



Zoning Board of Appeals Meeting
Wednesday, March 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 **March 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
- 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--February 26, 2025
 - 2. Continued Cases
 - A. **77 Forest St**-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](#)
 - 3. New Cases
 - A. **9-11-13 Boyd St**-Maksim Bolyasnyy, for The University Prints Building, LLC, requests a Special Permit for conversion of a portion of the first floor of a building from vacant/previously used office use into two residential units. The building also includes two existing residential units, and a daycare that received Site Plan Approval. [Link](#)
 - B. **Willow Park Development**- Redevelopment under Chapter 40B of the existing public housing into a mixed income rental apartment community consisting of 138 deed restricted affordable units distributed across three buildings (including 60 public housing units, as in the existing development). [Link](#)