



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 and hearing on **Wednesday, June 8, 2016** at 7:00 p.m. in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, MA.

I. ADMINISTRATIVE BUSINESS

Minutes of 5/11/16 meeting

II. CASES CONTINUED

- **9 Bartlett Street** - Mohammed & Laila Karachi - **Special Permit Finding**

§4.06(a), Alterations to Non-Conforming Structures/Lots, Front Yard Setback, so as to construct a full 2nd floor addition with attic, maintaining non-conforming front yard setback at 21.8', where 25' is required - located in S-6 (Single Family) Zoning District. ZBA-2016-09

- **Pleasant Street (Utility Pole near Repton Cr Parking Lot)**; Celco Partnership d/b/a Verizon Wireless c/o McLane Middleton, PA, 900 Elm Street, Box 326, Manchester, NH 03105-0326 - **Special Permit and Telecommunications Variance – NOT TO BE HEARD UNTIL JULY 13**

§5.13(a)(1), Located within PSCD Zoning District and §5.13(a)(2), Located within 50' of Residential Use/Structure, so as to install and operate Small Cell wireless antennas on a utility pole – located in PSCD (Pleasant Street Corridor District) Zoning District. ZBA-2016-07

III. CASES PENDING

- **30 Manley Way** (formerly 20 Seyon Street) - Miranda Albeck, Manager, Boston Rhythmic - **Special Permit with Site Plan Review**

§5.01.3(b)(2): *Conversion Greater Than 4,000 Square Feet*, to allow the conversion of 7,200 s.f. of existing warehouse space to gym space – located in PSCD (Pleasant Street Corridor District) Zoning District. PB-2016-02

- **311 Arsenal Street** – **Arsenal on the Charles**; Michael Crowley, Athena Health - **Special Permit**

§5.12: *Campus Special Permit with Conceptual Site Plan Review* and with §5.12(e)(4) so as to reduce the front setback along a portion of Arsenal Street to maintain a consistent building line with Building 311, all in accordance with §9.05(b) and 9.03(c) – located in AODD (Arsenal Street Overlay District) Zoning District. PB-2016-01

Athena Arsenal, LLC, requests an AODD Campus Special Permit with Conceptual Site Plan Review so as to revitalize and redevelop the 29 +/- acre Athena Campus property to include new uses and buildings, additional structured parking, enhanced landscaping and an updated stormwater management program. The new buildings, when completed, will total approximately 250,000 square feet of office, retail and commercial/civic space, as well as site improvements, and a new parking garage with approximately 1,623 parking spaces. In addition, Athena Arsenal, LLC, has developed The Arsenal on the Charles Campus Plan Design Guidelines that establish a palette of building materials and architectural and landscaping elements that will guide the development of the campus revitalization.

IV. OTHER BUSINESS

Discussion of Board members attending Public Information Meetings.

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