



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, APRIL 26, 2023 AT 7:00 PM

AGENDA

The City of Watertown Zoning Board of Appeals will hold a meeting and public hearing **on Wednesday, April 26, 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

1. Administrative Business

- A. Meeting Minutes- February 22, 2023 (Draft Minutes)

2. New Cases

- A. [212 Westminster Ave](#)-Shalise Couvertier & Thomas Blaisdell-Special Permit Finding §4.06 (a) for relief from § 5.04 to allow addition of a second-floor bathroom within pre-existing non-conforming side setback. Two Family (T)-Zoning District. ZBA-2023-01.
- B. [104 Main St.](#) -*The Planning Board continued this case to their next meeting scheduled for May 10, 2023*- 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.

