



Zoning Board of Appeals Meeting

Wednesday, July 26, 2023 at 7:00 PM
City Council Chamber, Administration Building, 149
Main St., Watertown, Massachusetts

Agenda

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. This meeting will be held on July 26, 2023 at 7:00 PM. Location: City Council Chamber, Administration Building, 149 Main St., Watertown, Massachusetts
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://zoom.us/j/606857230>
- D. 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
- E. Public may comment through email: spirani@watertown-ma.gov
- F. Please Visit the Zoning Board of Appeals Website here: <https://www.watertown-ma.gov/228/Zoning-Board-of-Appeals>

1. Administrative Business

- A. Meeting Minutes-June 28, 2023 (Draft)

2. Continued Cases NOTE: THE APPLICANT REQUESTED CASE BELOW BE CONTINUED TO THE AUGUST 23 REGULARLY SCHEDULED MEETING

- A. [104 Main Street](#)- 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.**

3. New Cases

- A. [30 Brookline Street](#)-Hania Masud-Special Permit Finding §4.06 (a) for relief from §5.04 to allow increase in roof height on a portion of the existing structure for construction of a bedroom and full bathroom within non-conforming front and rear yard setbacks. Located in the Single Family (S-6) Zoning District. **ZBA 2023-06**.

4. Other Business

- A. **48 North Beacon Street-Sira Naturals, Inc**
Report and review of operation "including but not limited to hours of operation, delivery hours and parking..." ([ZBA-2020-17 SP](#)) with request for modification of its operating hours from 10 AM to 8 PM to 10 AM to 10 PM.