



TOWN OF WATERTOWN
Planning Board
Administration Building
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AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public meeting on **Wednesday, October 10, 2018** at **7:00 p.m.** in the Richard E. Mastrangelo Memorial Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. ADMINISTRATIVE BUSINESS

- Minutes of 9/12/2018 meeting
- Selection of a member to represent the Planning Board on the Community Preservation Committee

II. PUBLIC HEARING

1. **Retail Marijuana**: Amend *Article VIII/Other Regulations*, Section 8.04, *Medical Marijuana Treatment Centers* to add regulations for *Retail Adult Use Marijuana Establishments* and modify *Medical Use* to be consistent:
 - *Require a 500' separation from schools and other marijuana establishments*
 - *Identify Zoning Districts (Industrial, PSCD, RMUD, CB, and LB Zones) where Medical and Retail uses could be allowed by Special Permit*
2. **LEED Standards**: Amend Section 9.03(c)(7) to require *LEED Silver Certifiability* in all new developments that require *Site Plan Review* as is now required in the RMUD zone.
3. **Solar Requirement**: Amend *Article VIII/Other Regulations* to add a new Section 8.05, and amend Section 9.03(a), third paragraph, to require an updated *Solar Energy System Assessment*, as required under the new Section 8.05:
 - *Require projects of 10,000 s.f. or more or 10 residential units to include a solar energy system on 50% of the roof area of buildings and 90% of uncovered area of parking structures,*
 - *Provide exemptions for a lack of a solar-zone or for load feasibility, and*
 - *Section 5.04: Amend/clarify that solar systems are not included in Building Coverage or Impervious Cover*
4. **Affordable Housing**: Amend Section 5.07, *Inclusionary Zoning*, to:
 - *Add definitions for Assisted Living, Independent Living and Dementia Care/Skilled Nursing,*
 - *Create an affordable unit contribution for Assisted Living facilities based on the number of Assisted Living units (5% for up to 75 units and 10% for 76 or more units),*
 - *Allow a fee in lieu contribution for Assisted Living units, and*
 - *Exempt Dementia Care and Skilled Nursing from the requirements of 5.07.*

III. CASES PENDING

- **56 Putnam Street**; Olivia Zhao, NxCentury Investment Realty Group, Inc - **Special Permit** §5.05(r), to have FAR of .625, to build second story addition and to add a third story open deck, located in T (Two-Family) Zoning District ZBA-2018-27

IV. CONTINUED CASE

- **485 Arsenal Street**; BP Watertown Retail LLC - **Amendment to the Zoning Ordinance**
Amend Section 5.18 (c) (5) (B) - Regional Mixed Use District (RMUD) as follows: (B) Maximum height of building: 55 feet or, 79 feet by Master Plan Special Permit, or 130 feet (**197 feet if a project encompasses a minimum of ten (10) acres**) by Master Plan Special Permit within a defined mixed-use project, using adopted Design Guidelines provided the project includes a diversity of building heights and furthers the intent and purpose of (§5.18.a) of the RMUD.

Please note that if a case is continued abutters will not be notified again