

## MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, March 11, 2009 at 7:00 PM** in the Lower Hearing Room, Administration Building, 149 Main Street, Watertown, Massachusetts.

### *I. ADMINISTRATIVE BUSINESS*

Minutes of 2/11/2009 Meeting

### *II. CASES PENDING*

- **15-17 Carlton Terrace;** Araxie Margosian and Haigaz Markarian - Special Permit Finding Section 4.06(a), Alts/Additions to Non-Conforming Structures, Side and Front Yard Setback, Zoning Ordinance, so as to permit removal of existing roof, 46.2'x 26.9' and reconstruct roof with easterly side shed dormer, 13.375'x 34', maintaining non-conforming side yard setback of 6.2' – 6.3' where 10' is required and further raze front entry porch, 8.5'x 6.8' and reconstruct to two-story and enlarge to 10.2'x 6.8', maintaining non-conforming side yard setback at 6.3' where 10' is required and n/c front yard setback of 12.9', where 15' is required - located in the T (Two-Family) Zoning District.

- **103 Morse Street;** Diane L. Polseno, President, Cortiva Institute – Amendment to Special Permit/Special Permit Finding #06-59

Amendment to Special Permit/Special Permit Finding #06-59, Condition #1, Sunday Operations, so as to permit educational classes to be held on Sundays, 9:00 a.m. - 6:30 p.m., including July and August for a maximum of 60 students at any one time, and further to restrict conducting the Professional Clinic and Graduation on all Sundays and limit the Intro Workshops to 12 p.m. – 3 p.m. - located in the T (Two-Family) Zoning District.

- **23 Everett Avenue;** Ralph Pesaturo – Variance

Section 5.04, Table of Dimensional Regulations, Side Yard Setback, Zoning Ordinance, so as to permit construction of a single-story enclosed 'connector' from new rear addition to existing detached garage, proposing a side yard setback of 6.8', where 10' is required for principal structures - located in the S-6 (Single Family) Zoning District.

- **118-120 & 132, and 140 Pleasant Street;** Coppola Pleasant Street LLC - Special Permits & Variance

Sections 5.01(g) Multi-Family 5+ and 5.07, Affordable Housing Requirements, (j)(3)(A) Rental Units, on average household income at 65% AMI; a Variance in accordance with Section 9.08(d) and 5.04, Table of Dimensional Regulations, Front Yard Setback, providing 10' front yard setback, where 15' is required per Section 9.08, R1.2 District, so as to raze existing Repair Garage and three-family dwelling and construct 4-story 48-unit residential rental building having 96 parking spaces with 35 spaces under bldg; 61 surfaces spaces with 20% (19 spaces) shadow parking in accordance with Section 6.01(h); further providing 5 affordable units requesting "on average" household income at 65% AMI - located in the I-3 zoning district.

### *IV. OTHER*

PLANS FOR THE ABOVE PETITIONS ARE AVAILABLE  
FOR REVIEW IN THE PLANNING OFFICE