



Zoning Board of Appeals Meeting
Wednesday, February 28, 2024 at 7:00 PM
Revised Agenda (Posted on 2/20 and Reposted 2/27)
City Council Chamber, Administration Building,
149 Main St., Watertown, MA 02472

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 **February 28, 2024 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://zoom.us/j/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. Executive Session (Closed to the Public) - Postponed
 - A. Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) to discuss litigation strategy and the chair has determined that having such discussion in open session would have a detrimental effect on the Board's litigating position: 61 Bigelow Ave, LLC v. Watertown ZBA, Middlesex Superior Court C.A. No. 2381CV01837 regarding the property located at 61 Bigelow Avenue.
- 2. Administrative Business
 - A. Minutes January 24, 2024--Draft
- 3. Cases/Hearings
 - A. [20 Thurston Rd](#)-Ming Qiao requests the Zoning Board of Appeals grant a Special Permit Finding to allow construction within existing non-conforming front and side yard setbacks to construct a full second story and a new half story within a new roof. **ZBA-2024-01**
 - B. [18 Lovell Rd](#)-Joshua Heiber and Cara Kimberg request the Zoning Board of Appeals grant a Special Permit Finding to allow construction within existing non-conforming front and side yard setbacks to construct a second floor above an existing sunroom/garage. **ZBA-2024-02**.

- C. [390 Arsenal Street](#)-NS AJO Holdings, Inc d/b/a Ethos Cannabis/Natural Selections requests an Amendment to Special Permit ZBA-2020-21 SP to change the closing time from 8 PM to 10 PM. **ZBA 2024-03.**
- D. [20 Irving Park](#)-Douglas and Lauren Syer request the Zoning Board of Appeals grant a Special Permit Finding to allow construction within existing non-conforming rear yard setback and increasing existing non-conforming FAR to construct a mudroom/rear entryway and an office. **ZBA-2024-04.**