



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, January 27th, 2021 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: [November 18th, 2020](#), [December 16th, 2020](#)

II. New Cases:

1. [190-196 Summer St.](#) - Trask, Inc. requests a Special Permit under §5.05(r) for FAR increase over 0.5 but less than 0.625 and Special Permit Finding under §4.06(a) to continue a pre-existing, non-conforming setback by removing the existing rear addition and second floor exterior access staircase and constructing a new two-level rear addition. Located in the T (Two-Family) Zoning District. **ZBA-2021-01**
2. [23-29 Elm St.](#) - 23 Elm Street Property Owner, LLC, requests a Special Permit with Site Plan Review under: §5.01.5(e.2) for the construction of a three-story research & development laboratory building; §5.04, §5.05(i), for an increase in FAR to 1.68 and increased build-to-line; §4.11(e) for the reduction of the site's north and south side setbacks; and §6.01(f), and §9.03(c) for reduced parking. Located in the RMUD (Regional Mixed-Use) Zoning District. **ZBA-2021-03 This item will not be heard; continued to February**

III. Continued 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 §5.01(d); and Special Permit Finding to increase preexisting 3rd story, §4.06. Located in the T (Two-Family) Zoning District. **ZBA-2020-12 Petitioner requests continuance to February.**
2. [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). Located in the I-2 (Industrial-2) Zoning District. **ZBA-2020-16**
3. [174 Bovlston 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. Located in the T (Two-Family) Zoning District. **ZBA-2020-20 Petitioner requests continuance to February.**

Agenda January 27, 2021.

You may find the status of any pending projects at the link provided: <http://www.watertown-ma.gov/index.aspx?nid=748>

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 I-2 (Industrial-2) District. **ZBA-2020-22**