



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, May 13, 2015 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

Minutes of 4/8/15 Meeting

II. CASES PENDING

- [95 Chapman Street](#) - Greg and Sylvie Papazian - **Special Permit Finding**

§4.06, Alterations to Existing Non-Conforming Structures, Front and Rear Yard Setbacks, so as to construct a second floor addition with 2' overhang, maintaining existing non-conforming front yard setback at approximately 6', where 15' is required and 7' setback to the rear, where 20' is required – located T (Two-Family) Zoning District. ZBA-2015-15

- [311 Arsenal Street](#); Leslie Brunner, SVP, Athena Arsenal LLC - **Special Permit**

§9.11, Temporary Structures, so as to install a pre-constructed 10' x 20' retail shed with canopy under the trees along Kingsbury Street – located in ASOD (Arsenal Street Overlay) Zoning District. ZBA-2015-13

III. CASES CONTINUED – Both Continued to May 21, 2015 7:00 pm Special 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

- [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. OTHER BUSINESS

Consider adoption of [Comprehensive Plan](#)