



TOWN OF WATERTOWN
Planning Board
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

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AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public meeting on **Wednesday, June 12, 2019** at **7:00 p.m.** in the Richard E. Mastrangelo Memorial Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. PUBLIC HEARING

Amendment to *Section 4.03: Accessory Uses* and other changes to the WZO as needed so as to clarify the dimensional and other requirements for accessory buildings/structures.

II. ADMINISTRATIVE BUSINESS

- Minutes of 5/8/2019 meeting

III. CASES PENDING

- **15 Fuller Road;** Timothy and Julie Cunningham - **Special Permit/Special Permit Finding** §5.04, Floor Area Ratio greater than 0.5; and a **Special Permit Finding** in accordance with §4.06(a), Alterations to Non-Conforming Structures, Distance between Structures, to build a replacement first and second floor covered porch, maintaining non-conforming setback and increasing building coverage and FAR. Located in the T (Two-Family) Zoning District. ZBA-2019-11

- **28 Nyack Street;** Arsen Janikian - **Special Permit Finding** §4.06(a), Alterations to Non-Conforming Structures, Building Coverage, to replace and expand the second floor into the rear yard, increasing non-conforming building coverage from 27% to 32%, where 25% is allowed. Located in the S-6 (Single Family) Zoning District. ZBA-2019-12

- **16 Waltham Street;** Vahe Ohannessian, 131 Spruce Street, Watertown, MA - **Special Permit Finding** §4.06(a), Alterations to Non-Conforming Structures, Front and Rear Setbacks, to extend the two-story structure within the existing non-conforming front setback of 10.8' and a rear setback of approximately 7'. Located in the S-6 (Single Family) Zoning District. ZBA-2019-13

IV. CASE CONTINUED

- **19 Loomis Avenue;** Arthur Harutyunyan - **Special Permit** §5.04(r), FAR, to construct a new two-family dwelling with an FAR of .58, where maximum .50 is allowed and where .625 is allowed by Special Permit approval. Located in the 'T' (Two-Family) Zoning District. ZBA-2019-07

V. OTHER

PLEASE NOTE THAT IF A CASE IS CONTINUED ABUTTERS WILL NOT BE NOTIFIED AGAIN