



**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, June 11, 2014 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

**I. ADMINISTRATIVE BUSINESS**

Minutes of 5/14/2014 Meeting

**II. PUBLIC HEARINGS**

**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.

• **[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)

• **[Community Meetings](#)** - consider a recommendation to the Watertown Town Council to add the requirement for a community meeting as part of certain projects requiring Site Plan Review and further clarifying Section 9.03 Site Plan Review to clearly identify the process for application, review and noticing.

• **[Medical Marijuana](#)** - consider a recommendation to the Watertown Town Council to amend the Zoning Ordinance by striking Section 5.17, TEMPORARY MORATORIUM ON MEDICAL MARIJUANA TREATMENT CENTERS and within the Table of Contents, in effect until June 30, 2014, and adding a new Section 8.04 for regulations regarding the siting of Medical Marijuana Treatment Centers and related uses for patients with a debilitating medical condition as defined by 105 CMR 725.000. The

amendment would allow for the use as a Special Permit under Section 5.01, Table of Uses within the Industrial Zoning Districts.

### **III. CONTINUED CASE**

- [202-204 Arsenal Street/58 Irving Street](#); Hanover R.S. Limited Partnership & Cresset/WS Venture LLC – **Special Permit/Site Plan Review**

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

### **IV. OTHER**

**Zoning Ordinance** - Amendment Requests  
**Comprehensive Plan** – Discussion