



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, July 28th, 2021 at 7:00 p.m.** in the Town Council Chamber, Administration Building, 149 Main St. Watertown, MA. Pursuant to Chapter 20 of the Acts of 2021, the meeting and public hearing will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be at the meeting location listed above. Remote participation and access methods include:

1. Televised on Watertown Cable Access Television: <http://vodwcatv.org/CablecastPublicSite/?channel=3>
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: June 23rd, 2021**

II. New Cases:

1. **133 School St.** – Chris Bordonaro requests a Special Permit Finding for a increase FAR (floor-area ratio) from .658 to .773. The increase in FAR is due to construction of a staircase that would allow access to the proposed rebuilt third floor, including a new roof and dormers. Located in the T (two-family) zoning district. **ZBA-2021-09 This petition will not be heard and is continued.**

III. Continued Cases:

1. **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**
2. **23-25 Molloy St.** – Traolach Cahilone requests a Variance from §6.02 (j), front yard parking, for a pervious driveway and parking at the terminus of Molloy St. Property is located in T (Two-Family Zoning District) **ZBA-2020-24 This petition will not be heard and is continued to September 22nd, 2021.**