



**Zoning Board of Appeals Meeting**  
**Wednesday, February 26, 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. In-person and remote participation and access methods include:

**ACCESS INFORMATION:**

- A. This meeting will be held on **February 26, 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](http://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](mailto: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--January 22, 2025
- 2. Cases
  - A. **6 & 12 Church Hill St (*Request for Withdrawal without Prejudice*)**
    - 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*)**
    - i. Petitioner requests a Special Permit Finding 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. 21 Berkeley St**

- i. Petitioner requests a Special Permit Finding to allow construction within pre-existing non-conforming side yard setbacks and to increase non-conforming building coverage for a second floor office. [Link](#)

**D. 136 Acton St**

- i. Petitioner requests a Special Permit Finding to replace an existing partial second floor and roof with a full second story addition under new, raised roof within preexisting non-conforming front and rear setbacks, and to rebuild and enlarge a one-story mudroom with interior basement access within the rear setback. [Link](#)