

## MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, February 13, 2008 at 7:00 PM** in the Lower Hearing Room, Administration Building, 149 Main Street, Watertown, Massachusetts.

### I. ADMINISTRATIVE BUSINESS

Minutes of 1/9/2008 Meeting

### II. CASE PENDING

- **104 Acton Street**; Kevin Morrissey - **Special Permit Finding & Variance**

Special Permit Finding under Section 4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback and a Variance in accordance with Section 5.04, Table of Dimensional Regulations, Building Coverage, so as to raze rear sunroom 7'x 13' and deck, 12'x 17' and construct one-story rear addition, 16'x 18' with attached deck, 16'x 12', maintaining non-conforming easterly side yard setback of 7'-6', where 10' is required and increasing building coverage from 22.3% to 25.5%, where maximum 25% is allowed - located in the S-6 (Single Family) Zoning District.

- **Lot 333 3A 5B Palfrey Street, a/k/a 212a Palfrey Street** John McGeough - **Amendment to Special Permit & Variance**

Amendment to Special Permit #05-01 granted April 13, 2005, in accordance with Section 4.09, Exceptions to Lot Size, so as to allow changes to control documents – eliminated chimney at rear; rear deck-6'x18' changed to 5'x24.5'; 2<sup>nd</sup> fl rear balcony reduced 4'x10' to 4.4' x 8.7'. Grant a Variance in accordance with Section 4.11, Exceptions to Setback Requirements; Section 2.63, Retaining Wall Higher than 6' alter and enlarge northerly exterior stairway approved 8' from northerly side yard to permit varying setback 0.0'-3.5'-7.5', where 5' required for retaining wall; 10' for uncovered stairs - located in the S-6 (Single Family) Zoning District.

- as **149 Grove Street, 165 Grove Street, 105 Coolidge Hill Road a/k/a 151 Grove Street** (former Aggregate Site); Kathy K. Binford, VP, Watertown Residential, LLC, a Delaware LLC, c/o John H. Nash, President, The Hanover Company, 5847 San Felipe, Suite 3600, Houston, TX – **Special Permit Site Plan Review & Special Permit**

Special Permit Site Plan Review in accordance with Section 5.00(f), New Construction of More Than 3 Units; Special Permit Section 5.01(g), Multi-family Use and Sections 9.07 & 5.07, Affordable Housing Requirements, so as to raze existing building at 149 Grove Street and construct a four-story structure having 174 dwelling units (69-1-bedroom; 105 2-bedroom) providing 17 affordable units with 366 two-level subsurface parking spaces on four parcels (140,503 sf) of land known and portion of Assessor's Lot 1505 2A 0 (adjacent to 183 Grove Street) - located in the I-3 (Industrial) Zoning District.

### ***III. OTHER***