



CITY OF WATERTOWN

Planning Board

Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472
Telephone (617) 972-6417
www.watertown-ma.gov

PLANNING BOARD MEETING

WEDNESDAY, APRIL 12, 2023 AT 7:00 PM

RICHARD E. MASTRANGELO CITY COUNCIL CHAMBER

AGENDA

Pursuant to Chapter 2 of the Acts of 2023, 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): RCN 13; Comcast 99 or on the web: <http://vodwcatv.org/CablecastPublicSite/watch/3?channel=3>
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Meeting ID#: **92709029148**
- D. Email comments to imarchesano@watertown-ma.gov prior to the meeting

1. ADMINISTRATIVE BUSINESS

- A. Minutes of 3/8/2023 Meeting

2. CASES

- A. [104-126 Main St.](#)-O'Connor Capital Partners LLC/ O'Connor Management LLC
 - Special Permit with Site Plan Review to redevelop five lots (with addresses of 104 and 116-126 Main Street, 2 Cross Street, 53 Pleasant Street, and a vacant lot at the corner of Cross Street and Pleasant Street) into a new mixed-use development. Project will include approximately 6,201 sq.ft. of first floor commercial/retail space along Main St. with 143 apartment units and 5 townhome units, and a two-level parking garage with 154 spaces, and 2 handicap surface spaces. Pursuant to §5.01 (k)(2) mixed use development; § 4.10 additional height and rooftop features; § 5.05(f) increased length of contiguous facade and building length in keeping with Design Guidelines; §6.01 (e & f) shared parking and reduced parking with encouragement of alternative modes of transportation; subject to §5.07 Affordable Housing Requirements; § 4.06 (a) alteration, change, extension of non-conforming use and structure and § 9.12 all in accordance with §9.03 through §9.05. Central Business (CB) Zoning District. **ZBA-2023-02.**

3. OTHER BUSINESS

A. **330 Pleasant St** – Bud's Goods Marijuana Establishment

- Request for the required 6-month review, including a request for an extension of business hours which are currently 10 AM to 8 PM and requested to be 10 AM to 10 PM.

B. **Comprehensive Plan Update:** For discussion, project updates can be found on the website: www.watertown-ma.gov/comp-plan