

AGENDA

The next Watertown Planning Board meeting will be held on **Wednesday, April 15, 2009 at 7:00 PM** in the **Town Council Chamber**, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

Minutes of 3/11/2009 Meeting

II. CASES PENDING

- **59 Longfellow Road; Michael B. Spillane and Kellie Arena- Special Permit Finding**
Special Permit Finding §4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to permit construction of a second floor window dormer, 6'8" x 8'3", located 10' from southerly side lot line and a rear shed dormer 12' x 9'6" both dormers maintaining non-conforming 8' southerly side setback, where 12' is required. S-6 (Single Family) Zone.
- **43 Loomis Avenue; Corrado M. Guerra- Special Permit Finding**
Special Permit Finding §4.06(a), Alts/Additions to Non-Conforming Structures, Front, Side and Rear yard setbacks, Zoning Ordinance so as to raze existing roof and construct second floor 25'9" x 42'2", maintaining non-conforming front setback at 9.5' – 9.8', where 15' is required; maintaining northerly side yard setback at 6.6' - 7', where 10' is required and maintaining rear yard setback varying at 6.9'-18', where 20' is required. T (Two-Family) Zone.
- **15-17 Carlton Terrace; Araxie Margosian and Haigaz Markarian - Special Permit Finding**
Special Permit Finding §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. T (Two-Family) Zone.

III. CASES REQUESTING CONTINUANCES AND WILL NOT BE HEARD

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

PLANS FOR THE ABOVE PETITIONS ARE AVAILABLE
FOR REVIEW IN THE PLANNING OFFICE (M-F 8:30am-5:00pm)

§5.01(g) Multi-Family 5+; §5.07, Affordable Housing Requirements, (j)(3)(A) Rental Units, average household income at 65% AMI; Variance from §9.08(d) and §5.04, Table of Dimensional Regulations, Front Yard Setback, to provide 10' where 15' is required per §9.08 (R1.2 zone) so as to raze existing repair garage and 3-family dwelling to construct a 4-story 48-unit (5 affordable)

residential rental building with 96 parking spaces (35 under building, 61 surface with 20% (19 spaces) provided as shadow parking per §6.01(h). I-3 (Industrial-3) Zone.

IV. OTHER