



Zoning Board of Appeals Meeting

Wednesday, November 20, 2024 at 7:00 PM
City Council Chamber, Administration Building,
149 Main St., Watertown, MA 02472

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. In-person and remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on **November 20, 2024**, at **7:00 PM**. Location: City Council Chamber, Administration Building, 149 Main St., Watertown, Massachusetts
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): wcatv.org/government
 - C. The Public may join the virtual meeting online: <https://zoom.us/j/606857230>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: [606 857 230](https://zoom.us/j/606857230)
 - E. Public may comment through email: zba@watertown-ma.gov
 - F. Please Visit the Zoning Board of Appeals Website here: <https://www.watertown-ma.gov/228/Zoning-Board-of-Appeals>
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- 1. Administrative Business
 - A. Approval of Meeting Minutes
 - i. Meeting Minutes- September 25, 2024
 - ii. Meeting Minutes-October 23, 2024
- 2. Continued Cases
 - A. 6 & 12 Church Hill St (*Continued from October 23, 2024*)
 - i. 6 Church Hill St-William T Conti requests a Special Permit for the construction of a new 3-family dwelling (existing 2266 sq feet lot expanded to 2797 sq feet). The project would include demolition of an existing single-family structure. [Link](#)
 - ii. 12 Church Hill St- The owner, Brianna LLC, through its manager, William T Conti, requests a Special Permit for the construction of a new 3-family dwelling (existing 3373 sq feet lot decreased to 2840 sq feet). The project would include the demolition of an existing 2-family structure. [Link](#)
 - B. **1 Rosary Dr-** Petitioner Stephen P. Corbett (Owner: Dominican Sisters of Peace, INC requests the ZBA grant multiple variances and an amendment to a Special Permit and a Special Permit Finding to amend the site plans of the entire site by including three new buildings comprising a single family dwelling and two new

detached two-family dwellings in the location of the existing convent, to be demolished. [Link](#)



CITY OF WATERTOWN
ZONING BOARD OF APPEALS
WATERTOWN ADMINISTRATION BUILDING
149 MAIN STREET
WATERTOWN, MASSACHUSETTS 02472

Melissa M. SantucciRozzi, Chairperson
David Ferris, Clerk
Christopher H. Heep, Member
Alexander Dale, Member
Gregory Girard, Alternate
Samuel Odamah, Alternate

Telephone (617) 972-6427
Facsimile (617) 926-7778
www.watertown-ma.gov

MINUTES

On Wednesday evening, September 25, 2024, at 7:00 p.m. in the Council Chamber of the Administration Building, the Zoning Board of Appeals held a public hearing. The meeting and public hearing were conducted in a 'hybrid' format with options for public participation both in-person and via remote means, in accordance with applicable law.

Members in attendance (remote): David Ferris, *Acting Chair*; Christopher Heep, *Member*; Samuel Odamah, *Alternate*; Gregory Girard, *Alternate*

Members Absent: Melissa SantucciRozzi, *Chair*; Alexander Dale, *Member*

Staff present (in-person): Gideon Schreiber, *Director of Planning and Zoning*; Sameena Pirani, *Administrative Specialist*. Staff present (remote): Antonio Mancini, *Zoning Enforcement Officer*.

Due to the light agenda, Chair SantucciRozzi, prior to the meeting, had approved of all members being remote. Acting Chair David Ferris opened the meeting at about 7:08 PM. He introduced the Board Members and staff and went over the Agenda. He also stated that Members Girard and Odamah would be acting as full members this evening. Staff stated that given the nature of the meeting, there would be no public hearing. The Board members and audience could raise their hand through Zoom features if they needed assistance.

Member Ferris confirmed with staff that a motion could be made for the approval of the meeting minutes despite the absence of some voting members who attended that meeting. Motion to approve the July 24, 2024, meeting minutes was made by Member Heep and seconded by Member Girard. The motion was approved by roll call vote 4-0 with Members Ferris, Girard, Heep, and Odamah voting in favor.

Motion to approve August 28, 2024, meeting minutes was made by Member Heep and seconded by Member Odamah. The motion was approved by roll call vote 4-0 with Members Ferris, Girard, Heep, and Odamah voting in favor.

The above minutes represent only a summary of the public hearing. For a more detailed account of the meeting, please visit the Watertown Cable Access Corp channel at, vodwcatv.org/CablecastPublicSite/gallery/47?channel=3 where a video of the hearing can be viewed.

Cases: 6 & 12 Church Hill St

At Acting Chairs request, Motion to continue the petition to the ZBA's October meeting was made by Member Heep, seconded by Member Odamah. The motion was approved by roll call vote 4-0 with Members Ferris, Girard, Heep, and Odamah voting in favor.

Staff stated that the first reading of the zoning amendments for the Watertown Square Area Plan were submitted to the City Council and have been posted online, along with the meeting dates.

Motion to adjourn was made by Member Heep, seconded by Member Girard. Motion was approved (4-0) with Members Ferris, Girard, Heep, and Odamah voting in favor.

Meeting ended at approximately 7:15 PM

MINUTES APPROVED:-----

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MINUTES

On Wednesday evening, October 23, 2024, at 7:00 p.m. in the Council Chamber of the Administration Building, the Zoning Board of Appeals held a public hearing. The meeting and public hearing were conducted in a 'hybrid' format with options for public participation both in-person and via remote means, in accordance with applicable law.

Members in attendance (remote): Melissa SantucciRozzi, Chair; Sarah Baker, Member; Alexander Dale, Member; Samuel Odamah, Alternate; Gregory Girard, Alternate

Members Absent: Christopher Heep, Member; David Ferris, Member

Staff present (in-person): Gideon Schreiber, Director of Planning and Zoning; Sameena Pirani, Administrative Specialist. Staff present (remote): Antonio Mancini, Zoning Enforcement Officer.

Due to the light agenda, Chair SantucciRozzi, prior to the meeting, had approved of all members being remote. Chair opened the meeting at about 7:03 PM. She introduced the new Full Member, Sarah Baker. After noting the members in attendance via roll call, she stated that both Members Ferris and Heep were absent. Also, given the nature of the meeting, there would be no public hearing.

Motion to table the September 25, 2024, meeting minutes to November 20 was made by Member Dale and seconded by Member Girard. The motion was approved by roll call vote 5-0 with Chair SantucciRozzi, and Members Girard, Dale, Baker and Odamah voting in favor.

Cases: 6 & 12 Church Hill St

At Chair's request, motion to continue the petition to the ZBA's November 20, 2024 meeting was made by Member Dale, seconded by Member Odamah. The motion was approved by roll call vote 5-0 with Members Dale, Girard, Baker, Odamah and Chair SantucciRozzi voting in favor. Attorney Leitner confirmed that an extension agreement had been signed.

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1 Rosary Dr

The case was opened, and the legal notice was read into the record. Member Girard recused himself in this matter and upon request from the Chair left the meeting. Motion to continue the case to November 20, 2024, 7:00 PM was made by Member Dale, seconded by Member Odamah. Motion was approved by roll call vote (4-0) with Members Dale, Baker, Odamah and Chair SantucciRozzi voting in favor. Attorney Leitner confirmed that an extension agreement had been signed.

Chair SantucciRozzi asked staff to confirm with the city's counsel if Members Ferris and Heep would be eligible to vote at future hearings for this case given that they were absent when the case was opened.

Upon staff's request, Chair clarified for the record that the first case continued to November 20, 2024 was Church Hill St, not Church St.

The move to adjourn was made by Member Dale, seconded by Member Baker. Motion was approved (4-0) with Members Dale, Baker, Odamah and Chair SantucciRozzi voting in favor.

The meeting ended at approximately 7:13 PM

MINUTES APPROVED:-----

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