

MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, April 9, 2008 at 7:00 PM** in the Lower Hearing Room, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. ADMINISTRATIVE BUSINESS

Minutes of 3/12/2008 Meeting

II. CASE PENDING

- **24 Hall Avenue;** Richard & Laurel Corelle – Special Permit & Variance

Special Permit Finding in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback; Variance in accordance with §5.04, Table of Dimensional Regulations, Maximum Building Coverage so as to permit the addition of a rear bay window 3.5'x 10.8', located 7.5' from southerly lot line, where existing house is non-conforming at 5.8'-6.2' and where 10' minimum is required and further increases non-conforming building coverage from 30.8% to 31.4%, where maximum 30% is allowed - located in the T (Two-Family) Zoning District.

- **483 Pleasant Street;** Michael J. Penta, Trustee, Penta Auto Body Company, Inc., d/b/a Perfection Auto Body - Amend Special Permit #92-18 and Amend SP #01-28

Amend Special Permit #92-18 granted November, 1992 and Amend SP #01-28, granted July, 2001 To reconfigure the exterior parking of two former B&M Railroad properties permitted for a maximum 122 vehicle storage and allow for an increase to 169 vehicle spaces in the rear of - located in the I-3 (Industrial) Zoning District.

- **10 Bridge Street;** Michael J. Penta, Trustee, Penta Auto Body Company, Inc., d/b/a Perfection Auto Body - Amend Special Permit #98-47

Amend Special Permit #98-47, granted January, 1999 for Motor Vehicle Body Repair so as to increase number of indoor vehicle storage from permitted 10 to 31 spaces at, and further amend Conditions #8 & 9, where maximum of 7 vehicles is permitted in front of 483 Pleasant Street building to allow increase number of vehicles to 18 vehicles - located in the I-3 (Industrial) Zoning District.

- **24-28 Arsenal Street;** Robert Bray - Special Permit/Site Plan Review

Section 5.00(f), New Construction >3 Units; Section 5.01.1(I), Mixed Use Development and Section 9.03, Site Plan Review, Zoning Ordinance, so as to raze existing building (former Casey's Pub/Apartments) and construct 5-story mixed use building with 1179 sf retail/office

space at grade floor - 14 residential units above with 18 parking spaces -14 within basement garage and 4 surface parking spaces at - located in the CB (Central Business) Zoning District.

- **1060 Belmont Street/3-9 Townly Road; 1062-1068 Belmont Street/6-8 Prospect Street;** Jennifer Van Campen, Executive Director, Watertown Community Housing, Inc. - Special Permit Finding, Special Permit & Variance

Special Permit Finding in accordance with §4.06(a), Alts/Addition to Non-Conforming Use and Parking; Special Permit in accordance with §5.01(g), Table of Use Regulations, Multi-Family 5+ to allow reconstruction of two former commercial basement units into two residential units (studio and 1-bedroom) providing 6 residential units in the building known as **1060 Belmont Street/3-9 Townly Road** - located in the NB (Neighborhood Business) Zoning District. Existing 23 non-conforming parking spaces are provided and shared with adjacent properties, under same ownership, known as **1062-1068 Belmont Street/6-8 Prospect Street**. Petitioner requests a Variance from §6.02(b),6.02(c),(h),(i),(j),(k), Parking size, configuration, curb opening and Variance in accordance with §6.01(b), Required Off-Street Parking, providing 25 parking spaces, where 35.25 is required for 18 units within the three buildings known as **3-9 Townly Road/1060 Belmont Street; 1062-1068 Belmont Street** - located in the NB (Neighborhood Business) Zoning District and **6-8 Prospect Street** - located in the S-6 Zoning District.

III. CONTINUED CASES

- **15 Carlton Terrace;** Araxie Margosian – Special Permit Finding & Variance

Special Permit Finding in accordance with Section 4.06(a), Alts/Additions to Non-conforming Structures, Side Yard and Front Yard Setbacks; Variance in accordance with Section 5.04, Table of Dimensional Regulations, Side Yard Setback, so as to remove entire roof and reconstruct, including an easterly side shed dormer 17'x 30'-8", maintaining existing non-conforming (n/c) side yard setback, 6.2'-6.3', where 10' is required, and permit two 2'x 8' balconies further encroaching on easterly side setback proposing 4.2' to easterly side lot line. Further raze non-conforming 8.5'x 6.8' front entry/porch, reconstruct to two-story enlarge second floor to 10.2'x6.8' maintaining existing n/c 6.3' side yard setback, where 10' is required and maintaining 12.9' front setback, where 15' is required - located in the T (Two-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

- **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.

- **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