



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

Telephone (617) 972-6417
AGENDA

The City of Watertown Planning Board will hold a public hearing **on Wednesday, June 14, 2023** with the meeting starting **at 7:00 pm** in the City Council Chambers, Administration Building, 149 Main St., Watertown, Massachusetts. Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

1. Televised on Watertown Cable Access Television: RCN 13; Comcast 99 or on the web: <http://vodwcatv.org/CablecastPublicSite/watch/3?channel=3>
2. Join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Meeting ID#: **92709029148**
4. Email comments to imarchesano@watertown-ma.gov prior to the meeting

ADMINISTRATIVE BUSINESS

1. Minutes of 5/10/2023 Meeting

PUBLIC HEARING

- TO CONSIDER TWO CITIZEN PETITION S PROPOSING WATERTOWN ZONING ORDINANCE AMENDMENTS
 - A. [Reducing the maximum Floor Area Ratio in the Central Business District from 4.0 to 2.2.](#)
Amendments to be considered amend language as necessary, including to Section 5.04 and notes relating to the Table of Dimensional Regulations.
 - B. [Amendments to the following sections of the Zoning Ordinance.](#)
 1. §2.78 'Special permit' be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "at the discretion of the Board of Appeals"
 2. §3.00 'Division of the City into Districts' be amended with a new section, (d), containing the following text: Parcels adjacent to the boundary of a district may be subject to increased regulations, restrictions, requirements, and conditions as may be necessary to ensure an appropriate transition between the abutting districts.
 3. §4.13 'Transition requirements' be amended with a new section, (c), containing the following text: Where the boundary of a Business, Industrial, or Special Zoning District abuts, overlaps, runs parallel to, or effectively borders that of a Residence District (as listed in §3.01), approvals for development, including but not limited to site plans, special permits, and Master Plan special permits, on lots located adjacent to that boundary and within that non-Residence District shall be subject to increased restrictions or conditions as might be necessary to limit the impact of said development on, and protect the integrity, character, and quality of life within, the neighborhoods of the bordered or overlapped Residence district. These restrictions and conditions shall be imposed by the approving body (Planning Board, Zoning Board of Appeals, or

designated Special Permit Granting Authority (SPGA)) and may include but are not limited to height, dimensions, orientation, setbacks, buffers, open space, facade, screening, and usage.

4. §9.09 'Limited approval of special permit' be amended such that the existing first paragraph will read as follows: In approving a special permit, the Board of Appeals or designated Special Permit Granting Authority (SPGA) shall consider and attach such conditions and safeguards as are deemed necessary to protect the district, neighborhoods in adjacent districts, and the City.
5. §9.09(b) be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "as specified by the Board of Appeals"
6. Or to take any other action relative thereto

OTHER BUSINESS

- **Comprehensive Plan Update:** For discussion, project updates can be found on the website: www.watertown-ma.gov/comp-plan