



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

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AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public hearing on **Wednesday, December 11, 2013 at 7:00 p.m.** in the Town Council Chamber, Second Floor, Administration Building, 149 Main Street, Watertown, MA.

I. **ADMINISTRATIVE BUSINESS**

Minutes of 11/13/2013 Meeting

II. **PUBLIC HEARING**

Amendments to Zoning Ordinance:

Industrial District Text Amendment

The Department of Community Development and Planning requests an amendment to the WZO with a first reading before the Honorable Town Council scheduled for November 26, 2013, to modify the dimensional requirements for Hotel Use in the I-1, I-2, and I-3 Zoning Districts, by defining the height for the first story, maximum building height, setback from the street, and required open space, as well as specifically identifying parking and off-street loading requirements. The amendment would also allow stacked parking by Special Permit, as allowed in the CB District, for all uses in commercial and industrial zones. The WZO amendment language is available for review in the Office and Website of the Department of Community Development and Planning, as well as in the Watertown Free Public Library.

III. **CASES PENDING**

11 & 13 Union Street; Anthony Psikarakis - Special Permit Finding

§4.06(a), Alterations to Non-Conforming Structure; Half-Story & Eave Height, so as to construct two third-floor bathroom dormers, one in each unit, extending existing non-conforming half-story from 59% to 60%, where maximum 50% is allowed and an eave height of 30'10", where maximum 26' is allowed – located in T (Two-Family) Zoning District. ZBA-2013-30

354 Arsenal Street; Zlad Nabbout – Variance & Special Permit Finding

§5.04, Table of Dimensional Regulations, Front, Side and Rear Yard Setbacks and §4.06(a), Alterations to Non-Conforming Uses; Gasoline Filling Station, so as to raze existing kiosk, island, pumps, underground tanks and building to construct new underground tanks, island with (3) pumps; 66'x20' canopy, creating a non-conforming canopy front setback of 11', where 20' is required and rear setback of 10', where 30' is required; and further a 750s.f. single-story retail building, creating non-conforming front, side and rear setbacks of 6', 3' and 3', where 20', 25' and 30' respectively, are required – located in I-1 (Industrial) Zoning District. ZBA-2013-31

192 Pleasant Street; John P. White, Jr., - Special Permit with Site Plan Review

§5.01.1 (f) Multi-Family 4+ and subject to §5.06 Floodplain District; and §5.16(d) Setbacks to construct a townhouse-style row house development with seven units, each with attached rear entrance garage parking – located in PSCD (Pleasant Street Corridor) Zoning District. PB-2013-07

700 Pleasant Street; The Stop & Shop Company LLC, Larry Grant - Special Permit

§5.02(i), Outdoor Service Window and §5.02(j), Outside Storage of Merchandise, for the display and sale of seasonal merchandise and propane tanks, and for the installation of a 30.1' wide x 4.3' deep x 7' tall storage locker located outside of the easterly store entrance along with 4 designated parking spaces for customer pick-up of groceries; subject to §5.06, Flood Plain District – located in PSCD/LR (Pleasant Street Corridor – Limited Redevelopment Zoning District and Flood Plain District. PB-2013-06

33 Mt. Auburn Street; Robert Bray, Manager, 33 Mount Auburn Street Realty, LLC - Special Permit with Site Plan Review – REQUEST FOR CONTINUANCE

§5.01.1(k), Mixed Use Development subject to §5.07, Affordable Housing; so as to construct a four-story mixed-use building with 24 residential units (2 affordable) and 1,979 s.f. retail/office, with 36 parking spaces contained within the structure, on the site of the former Port Oil building (to be razed) – located in CB (Central Business) Zoning District. ZBA-2013-29

IV. OTHER

Comprehensive Plan Update