 s.f. of structured parking/common area to accommodate 124 parking spaces in addition to 24 surface parking spaces. The project also proposes to build a multi-use path along the Howard St frontage and publically accessible open space and pedestrian paths between Howard St and Bacon St - located in PSCD (Pleasant Street Corridor District) Zoning District

#### **CONTINUED CASES**

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

#### **OTHER**

Comprehensive Plan Update