



TOWN OF WATERTOWN
Planning Board
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

John B. Hawes, Chairman
Jeffrey W. Brown
Fergal Brennock
Linda Tuttle-Barletta
Neal Corbett

Telephone (617) 972-6417
Facsimile (617) 972-6484
www.watertown-ma.gov

AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public meeting and a public hearing on **Monday, September 8, 2014 at 7:00 p.m.** in the Lower Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

Minutes of 8/13/14 Meeting

II. PUBLIC HEARING – NEW TEXT AMENDMENT

- [Affordable Housing Text Amendment](#)

Zoning Text Amendment for Inclusionary Housing to change the affordability requirement to 12.5% from 10% and to allow the state minimum gross floor areas for unit sizes.

III. CASES PENDING

- [68 Piermont Street](#); John Shields - Variance

Zoning Ordinance §4.03(d) & (g), Accessory Structures so as to allow a constructed 18' x 21' garage with 0-foot side setback along Tappan Street, where 25 feet is required and approximately one foot setback to the rear, where 5 feet is required – located in S-6 (Single Family) Zoning District. ZBA-2014-24

- [85 Garfield Street](#); Sarah B. Stewart – 207 Appleton Street, Cambridge, MA - Special Permit

Zoning Ordinance §5.02(d) Home Occupation, so as to allow a psychotherapy practice within an existing single family structure – located in S-10 (Single Family) Zoning District. ZBA-2014-23

IV. CONTINUED HEARING – TEXT AMENDMENT – TO BE CONTINUED TO OCTOBER 2014 MEETING

- [Pleasant Street Corridor](#)

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)

V. OTHER BUSINESS

- [Comprehensive Plan](#)