



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, April 9, 2014 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

Minutes of 3/12/2014 Meeting

II. PUBLIC HEARING

• **917 Belmont Street; Walker Home & School - Site Plan Review**

§5.01.2(a.2), New Construction >4,000 s.f., so as to construct a 4,880 s.f. easterly side addition to an existing 8,500 s.f. rear structure to be used as a gymnasium, classrooms and offices for the Beacon High School – located in T (Two-Family) Zoning District

II. CASES PENDING

• **41 Lowell Avenue; Kevin and Nancy Donahue - Special Permit Finding**

§4.06(a), Alts to Non-Conforming Structure; Side Yard Setback, to construct a single-story rear addition 24'6" x 7'6", maintaining easterly side yard setback of 5.25' – 5.20', where 10' is required – located in T (Two-Family) Zoning District

• **202-204 Arsenal Street/58 Irving Street; Hanover R.S. Limited Partnership & Cresset/WS Venture LLC – Special Permit/Site Plan Review**

Hanover R.S. Limited Partnership - §9.03, §9.05, §9.07, & §9.08 subject to §5.01(1)(k)(2), Mixed Use Development, to construct a 4-story structure with 6,777 s.f. of street front retail with up to a 80 seat restaurant/retail use and separate retail uses. The project also proposes 297 residential units (30 affordable) and a garage with 519 parking spaces.

Cresset/WS Venture LLC - §9.03, §9.05, §9.07, & §9.08 subject to §5.01(1)(k)(2), Mixed Use Development and §5.01(3)(f)(2), Retail, to construct a 33,157 gross s.f. retail structure with 108 parking spaces and signaled entrance from Arsenal St. The projects also propose to build a public multi-use path on-site along the subject property on Arsenal St and provide publically accessible open space (Franklin St rain garden) and pedestrian paths around the perimeters of the site with a pedestrian connection to Birch Rd – located in I-3 (Industrial) Zoning District

III. CONTINUED CASE

• **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 – Discussion