



Zoning Board of Appeals Meeting

Wednesday, September 27, 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 September 27, 2023 at 7:00PM. 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](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>
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- 1. Administrative Business
 - A. Approval of Meeting Minutes-July 26, 2023 (Draft)
 - B. Approval of Meeting Minutes-August 23, 2023 (Draft)
- 2. New Cases
 - A. [200 Palfrey St.](#) Hasan Rahim- Requests a Variance to allow the southwesterly side yard setback to be decreased along the length of the building with a varied setback (9.1 to 7.1 feet front to rear), where 10' is required, because of conflicting survey at completion of the project.
- 3. Continued 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.
 - B. [480 Arsenal Way](#)- **REQUESTED TO BE CONTINUED TO OCTOBER 25, 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).