



CITY OF WATERTOWN

Zoning Board of Appeals

**RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING, 149 MAIN STREET**

Melissa M. SantucciRozzi
Chair David Ferris, Clerk
Christopher Heep , Member
Michael Brangwynne, Member
Gregory Girard, Alternate Member

The Zoning Board of Appeals of the City of Watertown will hold a public meeting on Wednesday, November 30th, 2022, at 7:00 p.m. Pursuant to Chapter 107 of the Acts of 2022, the meeting and public hearing will be conducted in person and via remote means, in accordance with applicable law. 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 are listed below:

**ZONING BOARD OF APPEALS MEETING
WEDNESDAY, NOVEMBER 30, 2022 AT 7:00 PM
RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING, 149 MAIN STREET**

AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=3>
- B. The Public may join the virtual meeting online: <https://zoom.us/j/606857230>
- C. Public may join the virtual meeting audio only by phone:(877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 606 857 230#
- D. Public may comment through email: spirani@watertown-ma.gov

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- 1. Administrative Business
 - A. Meeting Minutes- September 28, 2022
 - 2. New Cases

- A. **99 Water St.** – **(CONTINUED - PLANNING BOARD)**- 51 Water Street LLC. – Special Permit with Site Plan Review – Construction of a 4 story, 224,000 sq. ft. Laboratory/Research and Development building with mechanical penthouse and partial 5th story and 430 lower-level parking spaces. This building was discussed as a 2nd phase of 66 Galen St and includes internal garage access between the sites. Pursuant to: §5.01.5(a, e and j) New Construction Laboratories/Research and Development, Light Industry;§5.01.3 (a,b) complimentary retail/service/office; Section 5.02 (n) accessory licensed day care use; Special Permit §4.10 additional height and rooftop mechanicals and screening; § 4.11 (d) Expanded Build to Line, §5.05 (d) Reduced Side Yard Setbacks, §5.05(f) Contiguous Façade and building length in keeping with Design Guidelines §5.05 (i) FAR of 1.9 §9.06 (b); §6.01(e-g) TDM/parking management and cross-site shared parking on lots within site and other relief; all in accordance with §9.03 through §9.06 . Industrial-2 (I-2) Zoning District. **ZBA-2022-10**
- B. **171 Watertown St** – The Stop & Shop Supermarket Company, LLC – Special Permit/Finding §5.02(s) and §5.03(19) to allow as an accessory use designated parking spaces for outdoor transfer of retail goods to customer. Two-Family/Limited Business (T/LB) Zoning District. **ZBA-2022-11**
- C. **8 Warwick Rd.**- Mahit and Aditi Bhatt - Special Permit Finding: §4.06(a) for relief from §5.04 to allow an increase in roof height and construct dormer within a pre-existing, non-conforming side yard setback. Two Family (T)-Zoning District. **ZBA-2022-12.**
- D. **490 Arsenal Way**-Columbia Massachusetts Arsenal Office Properties LLC- Special Permit with Site Plan Review Amendment for site improvement and new construction of a 68.5 ft/4 story, 104,000 sq. ft. Laboratory/Research and Development/office building, including shadow parking, shared parking on lots within site and reduced parking for office use, as well as additional site amenities. Pursuant to: §5.01.5(a, c, e and j) and §5.01.3(a) New Construction of light industry, office, lab, R & D; and §6.01 (f), (g), and (h)(parking); Special Permit §4.10 additional height and rooftop mechanicals/penthouse; all in accordance with §9.03 through §9.06. Industrial-2 (I-2) Zoning District. **ZBA-2022-13**