



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 and meeting on **Wednesday, August 13, 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 & 7/9/2014 Meeting

II. **CASES PENDING**

- [20 Seyon Street \(Pleasant Street parcel # 806-1D-0\)](#) - Mark Murphy, Launch Watertown, Inc. - Special Permit with Site Plan Review

§5.01.3(b)(2), *New Construction or Conversion Greater than 4,000 square feet of Building Area*, so as to convert approximately 36,791 square feet of warehouse use within an existing 94,268 square foot building at the subject location to be used as a family entertainment center offering indoor trampolines, an arcade and snack bar - located in the PSCD (Pleasant Street Corridor District) PB-2014-02

- [33 Robbins Road](#) - John C. Bartley – Special Permit Finding

§4.06(a), Alterations to Non-Conforming Structures; Accessory Structure, Side and Rear Yard Setbacks, so as to enlarge a 297 s.f. single-car garage, maintaining non-conforming side yard setback at 3.1', where 5' is required and maintaining existing non-conforming rear yard setback at 3.8' – 4.2', where 5' is required for a new 528 s.f. two-car garage and further removing porch roof from rear of house to meet minimum open space requirement – located in S-6 (Single Family) District. ZBA-2014-19

- [60 Russell Avenue](#) - Maggie Booz, Architect; Najib & Alexis Khalil, Owners – Special Permit Finding

§4.06(a), Alterations to Non-Conforming Structures; Side Yard Setback, so as to construct a 1.5 story addition above existing non-conforming attached garage, creating a side setback of 8', where 9.4' exists and where 10' required – located in S-10 (Single Family) District ZBA-2014-20

- [12 Dana Terrace](#) - Roger Johnson, Designer, Brenda van der Merwe & Chris Elzinga, Owners – Variance & Special Permit Finding

Variance in accordance with Watertown Zoning Ordinance §5.04, Table of Dimensional Regulations, Side and Rear Setbacks, Special Permit Finding in accordance with §4.06(a), Alterations to Non-Conforming Structure, FAR, Side and Rear Yard setbacks and Minimum Percentage of Open Space, so as to attach garage to main structure to create an egress from the second floor and further to enclose an existing rear balcony – located in T (Two-Family) District. ZBA-2014-21

- [28-30 Prentiss Street](#) - Gary Ruppig - Special Permit

§6.02(j), Driveway Regulations, Front Approaching, so as to raze existing two-family and replace with new two-family with two attached garages and front approaching driveways – located in T (Two-Family) District ZBA-2014-22

III. CONTINUED CASES

- [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

- [Pleasant Street Corridor](#) - **NOT TO BE DISCUSSED UNTIL SEPTEMBER**

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 BUSINESS

- [Proposed changes to inclusionary zoning](#)
- [Comprehensive Plan](#)