



TOWN OF WATERTOWN
Zoning Board of Appeals
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

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AGENDA

The Zoning Board of Appeals of the City known as the Town of Watertown will hold **an additional** public hearing on Wednesday evening, **July 16, 2014 at 7:00 p.m.** in the Richard E. Mastrangelo Memorial Council Chamber, Second Floor of the Town Hall Administration Building, 149 Main Street, Watertown, MA.

This meeting is a continuation of the Zoning Board of Appeals meeting held on June 25, 2014.

I. CONTINUED CASE:

[202-204 Arsenal Street/58 Irving Street](#) – Hanover/Cresset - **Special Permit/Site Plan Review**

The following legal notice has been published in the newspaper of record (Watertown Tab) on April 4 and 11, 2014; Posted at the Town Administration Building and on the Town Website on March 26, 2014 and Mailed to Parties in Interest (abutters) on March 26, 2014.

“202-204 Arsenal Street/58 Irving Street

David S. Hall, Hanover R.S. Limited Partnership, 2 Seaport Lane, Boston, MA 02210 herein requests the Zoning Board of Appeals grant a Special Permit/Site Plan Review in accordance with Watertown Zoning Ordinance §9.03, §9.05, §9.07, & §9.08 subject to §5.01(1)(k)(2), Mixed Use Development, to construct a 4-story structure with 6,777 s.f. of street front retail with up to a 80 seat restaurant/retail use and separate retail uses. The project also proposes 297 residential units (30 affordable) and a garage with 519 parking spaces. ZBA-2014-12(a)

Ed Nardi, Cresset/WS Venture LLC, 120 Water Street, Ste 200, Boston, MA 02210 herein requests the Zoning Board of Appeals grant a Special Permit/Site Plan Review in accordance with Watertown Zoning Ordinance §9.03, §9.05, §9.07, & §9.08 subject to §5.01(1)(k)(2), Mixed Use Development and §5.01(3)(f)(2) Retail, to construct a 33,157 gross s.f. retail structure with 108 parking spaces and signalized entrance from Arsenal St. The projects also propose to build a public multi-use path on-site along the subject property on Arsenal St and provide publically accessible open space (Franklin St rain garden) and pedestrian paths around the perimeters of the site with a pedestrian connection to Birch Rd. I-3 (Industrial) Zoning District. ZBA-2014-12(b) in conjunction with Mixed Use project ZBA-2014-12(a).”