



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

I. **ADMINISTRATIVE BUSINESS**

Minutes of 2/11/15 Meeting

II. **CASES PENDING**

- **14 Morse Street**; Margaret Cloherty - Amendment to Special Permit
Originally granted on December 17, 1970, so as to modify conditionally approved hours of operation from Saturday only to Monday through Saturday, 9:00 a.m. to 5:30 p.m., in accordance with Home Occupation – located in T (Two-Family) Zoning District. ZBA-2015-04
- **76 Westminster Avenue**; Michael F. Iodice, Agent, Thornbush Properties – Special Permit
§5.04 Table of Dimensional Regulations, FAR, so as to construct a new two-family structure with an FAR of .621, where >.50 and maximum .625 is allowed by Special Permit – located T (Two-Family) Zoning District. ZBA-2015-05
- **80 Elm Street**; Cherag Patel, Elm Hospitality LLC – Special Permit with Site Plan Review
§9.03, §9.05, §9.06 and subject to §5.01.1(i) Hotel Use; §5.04, Table of Dimensional Regulations; §5.05(i) FAR; §5.05(d) Side Yard Setbacks so as to construct a 5-story, approximately 64,300 s.f. hotel with parking for 79 vehicles at the site of the former Atlantic Battery company – located in I-1 (Industrial) Zoning District. ZBA-2015-06

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

The case below has been postponed to April and will NOT be heard at the March meeting

- **56-60 & 57 Irving Street and 122, 150, 160, 162 & 204 rear Arsenal Street** B. Henry, Greystar GP II, LLC – Special Permit with Site Plan Review
§9.03, §9.05, §9.07, & §9.08 subject to §5.01.1(k)(2), Mixed Use; §5.04, Table of Dimensional Regulations; §5.05(i) FAR; and 5.07 Affordable Housing so as to construct approximately 282 residential units (36 affordable) and 11,000 s.f. retail/commercial space with 465 parking at the former M. J. Pirolli & Sons site. The project will also involve the removal of 8 existing structures – located in I-3 (Industrial), LB (Limited Business) and R.75 (Residential) Zoning Districts. ZBA-2015-07

V. **OTHER BUSINESS**

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