



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 meeting on **Monday, November 10, 2014 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

Minutes of 10/8/14 Meeting

II. CASES PENDING

- **28 Fayette Street;** Junming Gao - **Special Permit**

§5.04, Table of Dimensional Regulations, FAR, so as to raze and rebuild a portion of existing two-family structure creating a FAR of 0.59, where 0.50 – 0.60 is allowed by Special Permit – located in T (Two-Family) Zoning District. ZBA-2014-28

- **65 Grove Street;** Edward Nardi, Agent, Cresset Grove LLC - **Special Permit with Site Plan Review – (WILL NOT BE HEARD AT THIS MEETING)**

§5.01.3(a.2), New Construction >4,000 s.f. and §5.04, Table of Dimensional Regulations, and 5.05(d) Side Yard Setbacks, so as to raze a portion of existing structure formerly known as Ionics and rebuild an attached 3-story/4 level parking garage with 290 parking spaces, maintaining, non-conforming front and side yard setbacks – located in I-2 and T (Industrial and Two-Family) Zoning District. ZBA-2014-27

III. CASE CONTINUED

- **631, 651-653, 655 Mt. Auburn Street & 268 Arlington Street;** Robert Korff, Agent, Coolidge Square II, LLC - **Special Permit with Site Plan Review**

§5.01.3(f.2), Retail, New Construction >4,000 s.f. and §5.05(d), Omit Side Yard Setback, to construct a 13,000 s.f. single-story building with a 1,381 s.f. mezzanine, and 41 surface parking spaces (proposed use: CVS Pharmacy) – located in LB (Limited Business) Zoning District. ZBA-2014-26

III. CONTINUED HEARING – TEXT AMENDMENT

- **Pleasant Street Corridor – (WILL NOT BE HEARD AT THIS MEETING)**

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

- **Comprehensive Plan**
- **Design Guidelines**