



**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, February 12, 2014 at 7:00 p.m.** in the Town Council Chamber, Second Floor, Administration Building, 149 Main Street, Watertown, MA.

### **I. ADMINISTRATIVE BUSINESS**

Minutes of 1/8/2014 Meeting

### **III. CASES PENDING**

#### **417 School Street; Edson Leal – Special Permit Finding**

§4.06(a), Alts to Non-Conforming Structure, Side Yard Setback and §5.04, Table of Dimensional Regulations, Building Coverage, so as to construct an attic dormer with a westerly (right) side setback of 5', where a 2' setback exists and 10' is required, and further to expand 2-story rear deck by 2', increasing building coverage from 33% to 34%, where 30% maximum is allowed - located in the T (Two-Family) Zoning District.

#### **270-274 Palfrey Street; Brian C. Badrigian - Special Permit/Site Plan Review**

§5.01.1 (f), Table of Use Regs, Multi-Family, so as to raze existing dwelling and construct a new four (4) unit dwelling with below grade parking. - located in the LB (Limited Business) Zoning District.

#### **314, 330 Arsenal Street/121-125 Walnut Street; Murray S. Patkin, Manager, Arsenal View LLC - Special Permit/Site Plan Review**

§5.01.3(d), Table of Use Regs, Vehicles for Sale, so as to raze existing building at 314 Arsenal St; convert a portion of 125 Walnut to Auto Dealership Use with parking and landscape improvements; change vehicle entry of 330 Arsenal and construct off-street public bike/pedestrian path - located in the I-3 (Industrial) Zoning District.

### **CONTINUED CASES**

#### **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

**Council referrals** – Pleasant Street Corridor, community meetings, information for school impacts, dog parks.