



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

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David Ferris, Clerk
Christopher H. Heep, Member
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Louise Civetti, Zoning

AGENDA

The Zoning Board of Appeals of the City known as the Town of Watertown will hold a public hearing on **Wednesday** evening, **August 28, 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:** June 26, 2019 and July 24, 2019

II. CASES PENDING:

1. **6 Hovey Street** – Sharon Seltzer/Ron Gilboa - **Special Permit Finding**
Construct third floor dormers and deck, maintaining existing non-conforming rear yard setback.
2. **72 Townly Road** – Jason St. Clair - **Special Permit Finding**
Construct a second floor, maintaining existing non-conforming side yard setback.
3. **19 Loomis Avenue*** - Arthur Harutyunyan – **Special Permit**
Construct a new two-family dwelling, increasing FAR.
**Petitioner requests continuance to September 25, 2019 ZBA meeting*
4. **22 Priest Road** – Keith Nardone, Nardone Corp. - **Special Permit/Special Permit Finding**
Add ½ story, increasing FAR; add rear deck, maintaining non-conforming rear & side yard setbacks
5. **36-38 Hillcrest Circle** – Kaveth Abdi – **Variance**
To allow undersized front yard parking without buffer.
6. **18-20 Clyde Road*** – Aram Miller – **Amendment to Special Permit**
To modify Approved Condition #8, to provide 3' landscape buffer along length of driveway.
**Petitioner requests continuance to September 25, 2019 ZBA meeting*
7. **101-103 Morse Street** – Mouhab Rizkalla, LaCourt Affordable Trust LLC – **Special Permit Finding**
Conversion to 37 residential units and associated site improvements.
8. **410 Belmont Street** – Oakley Country Club – **Appeal Determination of Zoning Enforcement Officer**
An accessory structure (retaining wall) does not require a Special Permit

III. CONTINUED CASES:

1. **15 Fuller Road** – Tim & Julie Cunningham – **Special Permit & SP Finding**
New second floor deck, maintaining non-conforming setbacks and increasing FAR