



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, July 10, 2019** 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 6/12/2019 meeting

II. CASES PENDING

- **18-20 Clyde Road;** Aram Mille - **Amendment to Special Permit #AA93-27**

\$9.00, Amend Special Permit to alter conditions of approval, condition #8, requiring installation of 3' of landscaping along length of driveway. Located in the T (Two-Family) Zoning District. ZBA-2019-10

- **48-50 Carroll Street;** Mehdi Aria - **Special Permit Finding**

\$6.02 (j), Setback requirements, to allow an extension of the existing non-conforming parking without the required 4' buffer. Located in the T (Two-Family) Zoning District. ZBA-2019-15

- **36-38 Hillcrest Circle;** Kaveh Abdi – **Variance**

\$6.02 (j), Location, Size and Setback requirements, to allow front and side yard parking without the required size or buffer. Located in the T (Two-Family) Zoning District. ZBA-2019-16

- **101 North Beacon Street;** Martin Cafasso, 101 North Beacon LLC - **Special Permit with Site Plan Review**

\$5.01.1(f), Multi-Family 4+ and Section 5.05(f), contiguous building façade up to 250' in keeping with Design Guidelines, to construct a 3-story, 28 unit residential condominium with 39 surface parking spaces and 2 shadow spaces. Located in the LB (Limited Business) Zoning District. ZBA-2019-14

III. 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

PUBLIC HEARING

- **485 Arsenal Street**

BP Watertown Retail LLC, 800 Boylston Street, Suite 1390, Boston, MA 02199, requests the Planning Board grant an **Amendment/Modification to Master Plan Special Permit and Final Site Plan Review Approval** (in-keeping with Master Plan PB-2016-03) in accordance with Watertown Zoning Ordinance §5.18(h)(5) and 5.01.5(c & e), so as to modify Building G, from residential use to use for Lab, Office, and R&D. The request also includes final approval of the exterior façade and access to underground parking via Building F. RMUD (Regional Mixed Use District) Zoning District. PB-2019-03

IV. OTHER

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