



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, May 14, 2014 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

Minutes of 4/9/2014 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

- **Amendments to Zoning Ordinance:**

Arsenal Overlay Development District (AODD) Text Amendment

Athena Arsenal LLC requests an amendment to the Arsenal Overlay Development District (AODD) of the Watertown Zoning Ordinance. The first reading before the Honorable Town Council was April 8, 2014. As stated, the requested amendments allow the implementation of a master plan to create a vibrant campus for athenahealth, Inc. as well as the residents of Watertown. The amendments would modify the retail categories to allow small-scale retail uses through special permit, increase height for new construction, and clarify the permit process for the AODD. The amendment would also incorporate amendments made by the Watertown Arsenal Development Corporation at the time the site was first redeveloped and make ministerial changes. The WZO amendment language is available for review in the Office and Website of the Department of Community Development and Planning.

III. CASES PENDING

- **216 Highland Avenue**

Lorraine and Kenneth Seacrist, 216 Highland Avenue, Watertown, MA 02472, herein request the Zoning Board of Appeals grant a **Special Permit Finding** in accordance with Watertown Zoning Ordinance §4.06(a), Alterations to Non-Conforming Structure; Front Yard Setback, so as to construct a second story where an attic now exists, maintaining non-conforming front yard setback (Gleason Street) of 24.1' – 24.3', where 25' is required. S-6 (Single Family) Zoning District. ZBA-2014-13

- **311 Arsenal Street**

Athena Arsenal LLC, 311 Arsenal Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a **Special Permit** in accordance with Watertown Zoning Ordinance §9.11, Temporary Structures, so as to allow (3) temporary structures, each measuring 10'x20', and each with a 15'x10' canopy. AODD (Arsenal Overlay Development District) ZBA-2014-14

IV. CONTINUED CASE

- **202-204 Arsenal Street/58 Irving Street; Hanover R.S. Limited Partnership & Cresset/WS Venture LLC – Special Permit/Site Plan Review – WILL BE OPENED AND HEARD ON MAY 8, 2014**

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 signalized 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

V. OTHER

Zoning Ordinance - Amendment Requests
Comprehensive Plan – Discussion