



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, FEBRUARY 22, 2023 AT 7:00 PM

AGENDA

The City of Watertown Zoning Board of Appeals will hold a meeting and public hearing on Wednesday, February 22, 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. Acceptance of Minutes-

- A. Meeting Minutes-January 25, 2023 (Draft Minutes)

2. Case

- 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**



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149 MAIN STREET
WATERTOWN, MASSACHUSETTS 02472

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MINUTES

On Wednesday evening, January 25, 2023, at 7:00 p.m. in the Council Chamber of the Administration Building, the Zoning Board of Appeals held a public hearing. Pursuant to Chapter 20 of the Acts of 2021, the meeting and public hearing were conducted in a 'hybrid' format with options for public participation both in-person and via remote means, in accordance with applicable law.

Board members attending remotely: Melissa SantucciRozzi, *Chairperson*; Michael Brangwynne, *Member*; Gregory Girard, *Alternate Member*. Board member attending in-person: David Ferris, *Member*; Also present: Gideon Schreiber, *Assistant Director of Planning* (in-person); Sameena Pirani, *Zoning Clerk*(remote); Antonio Mancini, *Zoning Enforcement Officer* (remote).

Chairperson SantucciRozzi opened the meeting. She noted the Board Members in attendance, both in person and remotely via Zoom, and introduced the staff.

Staff made an announcement explaining how the meeting and methods of participation for the public could be accessed remotely.

The Chairperson outlined the agenda for the meeting announcing that the first case on the agenda, 99 Water St, would be continued to the ZBA meeting on February 22, 2023. A motion to continue the application for 99 Water St was made by Member Ferris and seconded by Alternate Member Girard. Motion was passed by roll call vote (4-0) with Member Ferris, Alternate Member Girard, Member Brangwynne, and Chair SantucciRozzi voting in favor.

Item #1: Administrative Chairperson SantucciRozzi requested a motion to approve the Minutes from the meeting on December 21 2022. The Motion to approve the minutes was made by Member Ferris and seconded by Alternate Member Girard. Motion was passed by roll call vote (4-0), with Member Ferris, Alternate Member Girard, Member Brangwynne, and Chair SantucciRozzi voting in favor.

The above minutes represent only a summary of the public hearing. For a more detailed account of the meeting, please visit the Watertown Cable Access Corp channel at, vodwcatv.org/CablecastPublicSite/gallery/47?channel=3 where a video of the hearing can be viewed.

Other Business

93 California St: Chair introduced the next item to be heard, a petition for extension of the ZBA Decision for the SPF/VAR, ZBA-2021-18. She explained that the variance had a one-year time frame for exercising, with a one six-month extension. The SPF also had a one-year time frame for exercising, with an additional extension in accordance with the local ordinance.

Chair asked the petitioner, Christopher Zevitas their plans for starting construction. Petitioner explained that the construction plans had been delayed due to the unfavorable market conditions, including lack of availability of contractors at a reasonable price, high interest rates, and the cost of materials. The extension would give them additional time needed to work through these challenges.

Chair asked the petitioner about the adequacy of the extended time frame, given that the variance was necessary for the project to move forward and only one six-month extension could be granted, in which case reapplication would be necessary and no further extension allowed in accordance with the law. Chair asked the Board if the SPF should be extended for the same time frame, or a one-year period as it had a longer time frame for extension, based on the local ordinance. Upon request from Member Ferris, Chair explained in further detail the options available to the Board. She clarified that no further extensions would be allowed on the Variance, and it would be limited to one six-month extension. She recommended granting one six month extension on the Variance and a one-year extension on the SPF to avoid a reapplication of the relief requested.

Member Ferris made a motion to approve the request for a six month extension on the variance and a one-year extension on the SPF for 93 California St. Motion was seconded by Alternate Member Girard. Motion was approved unanimously by roll call vote (4-0), with Member Ferris, Member Brangwynne, Alternate Member Girard and Chair SantucciRozzi voting in favor..

Motion to adjourn was made by Member Ferris and seconded by Alternate Member Girard. Motion to adjourn passed unanimously by roll call vote (4-0), with Member Ferris, Member Brangwynne, Alternate member Girard and Chair SantucciRozzi voting in favor. Meeting was adjourned.