

## MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, May 14, 2008 at 7:00 PM** in the Lower Hearing Room, Administration Building, 149 Main Street, Watertown, Massachusetts.

### I. ADMINISTRATIVE BUSINESS

Minutes of 4/9/2008 Meeting

### II. CASE PENDING

- **32 Chapman Street;** Donna Jean D'Agostino Driscoll - Special Permit Finding

Section 4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to raze existing one-story rear 10'x4' addition with deck above and 7'x16' open porch with deck above and construct a 9' -10' x 26'-4", first floor addition with full second floor open deck maintaining non-conforming northerly side setback of 5', where 10' is required - located in the T (Two-Family) Zoning District.

- **35-37 Chapman Street;** Stepan Chiloyan - Special Permit Finding

Section 4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to raze the existing rear deck 23'10" x 8' and rebuild & enlarge to 24' x 12' providing 6.1' northerly side yard setback, where the house is non-conforming at 5.6' and the southerly side setback is proposed at 9.8'-9.9' where the southerly house setback is 7.7', where 12' and 10' is required - located in the T (Two-Family) Zoning District

- **81-83 Carroll Street;** Jeffrey Collier - Special Permit Finding

Section 4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to raze rear roofed porch 5'x13.6' and 12.2x6.9' rear deck and construct a 10' x 38.1' rear deck with existing stairs to remain, maintaining non-conforming northerly side yard setback at 7.7' and southerly non-conforming side yard setback at 9.2' where 12' and 10' are required - located in the T (Two-Family) Zoning District.

- **29-31 Church Hill Lane;** Carmine Camerato, Jr. - Special Permit Finding

Section 4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to permit the construction of a rear deck, 10.5' x8', with 3.77'x4' platform and stairs proposing southerly side yard setback of 11.3', with existing non-conforming bulkhead at 10.3', and where 20' is required and proposing stairs to be 7.78' from garage, where 10' between structures is required - located in the R.75 (Residential) Zoning District.

- **23 Gleason Street;** Richard Arnold – Variance

Section 5.04, Table of Dimensional Regulations, Rear Yard Setback, Zoning Ordinance, so as to construct a 2<sup>nd</sup> floor rear deck, 10' x14', with stairs proposing 14.6' to rear property line, where 20' is required - located in the S-6 (Single Family) Zoning District

- **42 North Beacon Street and 81 Arsenal Street;** Paul F. Manning and Margaret G. Puglia, tenants-in-common - Special Permit & Variances

Section 4.09, Exception to Lot Size Regulations, Section 5.04, Table of Dimensional Regulations, Side Yard Setbacks, Rear Setbacks, Zoning Ordinance, so as to separate two dwellings on one lot into two separate lots per §4.08(c): Proposed Lot 8A, 81 Arsenal Street, having non-conforming easterly side yard setback of 0.8', where 15' is required and rear setback of 6.2', where 20' is required and Proposed Lot 8B, 42 North Beacon Street, having 7.0' easterly side yard setback, where 15' is required and rear setback of 3.1', where 20' is required - located in the LB (Limited Business) Zoning District

- **38-40 Whitney Street;** Anthony Massarotti - Special Permit Finding & Variances

Section 4.06(a), Alts/Additions to Non-Conforming Structure, Side Yard Setback and Section 5.04, Table of Dimensional Regulations, Rear Yard Setback and Maximum Building Coverage, so as to construct a second story addition 12'6" x 8' and roofed open porch 16' x8', above existing raised patio, 28.4'x8', maintaining non-conforming southerly side yard setback at 7.9', where 10' is required and a proposed rear yard setback of 18.9', where 20' is required and further increasing building coverage to 30.6%, where maximum 30% - located in the T (Two-Family) Zoning District

### **III. CONTINUED CASES**

- **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 - located in the CB (Central Business) Zoning District

#### ***IV. OTHER***