



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 **Wednesday, February 11, 2015 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

Minutes of 1/14/15 Meeting

II. CASES PENDING

- [25 Langdon Avenue](#); Sara Sclaroff - **Special Permit Finding**

§4.06(a), Additions to Non-conforming Structures, Side Yard Setback and Building Coverage, so as to add a 5.4'x4.5' addition to the northeasterly side yard setback, maintaining the non-conforming 5.4' side yard setback, where 10' is required and further construct a 6'x4.5' addition to the rear, increasing the non-conforming building coverage from 26.3% to 27%, where 25% maximum is allowed – located in S-6 Zoning District. ZBA-2015-03

- [18 Hudson Street](#); Ari Koufos, Owner, **Special Permit**

§6.02, Location and Design of Off-Street Parking, Front Yard, so as to allow the construction of two-front entry garages within the new two-family structure – located in T (Two-Family) Zoning District. ZBA-2015-02

IV. CASES CONTINUED

- [65 Grove Street](#); Edward Nardi, Agent, Cresset Grove LLC - **Special Permit with Site Plan Review**

§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

V. OTHER BUSINESS

- [Comprehensive Plan](#)
- [Design Guidelines](#)
- [321 Arsenal St Restaurant](#) – Minor Modification of Site Plan