



**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](http://www.watertown-ma.gov)

**AGENDA**

The Planning Board of the City known as the Town of Watertown will hold a public meeting on **Wednesday, April 8, 2015 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

**I. ADMINISTRATIVE BUSINESS**

Minutes of 3/11/15 Meeting

**II. PUBLIC HEARING**

***Continued from Special meeting on 3/31/2015 to select next meeting, not for substantive discussion***

- AMENDMENTS TO THE ZONING ORDINANCE

To implement *Design Standards* and to adopt a separate set of *Design Guidelines* which are not part of the Ordinance, that together provide requirements and guidance for new development and redevelopment within Watertown.

[Design Standards and Guidelines Project Webpage](http://www.watertown-ma.gov/index.aspx?nid=831) - <http://www.watertown-ma.gov/index.aspx?nid=831>

**III. CASES PENDING**

- **[31 Grandview Ave](#)**; Carol Spickler - **Special Permit Finding**

§4.06, Alterations to Existing Non-conforming Structures, Side Yard Setback, so as to construct a second story rear shed dormer, 6' x 32', maintaining the non-conforming easterly side yard setback of 6', where 12' is required – located in T (Two-Family) Zoning District. ZBA-2015-08

- **[195 Mt. Auburn St](#)**; Clyde L. Younger - **Amendment to a Special Permit Finding**

Granted in November 1996, #96-31, Amended October 1998, #98-15 so as to allow existing parking for 8 vehicles be allowed to continue for existing uses – located in SC (Single Family Conversion) Zoning District. ZBA-2015-09

- **[23-25 Green St](#)**; Kamer Minassian, Architect; Mark McCarthy, owner - **Special Permit Finding**

§4.06, Alterations to Existing Non-Conforming Structures, Side Yard Setback, so as to increase the height of the existing structure for increased interior ceiling height and further construct a second story deck above existing first floor deck, maintaining the non-conforming westerly side yard setback where 10' is required. This project will also remove an accessory apartment approved by the Board prior – located in T (Two-Family) Zoning District. ZBA-2015-12

**IV. CASES CONTINUED**

- **[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

- **[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 May and will NOT be heard at the April meeting***

- **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

**V. OTHER BUSINESS**