



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, November 14, 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 10/10/2018 meeting

II. CASES PENDING

- **36 Arden Road**

Mark and Doreen Dawson, 36 Arden Road, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a **Special Permit Finding** in accordance with Watertown Zoning Ordinance §4.06(a) Alterations to Existing Non-Conforming Structures, so as to construct a rear deck, maintaining existing non-conforming northerly side yard setback of 6', where 10' is required. S-10 (Single Family) Zoning District. ZBA-2018-26

- **195 Mt. Auburn Street** *(Requested to be Continued to the 12/12/18 Planning Board Meeting)*

Clark Elefteriadis, 456 Belmont Street, Watertown, MA 02472, herein requests the Zoning Board of Appeals grant a **Special Permit Finding** in accordance with Watertown Zoning Ordinance §4.06(a), Change in Non-Conforming Use, to allow the change from fitness studio to two residential units. T (Two-Family) Zoning District. ZBA-2018-25

- **36 Arlington Street**

Matt Harrington, 36 Arlington Street LLC, 132 Newbury Street, Boston, MA 02116, herein requests the Zoning Board of Appeals grant a **Special Permit/Site Review** in accordance with Watertown Zoning Ordinance §5.01.3(b); §5.01.3(a); §5.01.3(f)2; §5.01.5(h), to partially convert former Fitness Center to Retail, Business, Fitness and Warehouse use. RMUD (Regional Mixed Use District) Zoning District. ZBA-208-28 (Combined with ZBA-2018-29)

- **570 Arsenal Street**

Matt Harrington, 36 Arlington Street LLC, 132 Newbury Street, Boston, MA 02116, herein requests the Zoning Board of Appeals grant a **Special Permit** in accordance with Watertown Zoning Ordinance §6.01(b); §6.01(e); §6.01(f); §6.01(g) Off-Site Shared Parking. RMUD (Regional Mixed Use District) Zoning District. ZBA-2018-29 (Combined with ZBA-2018-28)

III. ZONING TEXT AMENDMENT *(Requested to be Continued to the 12/12/18 Planning Board Meeting)*

- **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