



TOWN OF WATERTOWN

Planning Board

Administration Building

149 Main Street

WATERTOWN, MASSACHUSETTS

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John B. Hawes, Jr., Chairman

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MEETING NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, May 12, 2010 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

- Minutes of 04/14/2010 Meeting

II. CASES PENDING

- **25 Perry Street; Walter Vellante- Special Permit Finding**

§4.06(a), Alts/Additions to Non-Conforming Structures, Rear Yard Setback, Zoning Ordinance, so as to raze existing westerly single-story room/entryway and construct two-story westerly side addition (14'x23') with full basement maintaining non-conforming 15.7' rear yard setback, where 20' is required. T (Two-family) Zoning District.

- **117 Lovell Road; Robert Iannetta- Variance and Special Permit Finding**

§5.04, Table of Dimensional Regulations, Maximum Building Coverage, §4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to raze rear porch/deck (10'x16') and bulkhead, construct one-story rear addition (10'x 22') with full basement maintaining non-conforming 6.9' northerly side yard setback, where 12' is required and further increase maximum building coverage to 25.5%, where maximum 25% is permitted. S-6 Zoning District.

III. CONTINUED CASES

- **240 Waverley Ave; Carmen DeMarco, SAI Comm., OBO T-Mobile NE, LLC – Variance**

Use Variance under 1996 Federal Telecommunications Act (TCA):§5.13(a)1, Prohibited Zone - Two-Family (T-Zone); §5.13(a)2, Prohibited location on residential structure and less than 50' from residences, Wireless Telecommunications Facilities, Zoning Ordinance, so as to allow three (3) panel antennas within proposed faux chimney atop residential building and BTS equipment cabinets within basement/storage lease area. T (Two-Family) Zoning District.

IV. OTHER