



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

Melissa M. SantucciRozzi, Chairman  
David Ferris, Clerk  
Christopher H. Heep, Member  
Kelly Donato, Member  
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**AGENDA**

The Zoning Board of Appeals of the City known as the Town of Watertown will hold a **Public Hearing on Wednesday, May 26<sup>th</sup>, 2021 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](mailto:jmanion@watertown-ma.gov)

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**I. Administrative:**

1. **Approval of Minutes: April 28<sup>th</sup>, 2021**

**II. New Cases:**

**III. Continued Cases:**

1. **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**
2. **47 Waltham St.** – Zhan Hao Xi and Rui Wang request Special Permit Finding to construct a new roof and third floor dormer on existing structure and add a two and a half story addition on a pre-existing nonconforming two-family dwelling and within pre-existing nonconforming front and side setbacks. §4.06. Property is located in the Single-Family (S-6) Zoning District. **ZBA-2021-07**
3. **23-25 Molloy St.** – Traolach Cahilone requests a Variance from §6.02 (j), front yard parking, for a pervious driveway and parking at the terminus of Molloy St. Property is located in T (Two-Family Zoning District) **ZBA-2020-24**