



**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 and hearing on **Monday, November 9, 2015** at 7:00 p.m. in the Lower Hearing Room, Administration Building, 149 Main Street, Watertown, MA.

**I. ADMINISTRATIVE BUSINESS**

Minutes of 10/14/15 Meeting

**II. CASES PENDING**

- [Waltham Street, Lot 3](#) (adjacent to #22 Waltham St); Joseph M. Deodato - **Special Permit**  
§4.09, Exceptions to Lot Size, Frontage, Lot Size, so as to construct a new single family dwelling with 49.9' frontage, where a minimum of 65' is required and a lot size of 4,868 s.f. where a minimum of 6,000 s.f. is required – located in S-6 (Single Family) Zoning District. ZBA-2015-21

- [30 Pilgrim Road](#); Patrick E. & Rebecca A. Menton - **Special Permit Finding**  
§4.06(a), Alterations to Non-conforming Structures, Front and Side Yard Setbacks, so as to construct a full second floor addition located 8.3' to the southerly side yard setback, where 10' is required and further construct a one-story front addition, located 22.2' to the front, where 25' is required – located in S-6 (Single Family) Zoning District. ZBA-2015-22

- [25 Langdon Avenue](#); Sara Sclaroff - **Special Permit Finding**  
§4.06(a), Alterations to Non-Conforming Structures, Front Yard Setback, Lot Coverage; so as to construct a front porch addition, 17.7' from the front, where 23.2' exists, where 25' is required and where 21' is allowed for open porch and further increasing non-conforming lot coverage 1.3% to 27.8%, where 26.5% exists and 20% maximum allowed – located in S-6 (Single Family) Zoning District. ZBA-2015-23

- [195 Mt. Auburn Street](#); Clark Elefteriadis - **Special Permit Finding**  
§4.06(a), Non-Conforming Use, so as to change and reduce number of non-conforming uses – located in SC (Single Family Conversion) Zoning District. ZBA-2015-25

**III. CASES CONTINUED**

- [82 Highland Avenue](#); Evan Heraty - **Special Permit Finding**  
§4.06(a), Alterations to Non-Conforming Structures, Front and Side Yard Setbacks, so as to construct an approximately 24' by 33' second story over an existing first floor maintaining the existing Side Yard Setbacks of approximately 5.9' and 9.8', where 10' and 12' are required and further construct a landing and stairs in the non-conforming easterly Side Yard Setback – located in T (Two-Family) Zoning District. ZBA-2015-18 – [Continued from October meeting](#)

**IV. PUBLIC HEARING – [Continued from October meeting](#)**

- [Regional Mixed Use District \[RMUD\]](#); Amendment to the Zoning Ordinance & Map – To consider the creation of a new Zoning District called RMUD which would replace most of the I-1 and portion of I-3 (south of Coolidge Avenue) Zoning Districts as identified in the 2015 Comprehensive Plan. Changes would include allowing residential uses, heights, setbacks, approval process, etc.

**V. OTHER BUSINESS**

*Please note that if a case is continued, abutters will not be notified again*