



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, March 24th, 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://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/live/60195e83b9696d00075a2e67>
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 jmanion@watertown-ma.gov

I. Administrative:

1. **Approval of Minutes: February 24th, 2021**

II. New Cases:

1. [390 Arsenal St.](#) – NS AJO Holdings, Inc. request Special Permit To allow the reuse of an existing building for the operation of an adult-use retail marijuana establishment and medical marijuana facility, in conformance with Section 5.01.5(l) and 8.04. Located in the I-1 (Industrial-1). **ZBA-2020-21**

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 withdrawal without prejudice.**
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. [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**

IV. Other Business:

1. [85 Walnut St.](#) - BP3-BOS4 85 Walnut Street LLC ("P3 Real Estate") requests a one (1) year extension of the Board's decision dated April 22, 2020 regarding a Special Permit with Site Plan Review for 85 Walnut Street. Located in the I-3 (Industrial -3) Zoning District **ZBA-2019-30 SP/SR**