



## **Zoning Board of Appeals Meeting**

**Wednesday, April 23, 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 2025, 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 **April 23, 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---March 26, 2025

#### **2. Continued Cases**

- A. **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](#)

#### **3. New Cases**

- A. **75 Spring St-**Ryan Wittig and David Swanson request the construction of a new 5-unit multi-family building. **PZ-24-12.** [Link](#)
- B. **172 Summer St-** 172 Summer St LLC requests for a second story addition above an existing single story two-family dwelling with non-conforming rear and side setbacks.**PZ-25-1.** [Link](#)
- C. **4 Quincy St--**Jaques Kenneth and Paul Daniele (owner/petitioner) request to build the home after a fire, expanding front and rear dormers within side setback. **PZ-25-2.**[Link](#)
- D. **5 Bancroft St-**Sarah and Eben Rauhut (Petition/Owner) request to reconstruct roof within non-conforming side yard setbacks with a steeper pitch, and increase existing non-conforming FAR by adding a half story, with new access stairs

where none existed. **PZ-25-3.** [Link](#)

- E. **237 Warren St-** Francis and Lenore Smith, Hayley and Scott Mackenzie (Agent: Frank Cosco) request front yard parking and setbacks to replace existing sloped single driveway and garage with side by side front and side yard parking. **PZ-25-4.** [Link](#)