



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 on **Wednesday, August 14, 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 7/10/2019 meeting

II. CASES PENDING

- **6 Hovey Street** ; Sharon Seltzer/Ron Gilboa - **Special Permit Finding**

§4.06(a), Alterations to Non-Conforming Structures, Rear Yard Setback, to construct third floor dormers and deck, maintaining existing non-conforming rear yard setback at 5.8', where 20' is required. Located in the T (Two-Family) Zoning District. ZBA-2019-17

- **101-103 Morse Street**; Mouhab Rizkallah, Owner, LaCourt Affordable Trust LLC - **Special Permit Finding**

§4.06(a), Alterations to Non-Conforming Uses, to allow conversion to 37 units and associated site improvements. Located in the T (Two-Family) Zoning District. ZBA-2019-18

- **22 Priest Road**; Keith Nardone, Nardone Corp. - **Special Permit/Special Permit Finding**

Special Permit: §5.05 (r), FAR to construct a new ½-story/3rd floor, increasing FAR up to .625
Special Permit Finding: Construct within the existing non-conforming Side and Rear Yard setbacks
Located in the T (Two-Family) Zoning District. ZBA-2019-19

- **72 Townly Road**; Jason St. Clair - **Special Permit Finding**

§4.06(a), Alterations to Non-conforming Buildings, Side Yard Setback, to raze existing roof to construct a second floor, maintaining non-conforming side yard setback of 7.3', where 12' is required. Located in the S-6 (Single Family Zoning District. ZBA-2019-20

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

IV. OTHER

- The Arsenal Yards Signage request
- Community Preservation Committee Member Update – Jason Cohen

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