



**TOWN OF WATERTOWN**  
**Zoning Board of Appeals**  
Administration Building  
149 Main Street  
WATERTOWN, MASSACHUSETTS 02472

Melissa M. SantucciRozzi, Chairman  
David Ferris, Clerk  
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Kelly Donato, Member  
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**AGENDA**

The Zoning Board of Appeals of the City known as the Town of Watertown will hold a public hearing on **Wednesday, November 18<sup>th</sup>, 2020, at 7:00 p.m.** In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 Covid-19 emergency and to avoid group congregation, this meeting will only have remote opportunities for participation with public access provided as follows:

1. Televised on Watertown Cable Access Television: <https://cloud.castus.tv/vod/#/watertown/?page=HOME>
2. Join the virtual meeting online: <https://zoom.us/j/606857230>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: **606 857 230#**
4. There is also an opportunity to email comments to [gschreiber@watertown-ma.gov](mailto:gschreiber@watertown-ma.gov)

**I. Administrative:**

1. **Approval of Minutes:** [September 23<sup>rd</sup>, 2020](#); [October 28<sup>th</sup>, 2020](#)

**II. New Cases:**

1. [90 School St.](#) – Robert and Sandra MacKerron, request the Zoning Board of Appeals grant a Special Permit to convert an existing two-family dwelling to a three-family dwelling by Sec.5.01(d); and Special Permit Finding to increase preexisting 3rd story, Sec.4.06. **ZBA-2020-12**
2. [45 Piermont St.](#) – Brett Dahlgard and Nicole Kearns, request the Board grant a Special Permit Finding to add second story to a single-family home within the front and side yard setbacks required by Sec. 4.06. **ZBA-2020-14**
3. [48 N. Beacon St.](#) – Sira Naturals, Inc. requests a Special Permit for an Adult Use Marijuana Establishment, Sec. 5.01.5.I; and a Special Permit Finding for continuance of existing non-conformity, as the site has parking area and existing structures within the setback requirements set forth by the Zoning Ordinance, Sec. 4.06. **ZBA-2020-17**
4. [38 Bradshaw St.](#) – Vladimir Fedorov, American Way Development, requests a Special Permit under Sec. 5.05(r) to construct a two-family dwelling with FAR greater than 0.5. **ZBA-2020-15**  
**This item will not be heard; continued to December hearing**
5. [46 Kondazian St.](#) – Conway LLC., requests a Special Permit to allow construction of a light industrial bay to the side of an existing structure within the required side setbacks, Sec. 5.05(d). **ZBA-2020-16**  
**This item will not be heard; continued to December hearing**
6. [202 Arsenal St.](#) – Cresset/WS Venture LLC., requests a Special Permit/Site Plan Review to convert a previously approved retail/commercial building to 87,332 sq. ft. Lab/R&D facility with 1,240 sq. ft., ground floor retail space, Sec. 5.01.5 (e). **ZBA-2020-18**  
**This item will not be heard; continued to December hearing**

III. Continued Cases:

1. 142 Forest St. – Callaghan McCarthy requests a Variance in accordance with Watertown Zoning Ordinance §6.02 (j), Location requirements, to allow a front yard driveway to access parking, and to consider the potential for reduced side yard buffers for improved landscaped areas along the frontage. Located in the T (Two-Family) Zoning District. **ZBA-2020-13**  
**This item will not be heard; continued to December hearing**