



TOWN OF WATERTOWN
Planning Board
Administration Building
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AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public hearing on **Wednesday, July 9, 2014 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

I. **ADMINISTRATIVE BUSINESS**

Minutes of 6/11/2014 Meeting

II. **CASES PENDING**

- [11 Yukon Avenue](#); Eben Kunz, Kunz Associates - **Special Permit Finding**

Section 4.06(a), Alterations to Non-Conforming Structure; Front and Side Yard Setbacks, so as to construct a third floor dormer, within the existing 10 foot Front Yard Setback, and the existing Westerly 12 foot Side Yard Setback, where the required Front Yard Setback is 20 feet, and the required Side Yard setback is 25 feet - located in I-1 (Industrial) Zoning District. ZBA-2014-15

- [4-6 Sexton Street](#); Walter T. Ciccola - **Special Permit**

Section 9.05; Special Permit: Conditions for Approval and in accordance with §5.05: Notes to Table of Dimensional Regulations where the FAR greater than .50, so as to raze existing two-family structure to construct a new two-family with an FAR of .625, requiring a Special Permit – located in T (Two-Family) Zoning District ZBA-2014-16

- [570 Arsenal Street](#); William McQuillan, Manager, BP Watertown Hotel, LLC - **Special Permit with Site Plan Review**

Section 9.03, §9.05, §9.06 and subject to §5.01.1(i), Hotel Use, and §5.03(12), so as to raze former Saab Dealership to construct a 6-story, 148 room hotel with 121 parking spaces - I-1 (Industrial) Zoning District. ZBA-2014-17

- [21 North Beacon Street](#); Gregory Sampson, Atty./US Auto Group of Massachusetts, Ltd., d/b/a Boston Volkswagen - **Special Permit Finding**

Section 4.06(e), Replacing a Non-Conforming Use (auto repair) with another Non-Conforming Use (auto dealership with accessory auto service) at former Sullivan Tire Site – located in CB (Central Business) Zoning District ZBA-2014-18

III. **CONTINUED**

- [Pleasant Street Corridor](#) - consider a recommendation to the Watertown Town Council to incorporate sub-districts within the Pleasant Street Corridor District to define two new areas where a commercial component is required in new development and another where new development would not allow residential. The language would also modify the build-to-line, clarify the maximum façade length, and require further step-backs for buildings. The amendments would also update the Table of Uses and Notes to the Table of Uses to reflect the new zoning. The amendment also includes a zoning map with the new districts (PSCD-1, PSCD-2, & PSCD-3)

IV. **OTHER**

- [Discussion of proposed changes to inclusionary zoning](#)
- [Comprehensive Plan](#)