



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** evening, **December 18, 2019** at **7:00 p.m.** in the Richard E. Mastrangelo Memorial Council Chamber, Second Floor of the Town Hall Administration Building, 149 Main Street, Watertown.

I. ADMINISTRATIVE:

1. **Approval of Minutes:** November 20, 2019

II. NEW CASES:

1. [99-101 Lexington Street](#) – Michael McDade – **Special Permit Finding**
To extend non-conforming driveway without buffer.
2. [28 Nyack Street](#) – Arsem Janikian – **Special Permit Finding**
Construct 2nd floor within non-conforming setbacks; increase lot coverage.
3. [122 Grant Avenue](#) – Bonnie Dirr – **Amend Special Permit Finding**
Increase previously approved non-conforming building coverage
4. [19 Coolidge Hill Road](#)* – 19 Coolidge Hill Owner LLC – **Special Permit**
Construct new 73,738 s.f. self-storage with 1,000 s.f. public space with shared parking
**The above case will not be heard*
5. [85 Walnut Street](#) – 10-85 Walnut Owner LLC – **Special Permit/Site Plan Review**
Construct new 213,500 s.f. office/r&d/lab building with reduced/shadow parking
101 Walnut Street (see above link) – New Green Apple LP – **Amend Special Permit**
Amend control plans to allow access easement and parking lot reconfiguration
6. [164-166 Main Street](#) – Kendall Realty Trust – **Special Permit/Site Plan Review**
Construct new mixed-use, 5 story building with 34 residential units and 1,050 s.f. commercial

III. CONTINUED CASES FROM PRIOR HEARINGS:

1. [18-20 Clyde Road](#) – Aram Miller – **Amendment to Special Permit**
To modify Approved Condition #8, to provide 3' landscape buffer along length of driveway.
2. [36-38 Hillcrest Circle](#) – Kaveth Abdi – **Variance**
To allow undersized front yard parking without buffer.

FUTURE CASES:

1. [19 Coolidge Hill Road](#)* – Paul Ferreira, Mgr. 19 Coolidge Hill Owner LLC – **Comprehensive Permit**
Raze existing building; construct 113 residential units, structured parking and retail/commercial space.
**The above case is continued to January 22, 2020.*