



**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, MAY 24, 2023 AT 7:00 PM**

AGENDA

The Zoning Board of Appeals of the City of Watertown will hold a public meeting on, **Wednesday, May 24, 2023** with the meeting starting at **7:00 pm**, in the City Council Chamber, 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:

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 -April 26, 2023 (Draft)

2. Cases

- A. [104 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.**
- B. [90 School St.](#) - Robert and Sandra Mackerron- Special Permit under §5.01 (d) to convert the existing two-family to a three-family by converting the basement living space to a third unit. Special Permit Finding §4.06 (a) for relief from §5.04 to allow the construction of a dormer on the third floor, increasing pre-existing non-conforming half-story. Neighborhood Business

- C. [61 Bigelow Ave](#)-Gilbert F. Bortone-Appeal of the Determination by the Zoning Enforcement Officer (ZEO) in accordance with §9.19, where such determination was made on March 15, 2023 to deny a request to demolish the existing structure and issue a building permit for a steel frame structure to be used for the previous Light Industry use in the T-Zone. **ZBA 2023-04**