



Historical Commission Meeting

Wednesday, March 18, 2026 at 7:00 PM
Hybrid Participation on Zoom and in the Phillip Pane Lower
Hearing Room

Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted with Hybrid opportunities for participation. Remote participation and access methods include: Zoom and in Person at the Philip Pane Lower Hearing Room

ACCESS INFORMATION:

- A. This meeting will be held on Wednesday, March 18, 2026, at 7:00 pm. Location: Hybrid Participation on Zoom and in the Phillip Pane Lower Hearing Room
- B. The in-person meeting will also be televised through WCATV (Watertown Cable Access Television) on Comcast Channel 22 or RCN Channel 13 and can be streamed online at: <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/95648117955>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 956 4811 7955
- E. Public may comment through email: sjenness@watertown-ma.gov
- F. Please Visit the Historical Commission Website here: <https://www.watertown-ma.gov/214/Historical-Commission>

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1. Call to Order
 2. Roll Call
 3. Acceptance of Minutes
 - A. Review and acceptance of minutes from the January 8, 2026, Historical Commission meeting.
 - B. Review and acceptance of minutes from the February 11, 2026, Historical Commission meeting.
 4. Public Hearings
 - A. To determine if the house at 85 Boyd St. is preferably preserved and if a demolition delay will be imposed. Michael Mena, Representative/Barbara Fichtner, Owner
 5. Commission Business
 - A. Updates- 18-20 Washburn St.
 6. CPC Update
 7. Agent Report
 8. Adjournment

Historical Commission Members

Joseph Panto

Elise Loukas
Chair

Matthew Walter

Richard Glenn

Jamie Gordon

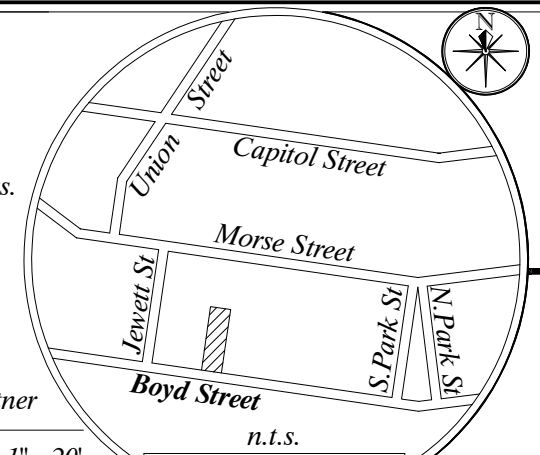
Andrew Thompson

"EXISTING"
PLOT PLAN of
#85 BOYD STREET
 in WATERTOWN, Mass.

PREPARED FOR:
 85 BOYD STREET LLC

OWNER of RECORD:
 Susan J. Alexander & Barbara J. Fichtner

January 23, 2026 Scale: 1"=20'



LOCUS MAP

SYMBOLS: **LINETYPE:** Zoning Line

MIDDLESEX, SOUTH
 Registry References

DEED Bk. 65244, Pg. 67
PLANS Plbk. 17B, Pl. 64

OTHER REFERENCES
 Assessors' DB GIS Map Zoning Bylaw Zoning Map

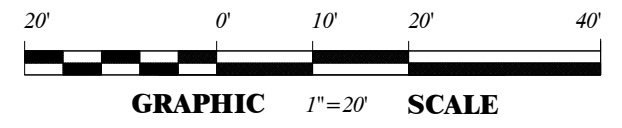
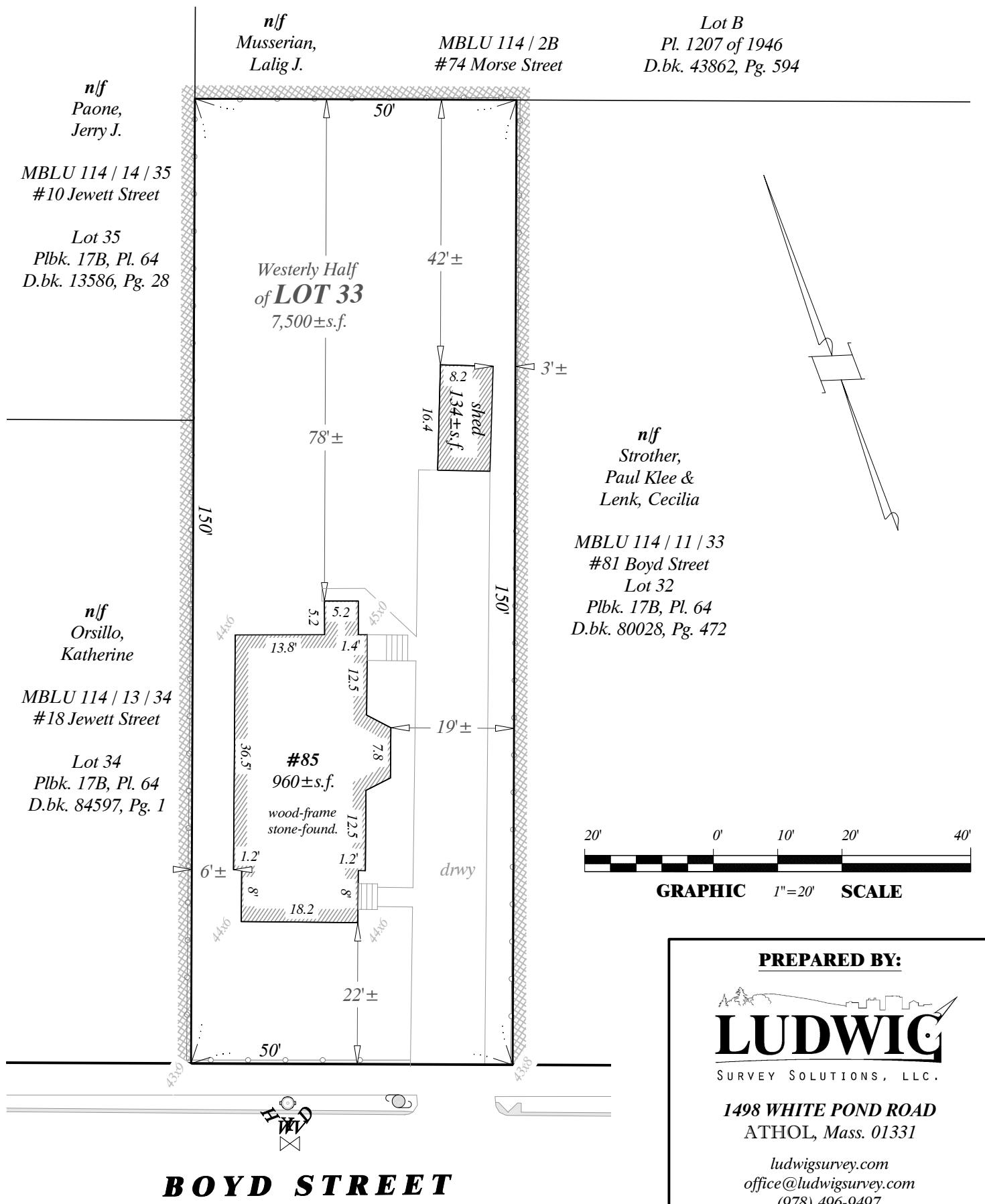
NOTES:

- All information hereon shown is based upon on-the-ground field measurements made in January of 2026, unless otherwise noted. The primary instrument of survey being a Carlson RTk5 GNSS Rover.
- Building locations and offsets shown are for zoning determinations only and are not to be used to establish property lines.
- Locus is not shown to be located in an established Special Flood Hazard Area: See FEMA FIRM 25017C0552F, effective on 07/08/2025.
- The purpose of this plan is to aid the client in their submission to the Town of Watertown's Historical Commission.

dotloop verified
 02/21/26 10:47 AM EST
 ORNX-AJAH-J5BU-JCAJ

TABLE of DIMENSIONS | [T] Two Family

LOT REQUIREMENTS	REQUIRED	EXISTING
1. Lot Area	5,000±s.f.	7,500±s.f.
2. Frontage	50'	50'
3. Front Yard	15'	22'
4. Side Yard	12' / 10'	6'
5. Rear Yard	20'	78'
6. Building Height	35' (2.5 sty)	35'± (2.5 sty)
7. Building Coverage	30%	14.6%
8. Impervious Cover	85%	28.5%
9. FAR	0.5	0.35
10. Open Space	15%	71.5%



BOYD STREET

PREPARED BY:

LUDWIG
 SURVEY SOLUTIONS, LLC.

1498 WHITE POND ROAD
 ATHOL, Mass. 01331

ludwigsurvey.com
 office@ludwigsurvey.com
 (978) 496-9497

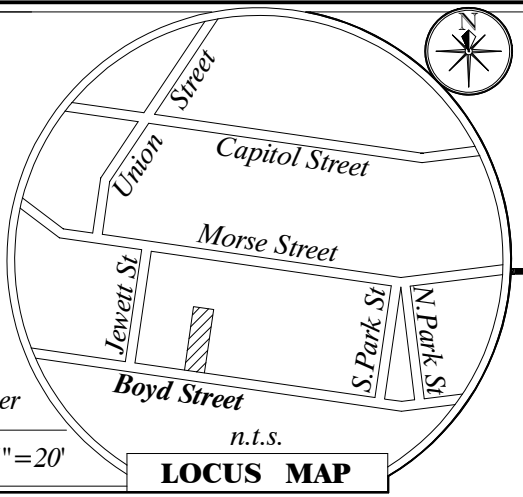
FIELD	CALC	DRAFT	CHECK
Z.T.L.	Z.T.L.	Z.T.L.	S.T.L.

"PROPOSED"
PLOT PLAN of
#85 BOYD STREET
 in WATERTOWN, Mass.

PREPARED FOR:
 85 BOYD STREET LLC

OWNER of RECORD:
 Susan J. Alexander & Barbara J. Fichtner

February 19, 2026 Scale: 1"=20'



LOCUS MAP

SYMBOLS: **LINETYPE:** Zoning Line

MIDDLESEX, SOUTH
 Registry References

DEED Bk. 65244, Pg. 67
PLANS Plbk. 17B, Pl. 64

OTHER REFERENCES

Assessors' DB GIS Map
 Zoning Bylaw Zoning Map

NOTES:

- All information hereon shown is based upon on-the-ground field measurements made in January of 2026, unless otherwise noted. The primary instrument of survey being a Carlson RTk5 GNSS Rover.
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- Locus is not shown to be located in an established Special Flood Hazard Area: See FEMA FIRM 25017C0552F, effective on 07/08/2025.
- The purpose of this plan is to aid the client in their submission to the Town of Watertown's Historical Commission.

CALCULATIONS

BLDG = 1818±s.f.
 PORCH A = 83±s.f.
 STAIR A = 52±s.f.
 PORCH B = 50±s.f.
 STAIR B = 52±s.f.
 TOTAL = 2,055±s.f.
BLDG COVER = 27.4%

DRWY A = 414±s.f.
 DRWY B = 495±s.f.
 COVER = 2055±s.f.
 TOTAL = 2,964±s.f.
IMP. COVER = 39.5%

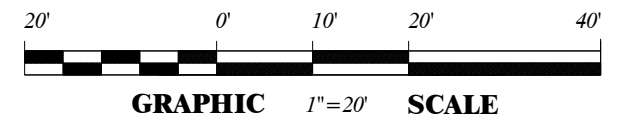
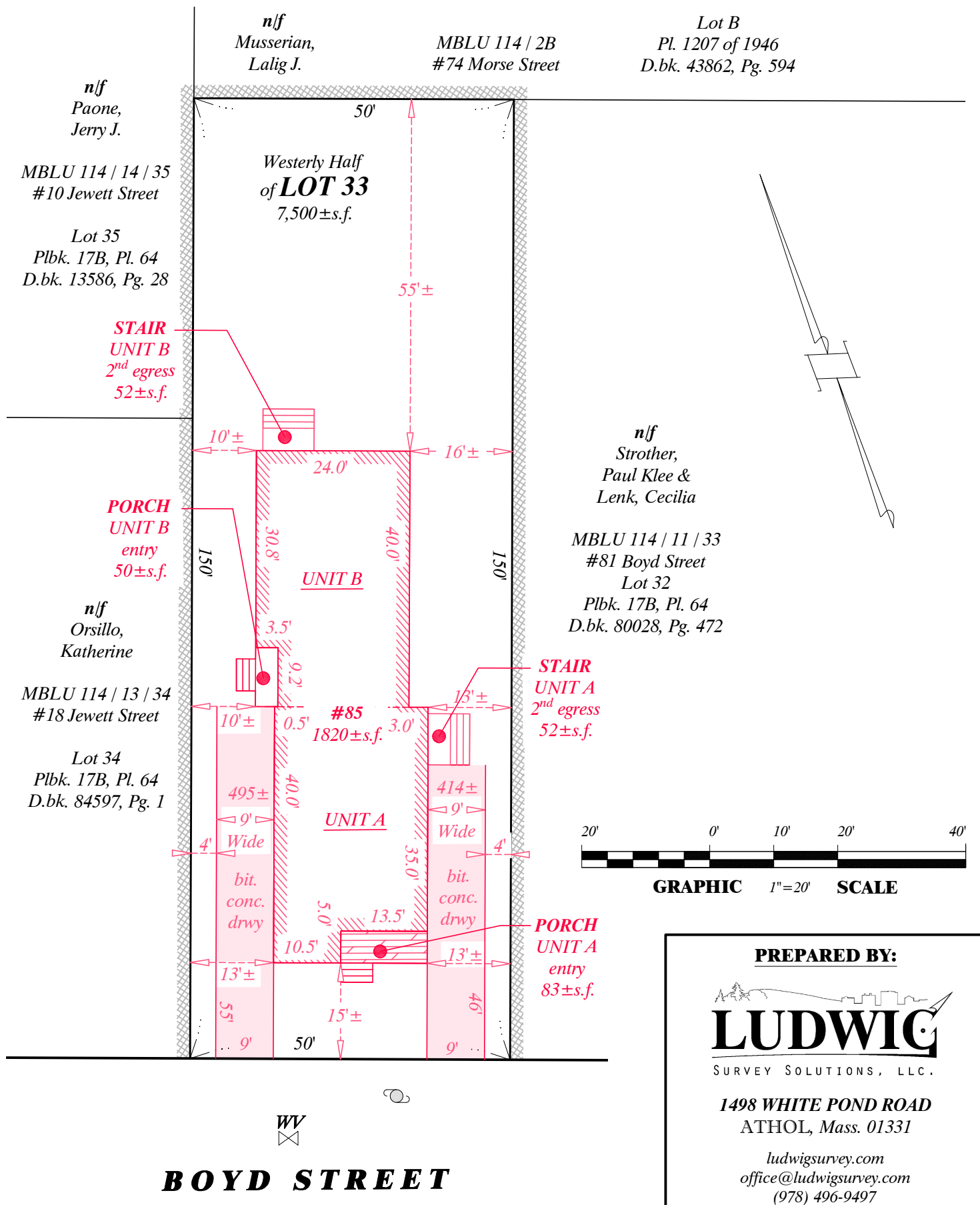
OPEN SPACE = 60.5%

1st FL = 1820±s.f.
 2nd FL = 1920±s.f.
 TOTAL = 3740±s.f.
TOTAL FAR = 49.9%

TABLE of DIMENSIONS | [T] Two Family

LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
1. Lot Area	5,000±s.f.	7,500±s.f.	AS EXIST.
2. Frontage	50'	50'	AS EXIST.
3. Front Yard	15'	22'	15'
4. Side Yard	12' / 10'	6'	13' / 10'
5. Rear Yard	20'	78'	55'
6. Building Height	35' (2.5 sty)	35'± (2.5 sty)	SEE ARCH.
7. Building Coverage	30%	14.6%	27.4%
8. Impervious Cover	85%	28.5%	39.5%
9. FAR	0.5	0.35	49.9% ... SEE ARCH. for FINAL
10. Open Space	15%	71.5%	60.5%

* (6) In the T district only, FAR does not include basement and garage area.



PREPARED BY:

 1498 WHITE POND ROAD
 ATHOL, Mass. 01331
 ludwigsurvey.com
 office@ludwigsurvey.com
 (978) 496-9497

FIELD Z.T.L.	CALC Z.T.L.	DRAFT Z.T.L.	CHECK S.T.L.
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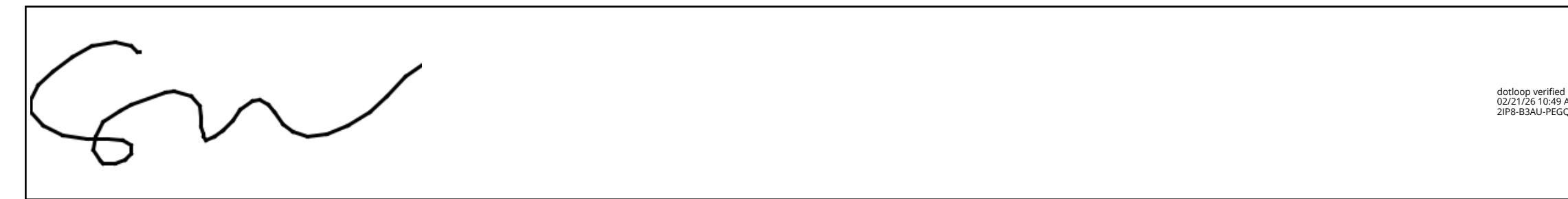
BOB CALNAN
 85 BOYD STREET
 WATERTOWN, MA

**PROPOSED
 TWO TOWNHOUSES**



SYMBOL	WINDOW SIZE	NOTES	QUANTITY
①	2'-8"X5'-0"	DOUBLE HUNG WINDOW	21
②	2'-0"X3'-0"	DOUBLE HUNG WINDOW	1
③	2'-8"X4'-0"	DOUBLE HUNG WINDOW	4
④	2'-0"X3'-6"	DOUBLE HUNG WINDOW	2
⑤	2'-8"X3'-0"	DOUBLE HUNG WINDOW	6
⑥	3'-6"X3'-2"	DOUBLE CASEMENT WINDOW CRANK OUT	2
⑦	5'-0"X1'-6"	TRANSOM WINDOW	1
⑧	2'-8"X2'-0"	CASEMENT WINDOW	2

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION— TYPICAL FOR ALL.



**NOT FOR
 PERMITTING**



857-998-0459

Job Number: 00275

Scale: AS NOTED

Date: 02-16-2026

Revisions: 02-18-2026

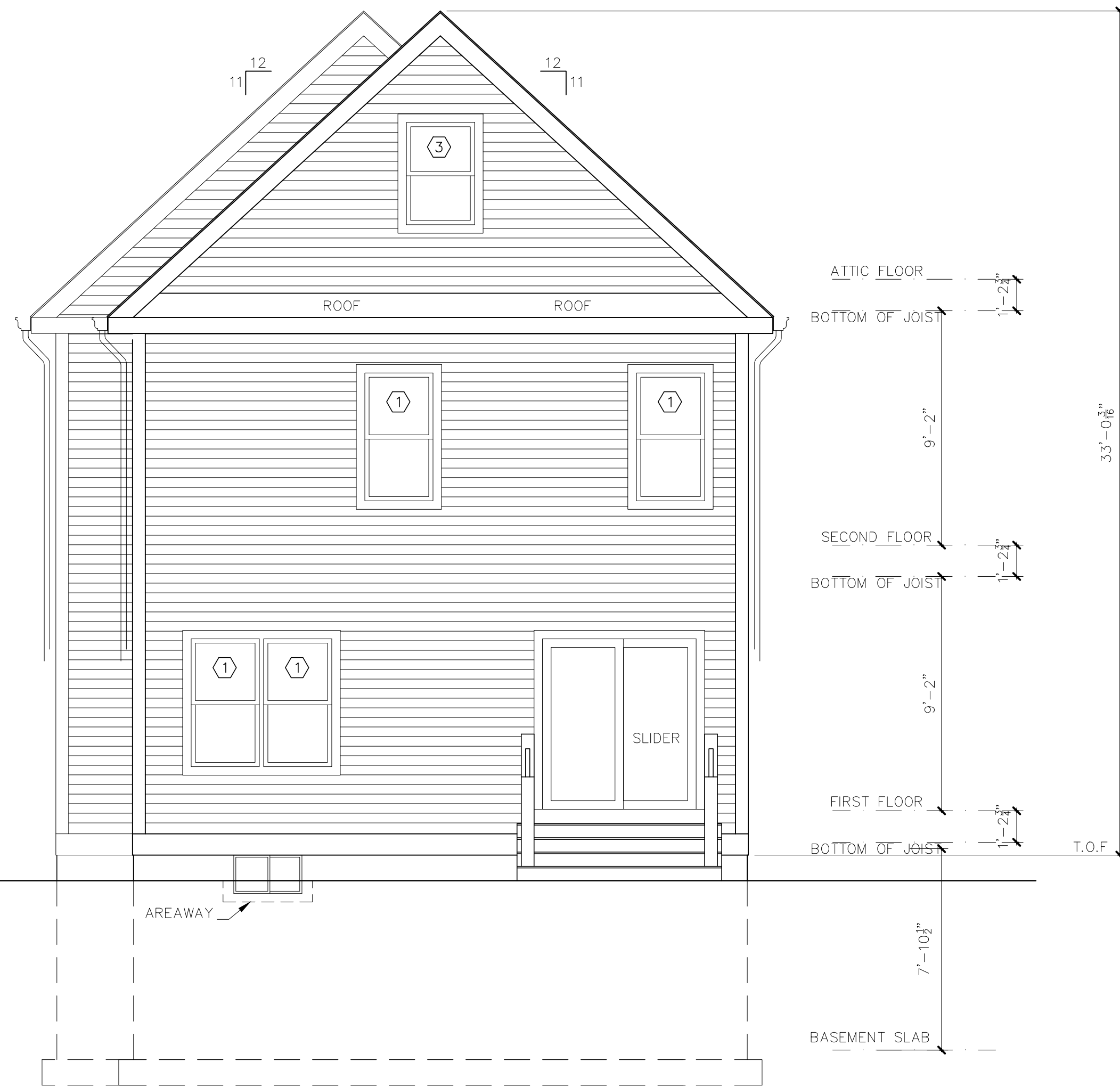
**FRONT AND RIGHT SIDE
 ELEVATIONS**

Drawing

A-5

BOB CALNAN
 85 BOYD STREET
 WATERTOWN, MA

**PROPOSED
 TWO TOWNHOUSES**

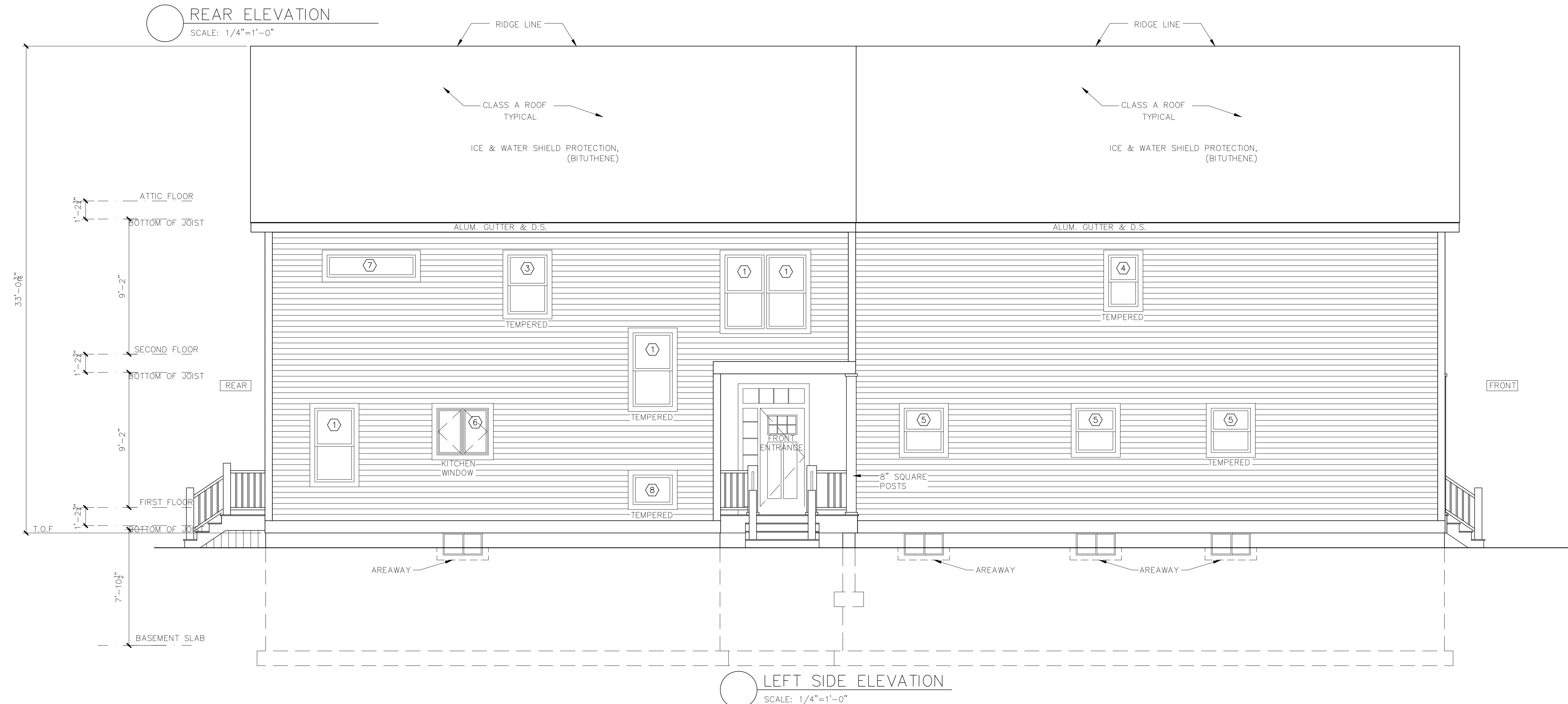


WINDOW SCHEDULE			
SYMBOL	WINDOW SIZE	NOTES	QUANTITY
①	2'-8"X5'-0"	DOUBLE HUNG WINDOW	21
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⑤	2'-8"X3'-0"	DOUBLE HUNG WINDOW	6
⑥	3'-6"X3'-2"	DOUBLE CASEMENT WINDOW CRANK OUT	2
⑦	5'-0"X1'-6"	TRANSOM WINDOW	1
⑧	2'-8"X2'-0"	CASEMENT WINDOW	2

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION— TYPICAL FOR ALL.



02/16/2026
 02/18/2026
 02/18/2026



**NOT FOR
 PERMITTING**



**CARREIRO
 DESIGN STUDIO**

857-998-0459

Job Number: 00275

Scale: AS NOTED

Date: 02-16-2026

Revisions: 02-18-2026

**REAR AND LEFT SIDE
 ELEVATIONS**

Drawing

A-6



85 Boyd St—Front View



85 Boyd St—SideView



85 Boyd St—Front View



85 Boyd St—Side View



18 Jewett St—Left Abutter



81-77 Boyd St—Right Abutters



90 & 96 Boyd St—Across Boyd St. Abutters



78-86 Boyd St—Across Boyd St. Abutters



102 Boyd St—Across Boyd St. Abutters

PROJECT TEAM

LOCAL OWNERS

Triad Alpha Partners

PROJECT ARCHITECT

Michael Oratovsky, AIA

DEVELOPER

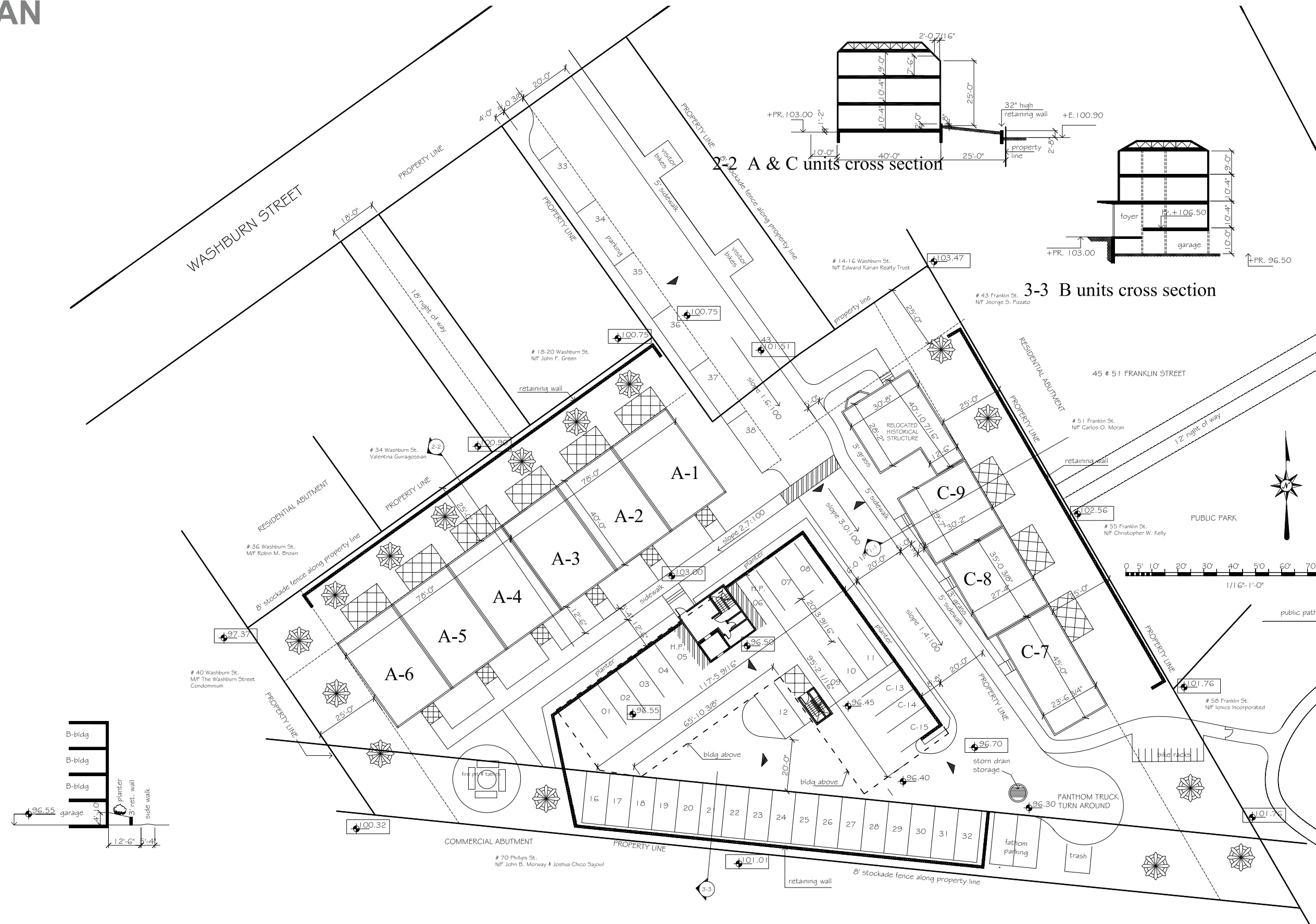
Triad Alpha Partners
Peter Zagorianakos

CIVIL ENGINEER

VTP Associates
Joe Porter



SITE PLAN

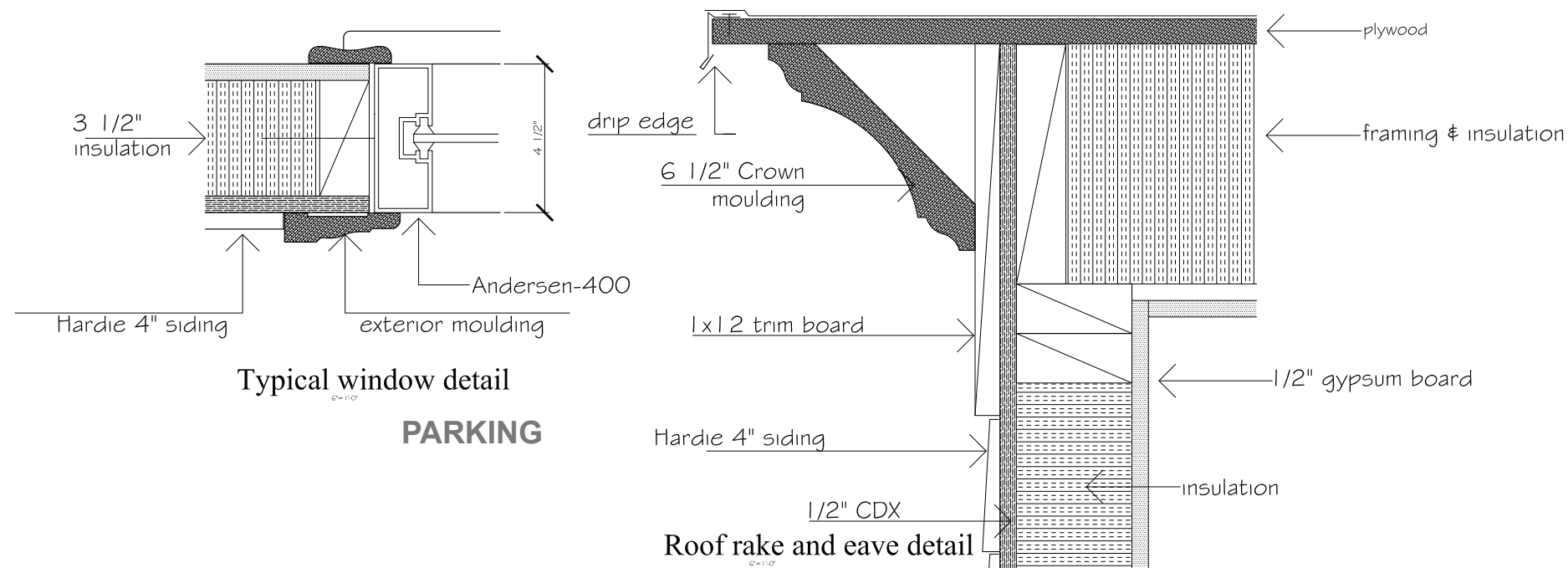
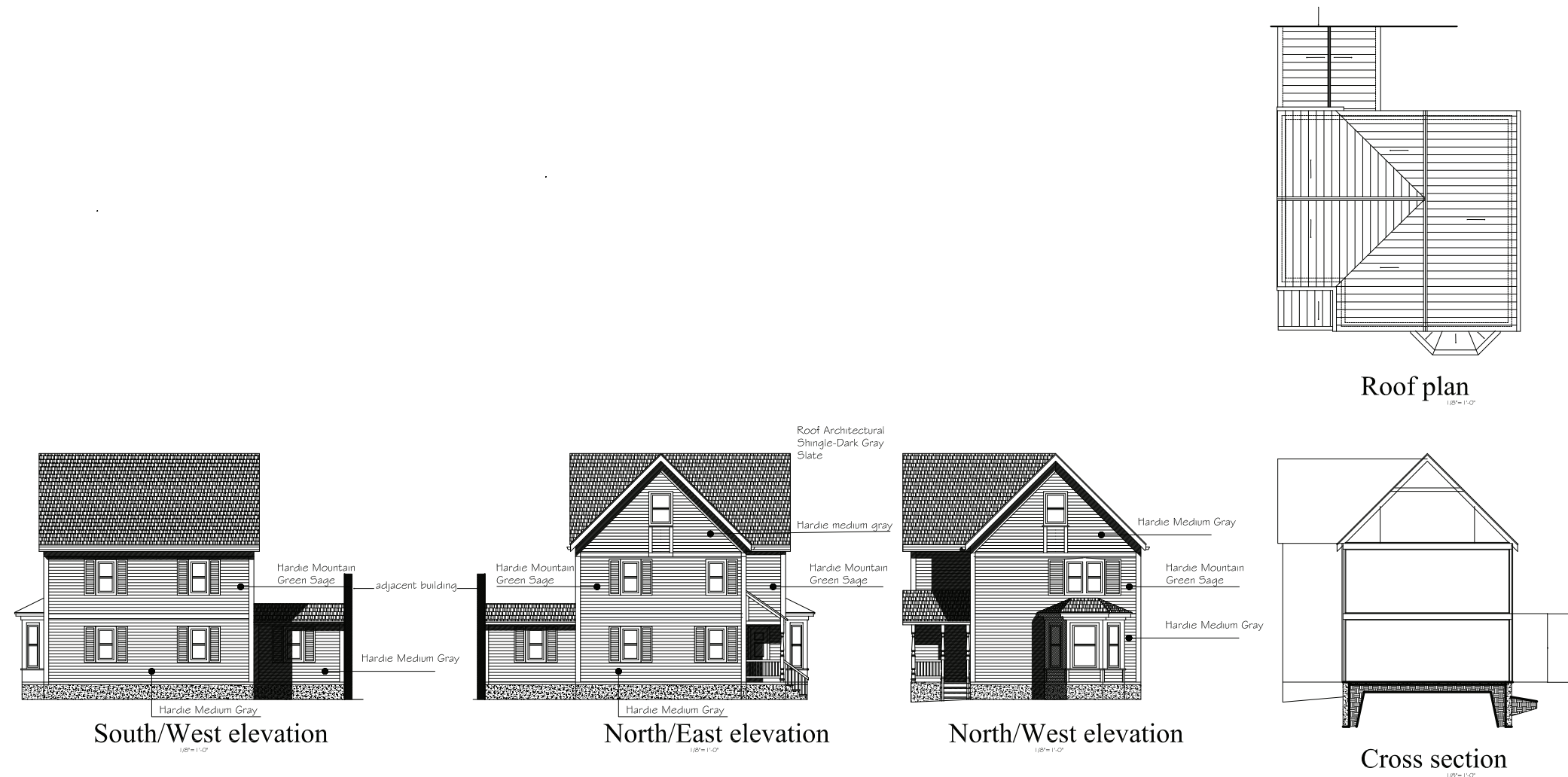


Washburn Street | January 26, 2026

TRIAD ALPHA PARTNERS

Michael Oratovsky, AIA

ELEVATIONS



Washburn Street | January 26, 2026

TRIAD ALPHA PARTNERS

Michael Oratovsky, AIA

NORTH VIEW



Washburn Street | January 26, 2026

TRIAD ALPHA PARTNERS

Michael Oratovsky, AIA

p.4

NORTH EAST VIEW



Washburn Street | January 26, 2026

TRIAD ALPHA PARTNERS

Michael Oratovsky, AIA

p.5

NORTH WEST VIEW



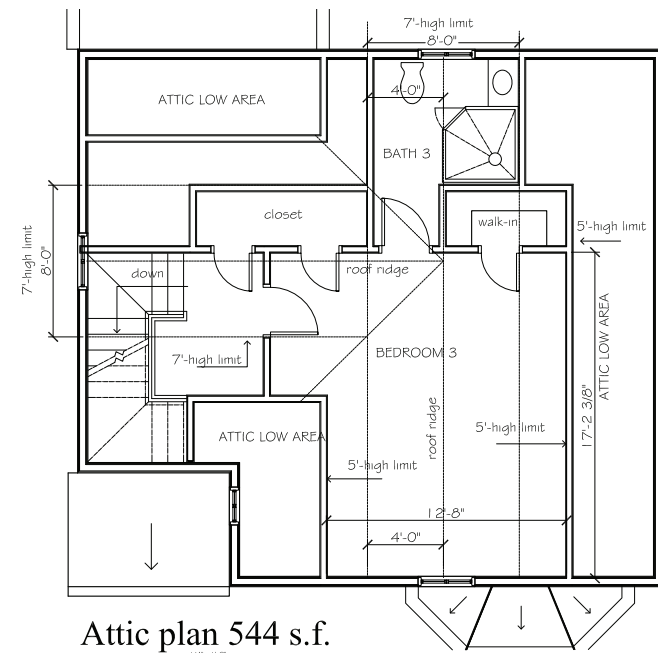
Washburn Street | January 26, 2026

TRIAD ALPHA PARTNERS

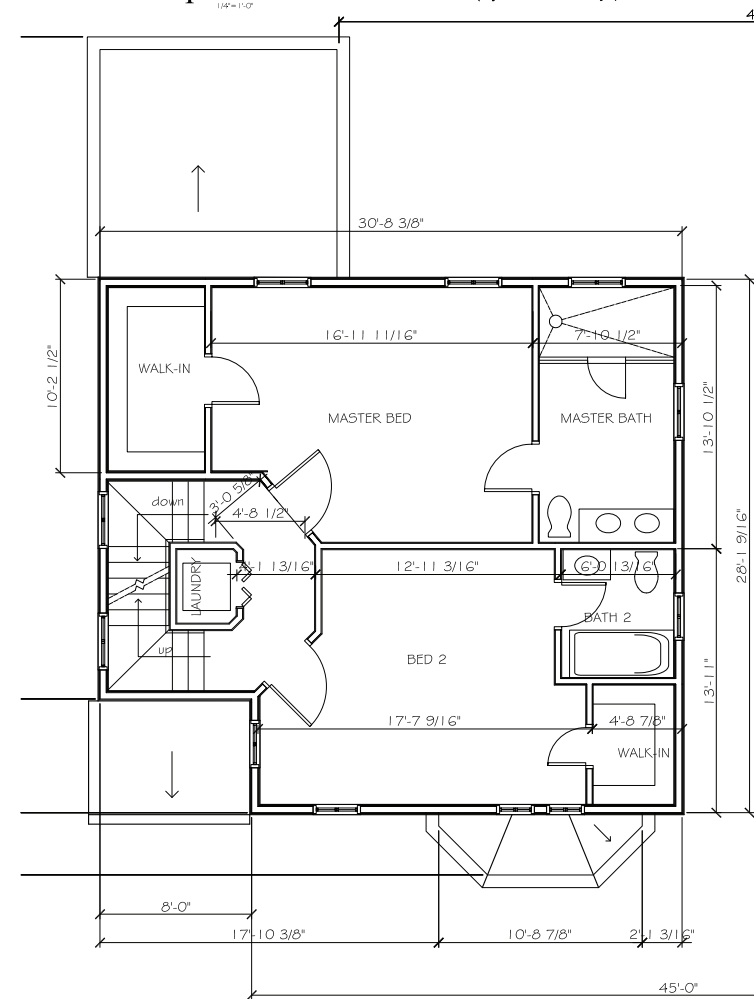
Michael Oratovsky, AIA

p.6

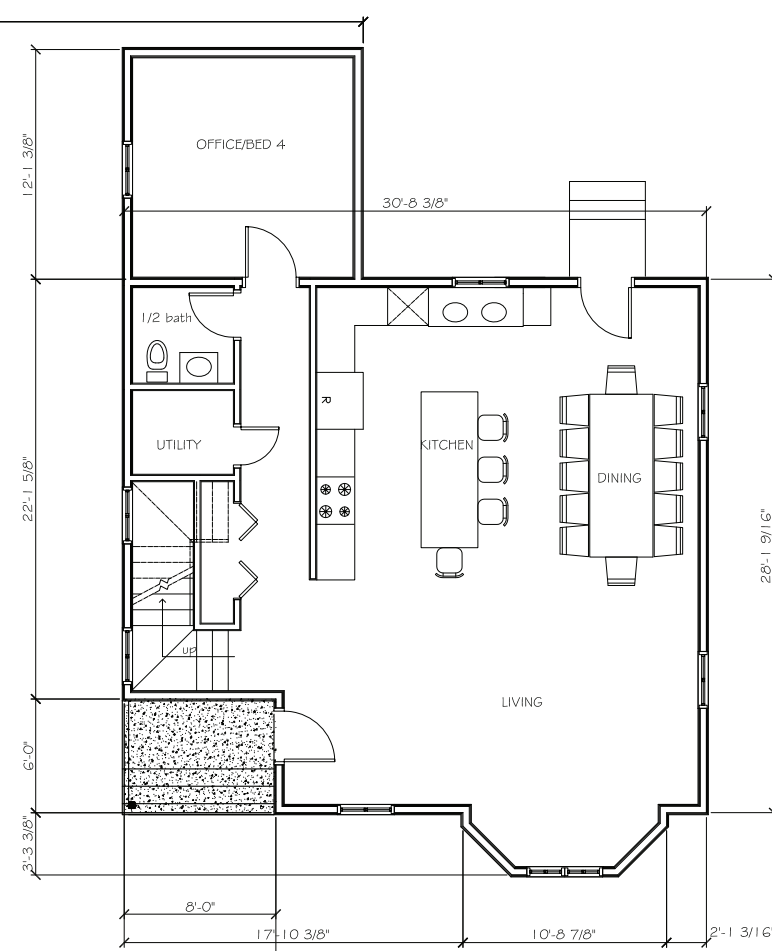
FLOOR PLANS



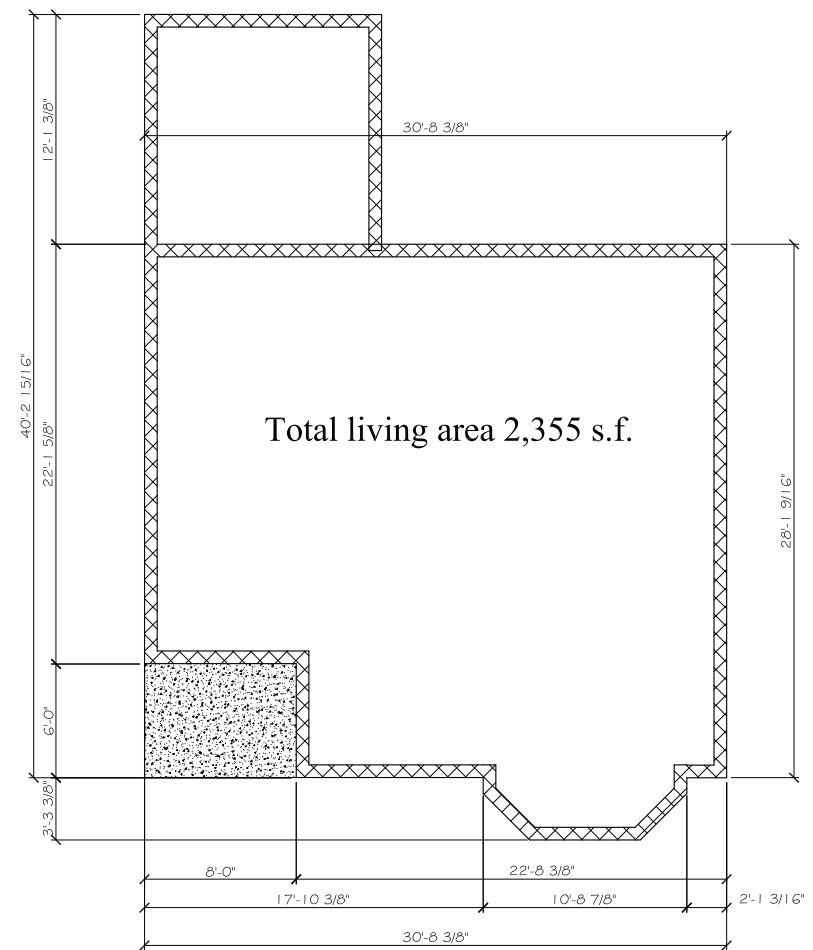
Attic plan 544 s.f.



2nd floor 809 s.f.



1st floor 1,002 s.f.



Foundation plan

Washburn Street | January 26, 2026

TRIAD ALPHA PARTNERS

Michael Oratovsky, AIA

THANK YOU!

