



**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, JANUARY 25, 2023 AT 7:00 PM**

AGENDA

The City of Watertown Zoning Board of Appeals will hold a meeting and public hearing on Wednesday, January 25, 2023 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

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- 1. Acceptance of Minutes
 - A. Meeting Minutes-December 21, 2022 (Draft Minutes)
 - 2. New Cases
 - A. [99 Water St.](#) – 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 with c) 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; §6.01(e-g) TDM/parking management for cross-site shared parking and other relief; ; all in accordance with §9.03 through §9.06 . Industrial-2 (I-2) Zoning District. ZBA-2022-10
 - 3. Other Business
 - A. [93 California St.](#) Request for Extension ZBA-2021-18 SPF/VAR. Conditional Approval (5-0), January 26, 2022
Request for Variance and SPF to construct a two-and one-half story living space addition in

place of an existing one-story garage and create one new front yard parking space. Property is located in the Open Space Conservancy (OSC) district. ZBA 2021-18.