



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

Jeffrey W. Brown, Chairman
Janet Buck
Jason Cohen
Gary Shaw
Payson Whitney

Telephone (617) 972-6417
Facsimile (617) 972-6484
www.watertown-ma.gov

AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public meeting on **Wednesday, August 8, 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 7/11/2018 meeting

II. PUBLIC HEARING

- **485 Arsenal Street**; BP Watertown Retail LLC - **Final Site Plan Review Approval**

Amendment of PB 2017-01 SR in-keeping with Master Plan PB-2016-03; §5.18(h)(5), so as to modify Building A, 2nd floor from a commercial office/retail use to a combination of Office and R&D use. The request also includes a modification to the exterior façade of Building A (addition of windows, modified door placement) and an amendment to the final site plan for the 'river green' to adjust the layout, all as approved on the Master Plan. RMUD (Regional Mixed Use District) Zoning District. PB-2018-05

III. CASES PENDING

- **169 Sycamore Street**; Dan Lombardi - **Special Permit**

§5.02(e), Home Occupation; 5.02(f), Accessory Truck Parking; for a home occupation with 2 employees and > ¾ ton truck at owner's property. Located in T (Two-Family) Zoning District. ZBA-2018-20

- **71 Bradford Road**; Jing Ma - **Special Permit**

§6.02(j), Garage located within Front Yard, to allow a front facing carport/garage under the dwelling. Located in T (Two-Family) Zoning District. ZBA-2018-21

- **80 Elm Street**; Gary Bloch, 80 Elm Partners LLC - **Special Permit**

§5.01.5(i), New Construction Over 4,000 s.f.; §5.05(d), Reduction in Side Yard Setback; and §5.05(i), FAR greater than 1%, to construct a 4-story, 56,475 s.f. self-storage facility and 2,650 s.f. commercial R&D/community space. Located in I-1 (Industrial) Zoning District. ZBA-2018-22

- **527 Pleasant Street**; Roshan Bhakta, VBR LLC - **Special Permit**

§9.11, Temporary Structures, to allow the temporary storage of approximately to 25 housing modules at any one time, with modules delivered to and leaving the site, over four months. PSCD (Pleasant Street Corridor District). ZBA-2018-23

IV. CONTINUED (will not be heard in August)

PUBLIC HEARING

- **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. **Continued to September 12, 2018, will not be heard in August**

- **36 Arlington Street**; Matt Harrington, 36 Arlington Street LLC - **Special Permit/Site Review**

§5.01(3) Business, Office, & Consumer Services; §5.01 (5) Light Industrial, Wholesale, & Laboratory; and §6.01(f), Shared Parking Requirements, for an existing fitness use and a mix of commercial and/or light industrial uses with reduced parking requirements up to 25% - located in RMUD (Regional Mixed Use Development) Zoning District ZBA-2018-13 **Continued, will not be heard in August**