

## MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, September 9, 2009 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

*I. ADMINISTRATIVE BUSINESS*  
Minutes of 7/8/2009 Meeting

*II. CASE PENDING*

• **84 Rutland Street**; John Vitti - **Special Permit Finding**

Section 4.06(a), Alts/Additions to Non-Conforming Structure, Side Yard Setback, Zoning Ordinance, so as to permit the construction of a 2.5-story rear addition, 12'x30.3', maintaining non-conforming northerly side yard setback at 9.5'-9.4', where 12' is required - located in the S-6 (Single Family) Zoning District.

• **109 Rutland Street**, Matthew D. and Lily E. Shine - **Special Permit Finding**

Section 4.06(a), Alts/Additions to Non-Conforming Structure, Front & Side Yard Setbacks, Zoning Ordinance, so as to construct front porch, 7'x 25'6", intensifying non-conforming front yard setback from 23.81' to 16.81', where 25' is required - located in the S-6 (Single Family) Zoning District.

• **74-76 Bradford Road**; James O'Shaughnessy - **Special Permit Finding**

Section 4.06(a), Alts/Additions to Non-Conforming Structures, Building Coverage and Distance to Accessory Structure, Zoning Ordinance, so as to raze two-story rear porch 6'x 16.2'; rebuild first floor to same size; enlarge enclosed 2<sup>nd</sup> floor to 9.7'x 16.2', intensifying non-conforming building coverage from 34.8% to 36.1% where maximum 30% is allowed and intensifying existing distance to garage from 8.8' to 4.8', where 10' is required at, located in the T (Two-Family) Zoning District.

• **26 Sawin Street**; Anne Lawthers and Ralph Weber - **Special Permit Finding**

Section 4.06(a) Reconstruction of Non-Conforming Structure, Lot Area & Front Yard Setback, Zoning Ordinance, so as to raze existing non-conforming single-family dwelling and foundation; reconstruct foundation 24'x32' with 2 ½ story modular dwelling having 9.8' front setback and roofed front entry having 6.7' front setback, where 15' is required where 0.6' exists at, non-conforming lot having 4,296 sf where 5,000 sf is required – located in the T (Two-Family) Zoning District.

• **14 Pearl Street**, Ernesto and Carmela Berardinelli - **Variance**

Section 6.02, Location & Design of Off-Street Parking, so as to extend 2-car driveway creating 3-tandem undersize parking spaces, approximately 9 x 15' , where 8 ½' x 18' is required and eliminating 5' front off set, and further request in accordance with Section 5.04, Table of Dimensional Regulations, Side Yard Setback, Zoning Ordinance, so as to allow the rear deck 8'x17' to remain as built, located 4' from northerly side yard where 12' is required - located in the T (Two-Family) Zoning District.

• **617 Arsenal Street**; William McQuillan, Mgr, Waterpart LLC c/o Robert Wolff, Camco Management - **Special Permit**

Section 5.01.3(d), Storage of New & Used Operable Vehicles, Zoning Ordinance, so as to permit the storage of 130 new and used vehicles in the basement garage area at a/k/a One Arsenal Marketplace (Building 215) - located in the I-1 (Industrial) Zoning District.

*III. OTHER*

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