



Zoning Board of Appeals Meeting

Wednesday, August 23, 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 August 23, 2023 at 7:00 PM. Location: City Council Chamber, Administration Building, 149 Main St., Watertown, MA 02472
- B. The meeting will be live streamed ONLY on WCATV's (Watertown Cable Access Television) website: wcatv.org/government
- 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](https://zoom.us/j/606857230)
- 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-July 26, 2023

2. New Cases

- A. [480 Arsenal Way](#)- **HEARING WILL BE OPENED AND CONTINUED WITHOUT TESTIMONY TO SEPTEMBER 27, 2023**-Alexandria Real Estate Equities, Inc (ARE)- Special Permit/Site Plan Review and Amendment ZBA #01-32SP to replace a surface parking lot with a 6-level parking garage for the existing office/lab R&D building on site and for the adjacent Watertown Mall Transformation Project (Master Plan Special Permit PB-2023-01) The site amendments also include updated landscape and pathway connections. Pursuant to: § 4.11(d) Exceptions to build to line requirements; §4.11(e) Exceptions to side yard setback requirements; §4.10 Exceptions to height regulations; §5.05 (f) increased contiguous facade and building length in keeping with Design Guidelines; §6.01 (e,g) TDM/parking management for cross site shared parking with another lot(s); all in accordance with §9.03-9.06; §9.09-9.13. Located in the Industrial-2 (I-2) Zoning District. **ZBA-2023-5**
- B. [48 N Beacon Street](#)-Sira Naturals, Inc. d/b/a AYR-Requests an Amendment to

Special Permit ZBA-2020-17 SP for a condition of approval to amend the hours of operation from 10 AM to 8 PM to 10 AM to 10 PM in accordance with §5.01.5 for Adult Use Marijuana Establishment and Medical Marijuana Treatment Center. Limited Business (LB) Zoning District. **ZBA 2023-07.**

3. Continued Cases

- A. [104 Main St-](#) **THE APPLICANT REQUESTED THE CASE BE CONTINUED TO THE SEPTEMBER 27, 2023 REGULARLY SCHEDULED MEETING-**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.**