



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 **Executive [Closed] Session meeting on Wednesday, February 24th, 2021 at 6:00 p.m.**; in addition to a **Public Hearing starting at 7:00 p.m.** In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 Covid-19 emergency and to avoid group congregation, this meeting will only have remote opportunities for participation with public access provided as follows:

1. Televised on Watertown Cable Access Television: <https://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/live/60195e83b9696d00075a2e67>
2. Join the virtual meeting online: <https://zoom.us/j/606857230>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: **606 857 230#**
4. There is also an opportunity to email comments to jmanion@watertown-ma.gov

EXECUTIVE SESSION (6:00 P.M.) Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) "To discuss strategy with respect to ... litigation if an open meeting may have a detrimental effect on the... litigating position of the public body and the chair so declares." The Board will discuss:

- Bloch, et al. v. Town of Watertown ZBA, et al., Middlesex Superior Court Docket No. 19 MISC 000249 relative to property located at 195 Mt. Auburn St.
- Abdi v. Town of Watertown ZBA, Middlesex Superior Court No. 2018CV000187 relative to property located at 36-38 Hillcrest Circle.
- Pobeda Rt II, LLC v. Town of Watertown ZBA and Cresset/WS Venture LLC, Middlesex Superior Court No. 2181CV00057, relative to the property located at 202 Arsenal St.

PUBLIC HEARING (7:00 P.M.)

I. Administrative:

1. **Approval of Minutes: January 27, 2021**

II. Cases:

1. **25 Sparkill St.** – Colleen and Matthew Nicholson request a Special Permit Finding under §4.06 to expand the second story of the existing house and adding a front covered landing within the required front and side setbacks by creating a full-height second story. Located in the S-6 (single family-6) Zoning District. **ZBA-2021-02**
2. **174 Boylston St.** – Seta and Richard Campbell request a Special Permit Finding under §4.06 to construct a second story addition within non-conforming rear and side yard setbacks. Located in the T (Two-Family) Zoning District. **ZBA-2020-20 (continued from January)**
3. **47 Maple St.** – Trask Inc. requests a Special Permit under Sec. 5.05(r) for FAR increase, over 0.5 but less than 0.625, by removing a rear portion of existing home and replacing it with a new

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You may find the status of any pending projects at the link provided: <http://www.watertown-ma.gov/index.aspx?nid=748>

- approximately 18'x36' addition, increasing the FAR to approximately 0.59. Located in the T (two-family) Zoning District. **ZBA-2021-06**
4. **90 School St.** – Robert and Sandra MacKerron, request the Zoning Board of Appeals grant a Special Permit to convert an existing two-family dwelling to a three-family dwelling by §5.01(d); and Special Permit Finding to increase preexisting 3rd story, §4.06. Located in the T (Two-Family) Zoning District. **ZBA-2020-12 (petitioner requests continuance to March)**
 5. **46 Kondazian St.** – Conway LLC., requests a Special Permit to allow construction of light industrial bays to the side of an existing structure within the required side setbacks, §5.05(d). Located in the I-2 (Industrial-2) Zoning District. **ZBA-2020-16 (continued from January)**
 6. **705 Mt. Auburn St & 64 Grove St.** –
 - i. **705 Mt. Auburn St.** – 705 Mt. Auburn LLC requests a Special Permit amendment and Special Permit/Site Plan Review under Sec. 5.01.5(c)&(e) new construction office, lab and/or r&d, §4.10 additional height and rooftop mechanicals and screening, §5.05(f) Contiguous Facades in keeping with Design Guidelines and a Special Permit Finding under (4.06) alteration of non-conforming structure, for the change of use of office building to Lab/R&D/Office and the construction of an addition of approximately 27,000-sf with updated site, landscape, and access plans to replace previous control plans for the site. Located in the I-2 (Industrial-2) and NB (neighborhood business) Zoning Districts. **ZBA-2021-04**
 - ii. **64 Grove St.** – 64 Grove LLC requests a Special Permit amendment and Special Permit/Site Plan Review under (Sec. 5.01.5(c)&(e) office, lab and/or R&D, §4.10 additional height and rooftop mechanicals and screening, 6.01 (g) required parking at 705 Mt Auburn Street and a Special Permit Finding (4.06) alteration of non-conforming structure, for the change of use of office building to Lab/R&D/Office with updated site, landscape, and access plans to replace previous control plans for the site. Located in the I-2 (Industrial-2) Zoning District. **ZBA-2021-05**
 7. **23-29 Elm St.** - 23 Elm Street Property Owner, LLC, requests a Special Permit with Site Plan Review under: §5.01.5(e.2) for the construction of a three-story research & development laboratory building; §5.04, §5.05(i), for an increase in FAR to 1.68 and increased build-to-line; §4.11(e) for the reduction of the site's north and south side setbacks; and §6.01(f), and §9.03(c) for reduced parking. Located in the RMUD (Regional Mixed-Use) Zoning District. **ZBA-2021-03 (continued from January)**