



Zoning Board of Appeals Meeting

Wednesday, October 25, 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 **October 25, 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): 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://606857230)
 - E. Public may comment through email: Zoning@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-September 27, 2023 (Draft)
- 2. 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. Central Business (CB) Zoning District. **ZBA-2023-02.**
 - B. [480 Arsenal Way](#) REQUESTED TO BE CONTINUED TO NOVEMBER 29, 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). Located in the Industrial-2 (I-2) Zoning District. **ZBA-2023-05**
- 3. New Cases
 - A. [94 Stoneleigh Rd.](#) Meredith Packer & Tiago Silva request the Zoning Board of Appeals grant a Special Permit Finding to allow a new roof and second story on a

single-family structure within non-conforming side yard setbacks. Located in the Single Family (S-10) Zoning District. **ZBA-2023-09**.

- B. [221 Acton St.](#) Edward and Claudia Hall request the Zoning Board of Appeals grant a Special Permit Finding to allow a full second story, a half-story attic and new roof within existing non-conforming front and rear yard setbacks. Located in the Single Family (S-6) Zoning District. **ZBA-2023-10**.
- C. [9, 11 & 13 Boyd St.](#) First Path Daycare Inc. d/b/a First Path Day Care Center (Owner: The University Prints Building, LLC) requests the Zoning Board of Appeals grant an Appeal to the Determination of the Zoning Enforcement Officer (ZEO) to reverse the determination of the ZEO made on August 14, 2023 that the conversion of a portion of a mixed-use site for the proposed daycare project requires site plan review approval by the Planning Board prior to a building permit being issued. Located in the Two-Family (T) Zoning District. **ZBA 2023-11**.