



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

Melissa M. SantucciRozzi, Chairman  
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Louise Civetti

**AGENDA**

The Zoning Board of Appeals of the City known as the Town of Watertown will hold a public hearing on **Wednesday** evening, **February 26, 2020 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.

**I. ADMINISTRATIVE:**

1. **Approval of Minutes:** December 18, 2019, January 22, 2020

**II. NEW CASES:**

1. \***52-54 Channing Road** – Sona Manoukian/Mels Margaryan – **Special Permit Finding**

Construct two-story side yard open decks, increasing non-conforming building coverage and FAR.

\*This petition has been continued at the Planning Board and will not be heard tonight

2. **19 Coolidge Hill Road** – 19 Coolidge Hill Owner LLC – **Special Permit**

Construct new 73,738 s.f. self-storage with 1,000 s.f. public space with shared parking

**III. CONTINUED CASES FROM PRIOR HEARINGS:**

1. \***85 Walnut Street** – 10-85 Walnut Owner LLC – **Special Permit/Site Plan Review**

Construct new 213,500 s.f. office/r&d/lab building with reduced/shadow parking

\*The petition above and below are continued to March 25<sup>th</sup>, due to the absence of a 5-member board

**101 Walnut Street** (see above link) – New Green Apple LP – **Amend Special Permit**

Amend control plans to allow access easement and parking lot reconfiguration

2. **18-20 Clyde Road** – Aram Miller – **Amendment to Special Permit**

To modify Approved Condition #8, to provide 3' landscape buffer along length of driveway.

3. \***99-101 Lexington Street** – Michael McDade – **Special Permit Finding**

To extend non-conforming driveway without buffer.

\*The Petitioner above has requested a continuance to the March 25<sup>th</sup> agenda.

4. **18-20 Porter Street** – Olga Ban, Ramol Partners LLC – **Special Permit Finding**

Extend existing non-conforming driveway; add parking