

MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, March 12, 2008 at 7:00 PM** in the Lower Hearing Room, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. ADMINISTRATIVE BUSINESS

Minutes of 2/13/2008 Meeting

II. CASE PENDING

- **48 Coolidge Avenue**; Roberto Huet, President, Aggregate Industries-Northeast Region, Inc., 1715 Broadway Street, Saugus, MA, - **Amendment to Special Permit & Special Permit Finding**

Amendment to Special Permit, #00-46, granted November, 2000, to construct metal building 30'x175' and upgrades to the existing non-conforming asphalt plant use in accordance with Sections 4.05, 4.06(a), 5.00(f) & (c), 5.04 and 5.05(d) and further grant a Special Permit Finding in accordance with Section 4.06(a), Alts/Additions to Non-Conforming Structures/Equipment/Use by increasing height of bag house 4.5' to 39'-4"; increase stack by 4.5-5' ; install new belt conveyors; and 10.5'x18' slab for new feed-bin hopper to allow for the use of recycled asphalt pavement (RAP) material -located in the I-3 (Industrial) Zoning District.

- **34 Lexington Street and 460-464 Main Street**; Brian McDonald, Trustee, Continuous Improvement Realty Trust, 462 Main Street, Watertown, MA - **Amendment to Variance, Special Permit and Special Permit Finding**

Amendment to Variance, Special Permit and Special Permit Finding, #04-61, granted January 27, 2005, permitting additions/alterations for a mixed use 5 apartments/3 commercial units. Petitioner is requesting changes to approved plans - three-story balcony 6'x20' variance allowed 7.5' from Lexington Street, as-built 5.9'x 23', located 6.6' from Lexington Street; reduction in side yard setback to 3.1' for thicker plywood sheathing, where 3.5' was approved and where 20' is required; enlarge third floor rear dormer to 12'7"; new third floor rear balcony 3'x17' located 4' from side lot line; 3'x 26' planter erected adjacent along driveway; 1' including berm setback along driveway rear yard, where 2' was required - located in the LB (Limited Business) Zoning District.

III. CONTINUED CASES

- **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 7'x13' sunroom and 12'x17' deck, and construct 16'x18' one-story rear addition, with attached

16'x12' deck, 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'; 2nd fl rear balcony reduced from 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

- **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

IV. OTHER