



. 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, December 11, 2019** at **7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. ADMINISTRATIVE BUSINESS

- Minutes of 11/13/2019 meetings

II. CASES PENDING

- **99-101 Lexington Street**: Michael P McDade - **Special Permit Finding**
§4.06, to allow the expansion of a pre-existing driveway with no 4-foot buffer. Located in the T (Two Family Conversion) Zoning District. ZBA-2019-23
 - **28 Nyack Street**: Arsen Janikian - **Special Permit Finding**
§4.06(a), Alterations to Non-Conforming Setback, to construct a second floor addition within non-conforming setbacks and increasing non-conforming lot coverage. Located in the "S-6" (Single-Family) Zoning District. ZBA-2019-26
 - **122 Grant Avenue**: Bonnie Dirr - **Amend Special Permit Finding**
§4.06(a), Alterations to Existing Non-Conforming Structures, to increase non-conforming building coverage from 28.1% to 30.7% (previously approved to 28.8% via ZBA-2019-01). Located in the "S-6" (Single-Family) Zoning District. ZBA-2019-28
 - **164-166 Main Street**: Saracen Properties, LLC - **Special Permit/Site Plan Review**
§5.01.1(k); 6.01(f) (reduced parking), 9.03, and 9.04 to construct a mixed-use five story building with 34 residential units and 1,050 square feet of commercial space. Located in the "CB" (Central Business) Zoning District. ZBA-2019-32
 - **85 Walnut Street** and **101 Walnut Street**
10-85 Walnut Owner LLC - **Special Permit/Site Plan Review**
§5.01.3(a), 5.01.5(c&e), 5.05(d), 4.10, 6.01(h), 6.01(f), and 4.11(d) under §9.03 and §9.04 to construct a new 213,500 s.f. office/r&d/lab building and associated parking garage with reduced/shadow parking. Located in the "I-3" (Industrial) Zoning District. ZBA-2019-30
- New Green Apple Limited Partnership - **Amend Special Permit**
§9.04 to amend previously approved control plan and conditions to allow an access easement and parking lot reconfiguration. Located in the "I-3" (Industrial) Zoning District. ZBA-2019-31

III. OTHER

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