



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
Sarah Baker, Member
Gregory Girard, Alternate
Samuel Odamah, Alternate

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MINUTES

On Wednesday evening, September 24, 2025, 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 (In-person): David Ferris, *Acting Chair*; Sarah Baker, *Member*; Alexander Dale *Member*, Gregory Girard, *Alternate*; Samuel Odamah, *Alternate*
Absent Members: Melissa SantucciRozzi, *Chair*; Christopher Heep, *Member*.

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

Acting Chair David Ferris opened the meeting. He introduced staff, noted the members in attendance, and reviewed the agenda.

The motion to approve the July 23, 2025 meeting minutes was made by Member Dale, seconded by Member Girard. The motion was approved 5-0 with Members Dale, Baker, Ferris, Odamah, and Girard voting in favor.

Cases:

101 Standish Rd

Member Dale read the legal notice. Matt Gannon, the petitioner and owner of 101 Standish introduced himself and the Architect Wayne Pelletier.

Mr. Gannon gave the rationale for the petition. He requested approval to construct a straight-up addition above the sunroom and shared images of similar additions in the Standish and Lovell neighborhoods. He stated his intention to preserve neighborhood character and material consistency of the house.

Architect Wayne Pelletier detailed the first and second architectural drawings, noting a new window on the plan and explained the gambrel trim on the right-side elevation. Mr. Gannon mentioned two letters of support from an abutting property and across the street.

Members Girard and Dale supported the rationale for the project. Member Odamah asked whether there were architectural renderings, to which there were none, and clarified the placement of the chimney. Member Baker asked about the siding, and Mr. Gannon confirmed that the shingle siding will be the same as the rest of the house.

Acting Chair Ferris raised concerns about the outline of the side of the addition, that the gambrel would be pronounced and cast a wide shadow. He noted a discrepancy between the rear elevation and side elevation drawings, the piece of gambrel on the side elevation is not clear in the rear elevation. Acting Chair Ferris offered a suggestion to omit the shower window and complete the gambrel outline which was conditioned as an alternative design option.

Member Dale made a motion, and Member Baker seconded to approve the request for a special permit finding to allow construction within non-conforming side yard setback for a second-floor addition with conditions as discussed. Motion was approved 5-0, with Members Dale, Ferris, Girard, Odamah, and Baker voting in favor.

227 Orchard St

Member Dale read the legal notice. Architect Philip Baker of Rockwood Design introduced himself and Drew Noller, the contractor for the project. Mr. Baker reviewed the plans to extend the non-conforming right-side setback from 8.8 ft to 8.9 ft. He described the rationale for the client to construct a mudroom on the first floor and bathroom on the second.

Member Baker questioned whether the two rear-most windows on the proposed right elevation could be made level to the two garage windows. Architect Baker explained how the different floor heights between the house and garage would not create a functional interior design. Member Baker suggested adding plantings beneath the rear-most windows to increase aesthetic appeal and intentionality of the exterior design.

Member Odamah requested clarification on the materials and Architect Baker confirmed there would be consistent siding. Member Girard asked how the redesign may increase the use of the backyard. Architect Baker said the addition is being placed in an underutilized space and will increase purpose of the rest of the yard. Member Baker questioned why some windows are smaller, and Architect Baker said the size is appropriate for the interior use and privacy.

Acting Chair Ferris added landscaping for the plantings beneath the rear-most windows on the right elevation as a condition. Member Dale motioned, and Member Girard seconded to approve the request for a special permit finding to allow construction within non-conforming side yard setback for a two-story addition with conditions as discussed. Motion was approved 5-0, with Members Dale, Ferris, Girard, Odamah, and Baker voting in favor.

Member Girard motioned, and Member Dale seconded to adjourn. Motion was approved 5-0 with Members Dale, Ferris, Girard, Odamah, and Baker voting in favor.

The meeting ended at approximately 7:39 PM

MINUTES APPROVED:-----