

DEVELOPER'S COMMUNITY MEETING

Public Information Meeting

Notice is hereby given that the Petitioner will be holding a **Public Information Meeting** as required by the Watertown Zoning Ordinance related to the St. Stephen's Armenian Elementary School Building Addition on July 20, 2026. This community meeting is required prior to formal application and public hearing in front of the Planning Board.

Project Description and Location

St. Stephen's Armenian Elementary School Building Addition

The project proposal will include the demolition of an existing structure at 56/58 Elton Ave, a ±31,360 GFA addition to the existing school building on Elton Ave and Bigelow Ave plus supporting infrastructure, and overall site and circulation improvements.

The meeting is presented by the project team, sharing existing site context, conditions, and the redevelopment plans. The meeting also provides time for the community to ask questions, provide comments, and learn more about the project and development process.

The St. Stephen's Armenian Elementary School Building Addition project is located at 46 & 56/58 Elton Avenue, and 61 Bigelow Avenue. It is within the block of Elton Avenue, Bigelow Avenue, Artsakh Street and Nichols Avenue. The same block includes the St. Stephen's Armenian Apostolic Church, the Armenian Cultural and Educational Center, the Sayat Nova Dance Company, and Donohue's Bar and Grill.

Meeting Location and Time

Date: July 20, 2026

Time: 7:00 PM start time

Location: St. Stephen's Church Hall, 1 Artsakh St, Watertown, MA
(In-person meeting with remote access available)

Meeting Link:

<https://teams.microsoft.com/meet/210525199444622?p=5sFZKyE8runxKsRUAz>

Project Team and Contact

TEAM:

Owner: St. Stephen's Armenian Elementary School
Michael Guzelian – Building Committee Chair

Architects and Engineers:

SMMA, 1000 Massachusetts Avenue, Cambridge, MA 02138

Anoush Krafian – Project Manager

Nick Koulbanis, AIA - Architect

Joseph LeClair – Architect

Peter Glick, PE - Civil Engineer

Katrina Correa – Civil Engineer

Michael Dowhan, RLA – Landscape Architect

CONTACT: For more information contact Michael Guzelian at michael.guzelian@verizon.net,

or (781) 710-1412

ACCESS PROJECT FILES HERE:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=153280&repo=r-5ece5628>