



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, March 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 2/12/2014 Meeting

III. CASES PENDING

- **238 Bellevue Road;** Robert Paarlberg and Marianne Perlak - **Special Permit Finding**
§4.06(a), Alts to Non-Conforming Structure; Side Yard Setback, so as to construct a second-story addition above an existing non-conforming sunroom; maintaining westerly side yard setback of 5.8-6.0', where 10' is required – located in S-10 (Single Family) Zoning District

- **86 Madison Avenue;** Carl and Jan Volz - **Special Permit Finding**
§4.06(a), Alts to Non-Conforming Structure; Side Yard Setback, so as to construct a single-story easterly side addition 15'x18.2' & 9'x8.6' creating a non-conforming side yard setback of 3.64'-7.54', where existing setback is 14.58' and where 10' is required. The front yard setback is non-conforming at 23.26', where 25' is required – located in S-6 (Single Family) Zoning District

- **497-499 Main Street;** Yousef Azadzoi - **Special Permit Finding**
§4.06(a), Alts to Non-Conforming Structure; Side Yard Setback, so as to construct a 6'x8' roof over existing non-conforming front landing; maintaining side yard setback of 8.1', where 10' is required – located in T (Two-Family) Zoning District

CONTINUED CASES

- **33 Mt. Auburn Street;** Robert Bray, Manager, 33 Mount Auburn Street Realty, LLC - **Special Permit with Site Plan Review**
§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

IV. OTHER

Zoning Ordinance - Amendment Requests
Comprehensive Plan – Discuss the draft Land Use Chapter