

## MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, June 11, 2008 at 7:00 PM** in the Lower Hearing Room, Administration Building, 149 Main Street, Watertown, Massachusetts.

### I. ADMINISTRATIVE BUSINESS

Minutes of 5/14/2008 & 5/19/2008 Meetings

### II. CASES PENDING

- **136 Acton Street;** Irada Djelassi Brady – Special Permit Finding & Variance

Special Permit Finding in accordance with Section 4.06(a), Alts/Additions to Non-Conforming Structures, Front and Rear Yard Setbacks; a Variance in accordance with Section 5.00(e), Distance Between Structures so as to construct a side yard deck, 21.7'x15', maintaining front yard setback of 24.5', where 25' is required; rear yard setback of 11.5', where non-conforming house exists at 5.5' and where 20' is required and further proposing a distance of 6' between garage and deck, where 10' is required - located in the S-6 (Single Family) Zoning District.

- **445 a/k/a 441 Main Street;** Arto Demousesian – Special Permit

Special Permit in accordance with Section 5.02(m), Accessory Use, Sale of New and Used Motor Vehicles, so as to allow as an accessory use the sale, display and storage of two (2) operable used vehicles in conjunction with existing Arto's Service Station, gas station /auto repair facility - located in the LB (Limited Business) Zoning District.

- **71 Arsenal Street a/k/a 32 North Beacon Street ;** Richard Merson, President, United Cerebral Palsy of Metro Boston, Inc – Special Permit Finding, Special Permits & Variance

Special Permit Finding in accordance with Section 4.06(a), Alts/Additions to Non-Conforming Structure, Side and Rear Yard Setbacks, Parking and Special Permits in accordance with Section 5.05(d) Reduction in Side Yard setbacks and Section 6.01(g), Required Parking on Another Lot; Variance Section 5.04, Table of Dimensional Regulations, Rear Yard Setback; so as to permit construction of 1-½-story office and attic addition (2,097 sf), above existing 'L' shaped building having

2,630 sf. Proposed addition 21'-2" x 46'-2" x 78'-6" x 28'-10" x 57'-4" will maintain existing easterly side yard setback of 0'-0.8', westerly side yard setback of 0'-2', where 15' is required on each side and maintain non-conforming rear yard setback varying 13.1'-17.7', where 20' is required. Providing one handicap parking space at front, maintaining 4 existing non-conforming parking spaces and request to provide auxiliary parking of 5 required spaces at 75 North Beacon - located in the LB (Limited Business) Zoning District.

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