



Zoning Board of Appeals Meeting
Wednesday, January 22, 2025 at 7:00 PM
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 **January 22, 2025**, 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: zba@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
 - i. Meeting Minutes-November 20, 2024
 - ii. Meeting Minutes-December 18, 2024
- 2. Cases
 - A. **6 & 12 Church Hill St (*Request for Continuance*)**
 - i. 6 Church Hill St-William T Conti requests a Special Permit for the construction of a new 3-family dwelling (existing 2266 sq feet lot expanded to 2797 sq feet). The project would include demolition of an existing single-family structure. [Link](#)
 - ii. 12 Church Hill St- The owner, Brianna LLC, through its manager, William T Conti, requests a Special Permit for the construction of a new 3-family dwelling (existing 3373 sq feet lot decreased to 2840 sq feet). The project would include the demolition of an existing 2-family structure. [Link](#)
 - B. **77 Forest St- (*Request for Continuance*)** Request to allow a full second floor addition to the existing building within setbacks (front, sides and rear), which includes new siding, windows and doors. The project also includes a change of use from a non-conforming commercial use to an allowed by right single-family residence use with no onsite parking (existing nonconformity) [Link](#)

- C. **9-11-13 Boyd St- (Appeal)**-First Path Daycare Inc. d/b/a First Path Day Care Center (Owner: The University Prints Building, LLC) requests to hear and rule on an Appeal of the Issuance of a Building Permit if, and only to the extent, it incorporates the conditions found in the December 20, 2023 decision of the Planning Board on Site Plan Review, particularly conditions 11 (a) through 11 (h).