



**CITY OF WATERTOWN**  
**ZONING BOARD OF APPEALS**  
**PARKER BUILDING, 124 WATERTOWN ST.**  
**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, December 17, 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 Present: Melissa M. SantucciRozzi, *Chair*, David Ferris, *Member*; Christopher H. Heep, *Member*; Alexander Dale, *Member*; Sarah Baker, *Member*; Samuel Odamah, *Alternate*.

Members Absent: Gregory Girard, *Alternate*.

Staff Present: Gideon Schreiber, *Director of Planning and Zoning*; Will Downie, *Senior Planner - Housing*; Hannah Jury, *Administrative Specialist – Zoning*.

Present Remote: Antonio Mancini, *Zoning Enforcement Officer*

Chair Melissa M. SantucciRozzi opened the meeting at approximately 7:00pm. She introduced staff, noted the members in attendance, and reviewed the agenda.

### **72 Mt Auburn St**

Chair SantucciRozzi opened the public hearing for 72 Mt Auburn St. Member Ferris motioned, and Member Heep seconded, to approve the request to continue the hearing for 72 Mt Auburn to the January 28<sup>th</sup> ZBA Meeting, pending Planning Board recommendation on January 14<sup>th</sup>. The motion passed 5-0 with Member(s) Girard, Heep, Dale, Baker, Alternate Member Odamah, and Chair SantucciRozzi voting in favor.

### **108 Water St**

Julian Lewis introduced the case and provided a summary of changes made following feedback from the Board on November 19<sup>th</sup>. Mr. Lewis stated that MBTA passes will be offered to each bedroom rather than each unit, and the bikeshare payment was reduced from \$50,000 to \$25,000 and will be paid in two installments. Doors to the bicycle storage rooms were enlarged, and design changes were made to improve the pedestrian experience of the Northeastern corner.

Architect Alex Brownell began detailing changes made to the basement floor plan to improve ease of bicycle access. Mr. Brownell emphasized the alternating protruding brick pattern along the ground floor. He then reviewed the history of the site which inspired changes to the Northeast corner. Mr. Brownell described the increased window size from 5 to 7 feet and incorporation of perforated metal and backlighting to improve human scale and cohesion. The material of the egress door was changed to glass, and the electric room door was relocated. Overlaying the top of the perforated metal, "Barker-Stanley-Bachrach Area" was proposed as block lettering. He noted the specific words could change and be complemented by a historical placard.

Member Ferris appreciated the response to Board’s feedback. Member Ferris clarified the metal panel material and confirmed with Mr. Brownell that the backlighting will run along the Water St. façade. Member Ferris noted the lettering improves cohesion and commended the effort for the brick detailing. Member Ferris suggested the team ensure lighting is dimmable to ensure subtlety. Member Heep agreed that revisions were constructive and creative. Member Dale also appreciated changes to the Northeast corner and the historical nod. Member Baker stated she found the design cohesive and asked if there are concerns with lighting impacting the nearby Charles River. Staff responded that the submitted lighting program does cause concern for light pollution. Member Baker appreciated the ode to the site’s history, but without context, stated that the lettering loses significance.

Member Odamah appreciated the changes to the design and asked whether Architect Alex Brownell is content. Mr. Brownell replied that he is happy with the new direction and would not do anything differently. Chair SantucciRozzi closed by echoing all comments from the Board and commended the team’s responsiveness to feedback. Member Girard clarified that the backlighting behind the perforated metal panel will appear as a dark bronze washed with a subtle light rather than a direct illumination behind the perforation.

No public comments were received by the Board or Staff at the hearing, and Chair SantucciRozzi reviewed items submitted in the project packet. The Chair outlined updates to the draft conditions which included wayfinding, screening, off-site improvements, and Transportation Demand Management. Staff requested clarification on which utility poles the petitioner intends to bury. Mr. Lewis stated that 2 poles on-site and all others off-site on Water St will be buried, although an engineering plan has not been completed. Chair SantucciRozzi has no concerns in leaving details for burying utility poles to be coordinated with DPW and Eversource.

Chair SantucciRozzi noted that public comments were received and heard at the November 19<sup>th</sup> hearing. After no additional comments, Member Girard motioned, and Member Heep seconded the motion to approve the request for Special Permit for the proposed multifamily housing development on 108 Water St. with the conditions and revisions as discussed on December 17<sup>th</sup>. The motion passed 5-0 with Member(s) Girard, Heep, Dale, Baker, Alternate Member Odamah, and Chair SantucciRozzi voting in favor.

**Approval of November 19, 2025 Meeting Minutes**

The motion to approve November 19, 2025, meeting minutes was made by Member Dale, seconded by Member Ferris. The motion was approved 5-0 with Member(s) Ferris, Dale, Baker, Heep, Alternate Member Odamah, and Chair SantucciRozzi voting in favor.

**Confirmation of Zoning Board of Appeals 2026 Meeting Calendar**

Chair SantucciRozzi addressed the 2026 Meeting Calendar and instructed Members to inform Staff if they anticipate any absences.

Member Dale motioned, and Member Heep seconded the motion to adjourn. The motion was approved 5-0 with Member(s) Ferris, Dale, Baker, Heep, Alternate Member Odamah, and Chair SantucciRozzi voting in favor. The meeting closed at approximately 7:28 p.m.

MINUTES APPROVED:-----