



**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

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- 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**



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149 MAIN STREET
WATERTOWN, MASSACHUSETTS 02472

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David Ferris, Clerk
Christopher H. Heep, Member
Michael E. Brangwynne, Member
Gregory Girard, Alternate

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MINUTES

On Wednesday evening, April 26, 2023, at 7:00 p.m. in the Council Chamber of the Administration Building, the Zoning Board of Appeals held a public hearing. 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.

In attendance: Melissa SantucciRozzi, *Chairperson*; David Ferris, *Member*; Michael Brangwynne, *Member* (attending remotely via Zoom); Christopher Heep, *Member*; Gregory Girard, *Alternate Member*. Also present: Larry Field, *Sr. Planner*; Sameena Pirani, *Zoning Clerk*; Antonio Mancini, *Zoning Enforcement Officer*.

Chairperson SantucciRozzi opened the meeting. She noted the Board Members in attendance, introduced the staff and made an announcement explaining how the meeting and methods of participation for the public could be accessed remotely. She explained that one of the cases on the agenda had been continued by the Planning Board to their next meeting scheduled for May 10. Therefore, only one case would be heard this evening.

Item #1: Administrative Chairperson SantucciRozzi requested a motion to approve the Minutes from the meeting on February 22, 2023. The Motion to approve the minutes was made by Member Ferris and seconded by Alternate Member Girard and Member Heep. Motion was passed by roll call vote (5-0), with Member Ferris, Alternate Member Girard, Member Brangwynne, Chair SantucciRozzi and Member Heep voting in favor.

Item #2: Member Ferris read the legal notice.

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**.

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.

Owner and Petitioner Shalise Couvertier accompanied by her husband Thomas Blaisdell appeared before the Board. Shalise explained that they were the homeowners and current residents of the property. They have been living in Watertown since 2016. The rationale for the extension was the doubling of their family size with the birth of their two daughters. The family engages with the Watertown community, taking part in community events as well as visiting the public library and Gore Place on a regular basis. Tom works for a Watertown-based company.

Petitioners described the scope of the project and nature of the relief being sought. The proposed project would maintain the existing 8.5' non-conforming side yard setback where 12' is required.

After confirming the conclusion of their presentation, the Chair opened discussion to the Board. No questions were asked by Member Girard, Member Ferris, Member Heep and Member Brangwynne. Chair asked if there was a dormer on the opposite side as well. Petitioner Couvertier clarified that those were two windows. Member Ferris added that they were for the two bedrooms.

Having no additional questions from the Board, the Chair opened the public comment section of the meeting. No comments were made or submitted in writing.

After briefly going over the conditions, the Chair asked when they planned to start construction. She added that an extension could be granted provided that the request was made before the permit expired.

Member Ferris made a motion to approve the application for a special permit finding to allow addition of a second-floor bathroom dormer within pre-existing non-conforming side setback. Motion was seconded by Alternate Member Girard. Motion was passed by roll call vote (5-0), with Member Ferris, Alternate Member Girard, Member Brangwynne, Chair SantucciRozzi and Member Heep voting in favor.

Motion to adjourn was made by Member Heep and seconded by Member Girard. Motion was passed by roll call vote (5-0), with Member Ferris, Alternate Member Girard, Member Brangwynne, Chair SantucciRozzi and Member Heep voting in favor.

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