



# TOWN OF WATERTOWN

## Planning Board

Administration Building  
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John B. Hawes, Jr., Chairman

Jeffrey W. Brown

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Neal Corbett

### PUBLIC HEARING & AGENDA

The Watertown Planning Board Public Hearing & meeting will be held on **Wednesday, September 11, 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 8/14/2013 Meeting

#### **II. CASES PENDING**

- **152 Bellevue Road;** Ara G. Barsoumian – Special Permit Finding  
WZO §4.06(a), Alterations to Non-Conforming Structures, Front and Rear Yard Setback and Building Coverage, so as to construct an attached lower level 2-car garage with patio above, maintaining a non-conforming rear yard setback of 9.20'-9.75', where 20' is required; creating a non-conforming building coverage of 34%, where maximum allowed is 25%; further extending deck across front and constructing a front portico, within existing non-conforming front yard setback of 15'±, where 25' is required – located in S-6 (Single Family) Zoning District.
- **65 Gleason Street;** John and Lucia Broderick – Special Permit Finding  
WZO §4.06(a), Alterations to Non-Conforming Structures, Front Yard Setback, so as to raze existing 3'6" x 4'4" landing and construct a 4'4" x 7'2" porch with a roof and columns, creating a 20.3' front yard setback, where 25' is required – located in S-6 (Single Family) Zoning District

#### **IV. 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

#### **IV. OTHER**

- Comprehensive Plan Update

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