



CITY OF WATERTOWN
ZONING BOARD OF APPEALS
ADMINISTRATION BUILDING
149 Main Street
Watertown, Massachusetts 02472

BOARD MEMBERS

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

TEL. (617) 972-6427

ZONING BOARD OF APPEALS MEETING
WEDNESDAY, DECEMBER 21, 2022 AT 7:00 PM
AGENDA

The City of Watertown Zoning Board of Appeals will hold a meeting and public hearing **on Wednesday, December 21, 2022** with the meeting starting **at 7:00 pm** in the City Council Chamber, Administration Building, 149 Main St., Watertown, Massachusetts. Pursuant to Chapter 107 of the Acts of 2022, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

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

1. Acceptance of Minutes

- A. Meeting Minutes- September 28, 2022
- B. Meeting Minutes- November 30, 2022

2. New Cases

- A. [99 Water St.](#)– 51 Water Street LLC. –**(CONTINUED - PLANNING BOARD)** -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. [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, contiguous façade up to 250 feet, 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; 5.05(f) contiguous facades in keeping with Design Guidelines; all in accordance with §9.03 through §9.06. Industrial-2 (I-2) Zoning District. **ZBA-2022-13**
- C. [47 Copeland St.](#)Tanya and Robert Violette-Special Permit Finding §4.06 (a) for relief from § 5.04 to allow an increase in pre-existing non-conforming building coverage from approximately 34.9% to 36%, where 30% maximum is allowed. T (two-family) Zoning District. **ZBA 2022-14**