



CITY OF WATERTOWN
Planning Board
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Telephone (617) 972-6417
AGENDA

The City of Watertown Planning Board will hold a public hearing **on Wednesday, May 10, 2023** with the meeting starting **at 7:00 pm** in the City Council Chambers, Administration Building, 149 Main St., Watertown, Massachusetts. 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:

1. Televised on Watertown Cable Access Television: RCN 13; Comcast 99 or on the web: <http://vodwcatv.org/CablecastPublicSite/watch/3?channel=3>
2. Join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Meeting ID#: **92709029148**
4. Email comments to imarchesano@watertown-ma.gov prior to the meeting

ADMINISTRATIVE BUSINESS

1. Minutes of 4/12/2023 Meeting

CONTINUED CASE

- [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.**

CASE PENDING

- [90 School St.](#) -Robert and Sandra MacKerron-Special Permit and Special Permit Finding to construct a dormer on the third floor, increasing pre-existing non-conforming half-story, and to convert the existing two-family to a three-family by converting the basement living space to a third unit. Neighborhood Business District. **ZBA-2023-03.**

OTHER BUSINESS

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