



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

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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, December 16th, 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

I. Administrative:

1. **Approval of Minutes:** [October 28th, 2020](#); [November 18th, 2020](#)

II. New Cases:

1. [17 Perry St.](#) – David Arshakyan requests a Special Permit Finding under §4.06 to construct a second story addition within non-conforming rear and side yard setbacks. **ZBA-2020-23**
2. [615 Arsenal St.](#) – Home Depot USA, Inc., requests an Amendment to Special Permit ZBA-2016-16 ASP to increase the available parking in the existing lot by adding a net 50 spaces along the southern edge of the property. **ZBA-2020-19**
3. [174 Boylston St.](#) – Seta and Richard Campbell request a Special Permit Finding under §4.06 to construct a second story addition within non-conforming rear and side yard setbacks. **ZBA-2020-20 This item will not be heard; continued to January.**
4. [66 Galen St.](#) – Galen Street Development, LLC requests a Special Permit and Site Plan Review to construct a new 4/5 story, 199,537 sq. ft. Laboratory/Research and Development building with 277 lower level parking spaces pursuant to: §5.01.5(e) New Construction Laboratories/Research and Development with §5.01.3(a, b) ancillary first level retail/service/office; Special Permit §4.10 additional height and rooftop mechanicals and screening, §4.1 I(d) Expanded Build to Line, §5.05(d) Reduction Side Yard Setbacks, §5.05(f) Contiguous Facades in keeping with Design Guidelines, §5.05 (i) FAR of 1.8 and §6.01(f) Reduced Parking, §9.03, §9.05, §9.06 Site Plan Review Special Permit; Special Permit Criteria for the 1-2 District. **ZBA-2020-22 This item will not be heard; continued to January.**

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 The petitioner requests withdrawal.**

2. [38 Bradshaw St.](#) – Vladimir Fedorov, American Way Development, requests a Special Permit under §5.05(r) to construct a two-family dwelling with FAR greater than 0.5. **ZBA-2020-15 The petitioner requests withdrawal.**
3. [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, §5.01.5 (e). **ZBA-2020-18**
4. [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, §5.05(d). **ZBA-2020-16 This item will not be heard; continued to January.**
5. [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 §5.01(d); and Special Permit Finding to increase preexisting 3rd story, §4.06. **ZBA-2020-12 This item will not be heard; continued to January.**