**City of Waltham**

**Zoning Board of Appeals**

**June 2, 2026**

**The Zoning Board of Appeals held a public hearing at 7:00 P.M. on Tuesday, June 2, 2026 in the Auditorium of the Arthur Clark Government Center, 119 School Street, Waltham, MA.**

**In attendance were John Sergi, Chair, and members Mark Hickernell, Matt Deveaux, Glenna Gelineau and Stephen Taranto.**

**Mr. Sergi: We have four cases tonight, one extension, one new case and two continued cases. We are going to go in order of the new cases first and extension to get them out of the way, and then we will go into the Comprehensive Permit and the last one will be Crescent Street. So with that said, we do have an extension request for Case No. 2024-18, 222 Bacon Street Waltham LLC. May we hear from the Petitioner or the Petitioner's representative, please.**

**Attorney Philip B. McCourt, Jr., 272 Bacon Street, Waltham, representing the Petitioner at 222 Bacon Street, Waltham LLC came forward.**

**Attorney McCourt: So as you recall you agreed to some fairly limited variances necessary to build a garage attached to a house that he owned over there and he's been working on it. It took a while to get the permits and everything as it often does. And at this point it's well under construction. As you drive by you would say is it finished? But there's some items inside so he doesn't feel he will be able to get a certificate of occupancy by this August so he's asking for the time to finish it. So he has the permit and it's virtually 80% done, 75% done, be extended for one year. He doesn't need an additional two years. He**

**just needs one year and it will probably be done long before that but in prudence we are asking for a one year extension for the time to complete it.**

**Mr. Sergi: Okay, the time to complete it. I'll open it up to question of the board. Has anyone on the board have any questions?**

**Steve?**

**Mr. Taranto: No.**

**Mr. Sergi: Glenna?**

**Ms. Gelineau: No.**

**Mr. Sergi: Matt?**

**Mr. Deveaux: No.**

**Mr. Sergi: Mark?**

**Mr. Hickernell: No.**

**Mr. Sergi: I don't have any questions. With that said, may I entertain a motion to approve the extension of time for this case No. 2024-18.**

**On motion of Mr. Taranto, seconded by Ms. Gelineau, the board voted to grant an extension to August 20, 2027.**

**Roll Call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveaux, yes; Mr. Hickernell, yes and Mr. Sergi, yes.**

**Attorney McCourt: Thank you very much.**

**The second case is Case No. 2026-15, Bruce Bisbano, 880 Main Street Realty Trust. May the clerk please read that petition.**

**Case #: 2026-15. Petitioner: Bruce Bisbano. Owner: 880 Main Street Realty Trust, P.J.E. LLC Tr. Nature Of Appeal/Petition: Application for Special Permit. Subject Matter: The petitioner seeks approval to install a new drive-up Automated Teller Machine (ATM), including associated shroud and canopy, within an existing drive-through lane at an existing Bank of America facility. Location And Zoning District: 880 Main Street; Business B Zoning District. Provisions Of Zoning Ordinance Involved: §3.722 – Rights of Non-conforming Structures; §3.7222 – Permitting Alteration or Enlargement of a non-conforming structure not exceeding 10% of the ground floor area by Special Permit from the Board of Appeals. Specific Relief Sought: A Special Permit pursuant to §3.7222 of the Waltham Zoning Ordinance to allow the proposed installation and associated improvements.**

**Mr. Sergi: Thank you Matt. May we hear from the Petitioner or the Petitioner's representative, please?**

**Mr. Jim Sousa, Bisbano and Associates. That's Bruce Bisano's firm: We represent the Bank of America with design work. We are attempting a new drive-up ATM kiosk just in front of what the Drive-up ATM was located. And we want to do that. There was a canopy over the ATM and a truck took it out. So, we are trying to do a kiosk with covering that's a bit higher than the canopy roof until it's up. You can see it in the design drawings you have there. As it's stated, we are doing it within the drive lane that's there, the two**

**drive lanes. One, it's being separated so one is an ATM lane and the other wider one is the drive pass lane and it's having a new slab built to sit the ATM on and bring in the electrical from the building underground and up onto the ATM. The kiosk is basically dropped on to that. That's basically in a nutshell.**

**Mr. Sergi: You're not changing the canopy location or anything like that? That's going to remain the same?**

**Mr. Sousa: The existing canopy that was hit by the truck is being removed. A kiosk is being built with an overhang on it.**

**Mr. Sergi: The location is pretty much the same, right?**

**Mr. Sousa: It's exactly the same.**

**Mr. Sergi: Oh, you're getting rid of the canopy. You're not replacing the canopy.**

**Mr. Sousa: Yes.**

**Mr. Sergi: So you're just doing the small ATM.**

**Mr. Sousa nodded his head.**

**Mr. Sergi: Essentially the same location and the same idea.**

**Mr. Sousa: Correct. It's going to be a front load ATM that is separated from the building within the kiosk by about three or four feet.**

**Mr. Sergi: Okay. Let me open it up to the board.**

**Mr. Sergi: Steve, do you have any questions?**

**Mr. Taranto: I don't.**

**Mr. Sergi: Glenna?**

**Ms. Gelineau: No.**

**Mr. Sergi: Matt?**

**Mr. Deveaux: No questions.**

**Mr. Sergi: Mark?**

**Mr. Hickernell: No.**

**Mr. Sergi: I don't have any further questions. Let me just open it up to the audience. Is there anyone in the audience that is against the petition that would like to speak?**

**Seeing none. Is there anyone in the audience seeking information regarding the project?**

**Seeing none. Is there anyone in the audience that is in favor of the project as presented?**

**Seeing one. With that said, does any board members have any question related to the Petitioner's Petition, Jurisdiction, Site History as presented?**

**(There were no questions.)**

**I'll entertain a motion to approve the petition for the ATM as presented.**

**On motion of Mr. Hickernell, seconded by Mr. Taranto, the board voted that the Zoning Board of Appeals approve the petition for a special permit in this case.**

**Roll Call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveaux, yes; Mr. Hickernell, yes and Mr. Sergi, yes.**

**Mr. Sergi: Good luck with it.**

**The next case we are going to hear is the Comprehensive Permit Case 2025-23. If we can hear from the Petitioner or the Petitioner's representative and I don't see our Counsel in the audience and I would like to get an update from our Counsel as well. So we'll have to track her down.**

**Attorney Philip B. McCourt, Jr., 272 Bacon Street, Waltham came forward.**

**Attorney McCourt: So, we've been working very hard on it. Mark Baranski and all of his team have been working hard in relation to doing it. I believe we've reached accommodation with them. I believe that Michelle is in the building. We expect her down but, Deputy Chief is here and Mark Baranski will just give you a general idea of what they have come to and what they have agreed to.**

**Mr. Sergi: Okay. I would like to hear from our Counsel as well.**

**Mr. McCourt: Yes, of course. While he's speaking, I'll just call upstairs and tell her that we are ready to go.**

**Mark Baranski, Trammell Crow Residential, 40 Washington Street, Wellesley Hills, MA: As Counselor McCourt has related to you, we have been in contact with Counselor Learned all last week and, in fact, up until around ten or eleven and twelve this morning working out some of the finer points of the agreement and addressing, I think, frankly, the larger concerns or questions were addressed with some finer points that we've ironed out. Our counsel from Nutter had sent an updated decision for her review a couple of hours ago, I believe. She's just confirming some of the items that she asked us to address were incorporated in that decision. So I would say but, again, you should defer to our city counsel that we've come to an agreement on the terms that the city has communicated as desirous. I'll also note that at this point we've been working with this board, with neighbors and with the city for about a year on this project since we've presented to the board and the project has changed in ways that I think are for the better for some of our neighbors. I think they are great for the project as well and are great for the city, so this is why this process happens. It can be at times painful but it's just part of why we have to do what we have to do. I'm excited and pleased that what we are going to present to you should fulfill most but not all most but most of what has been requested from the city and the board. We are available. Some of our professionals are here if there are questions. I do think that with all the speaking, most of the finer engineering, traffic and other questions have been pretty fairly addressed as we have close out letters from all the peer reviewers but to the extent that there is anything further we are available to try and resolve them.**

**With that I will defer to City Counsel if she is available.**

**Okay, I mean, we could hear from Deputy Chief if you would like to step us and give us your commentary.**

**Deputy Chief Richard Grant, Waltham Fire Prevention Bureau, 175 Lexington Street, Waltham: I would like to give a brief report and let the board know that I have met with the applicant and their project team regarding the 40B project. We have had several productive meetings where we have discussed specifically fire safety conditions that we wanted addressed. For example, a temporary sprinkler system during construction. This will help mitigate fire risk while the building is under construction; twenty-four (24) foot isle widths which is in the driveway surrounding the property, the two buildings. This will allow our largest ladder truck the ability to operate and effectuate a ladder rescue if needed in the event of a fire.**

**Another topic was pressurized stairwells. This aids in the evacuation of residents in the event of a fire or a smoke condition in either of these buildings.**

**These were the major fire safety issues that the Fire Department wanted to address and they are included in the draft decision. With these conditions being met, the fire department will have no further comment on the project.**

**Mr. Sergi: Thank you. That's encouraging and I'm glad to hear that we resolved that because I know there was an issue with the width, the path width. Thank you.**

**We'll just take a short recess for five or ten minutes and give the opportunity for our City Counsel to arrive. I call for a ten minute recess.**

**After a ten minute recess, the board reconvened to their regular meeting.**

**Attorney Learned for the Board, Assistant City Solicitor for the City of Waltham representing the city's interest in the 40B Comprehensive Permit. I was back up in my office double checking on the final draft decision presented to me in response to the edits**

**that I last requested right at the tail end of May. I am going to hand you an edited version that went back and forth between the parties so that the record is clear and so that should the public want to follow the conversations that were had about various provisions that were struck or put back in, they are able to do it in the same way that you are here today able to.**

**Mr. Sergi: Deputy Grant did make his comments already.**

**(Attorney Learned gave a copy of the Final Draft Decision to each member of the board.)**

**Attorney Learned: So, I will confirm that the Draft Proposed Decision that I just handed the board is a decision that in my view as your counsel is ready to be voted upon after the public hearing is closed. The public hearing can be closed tonight in that there's no additional information that needs to be presented to the board. There is one notation that is to be made on a plan, Plan WW, which resulted from additional conversations with the fire department to insure that there was a twenty-four (24) foot fire access roadway. When asked, they had a meeting with the applicant. The applicant came forward. They figured out a way that they would be able to do that without moving anything closer to any of the neighbors. So it doesn't affect setbacks. What it did was it reduced the size of the length of a certain number or parking spaces. So that plan, Plan WW, has been provided as an addition and our building inspector noted that in the key there needed to be a notation about the specific number of spaces that were affected by the request for the twenty-four foot fire access road. And so although the plan itself accurately depicts where these particular shortened length parking spaces would be, the key itself did not have the number specifically identified. So I have asked the applicant to make a change on the plan, to make a notation change, which they have agreed to do, apart from that one notation that needs to be made to the plan all other correspondence from the department heads and any**

**communication from the applicant themselves has all been submitted to the board. And, so, that means that this public hearing could be closed tonight.**

**After the hearing is closed, I do concur with I'm sure what the applicant told you himself is that this decision is in a position to be voted upon tonight should the board desire to do that. We have in the last couple of days a flurry of communications back and forth between the leader counsel for the applicant, the applicant himself and myself making sure that specific provisions that the city requires in previous 40B applications are all here to protect the city and the residents, the city's interests, they were all restored to the document as requested. I do point out that this applicant has provided an additional number of units at sixty percent (60%) AMI, one more, in fact, than what our prior 455 Totten Pond Road 40B application provided even though the total number of units for this site are less. So, even though the number of units are less, they provided an additional sixty percent (60%) unit.**

**Also, unlike the 455 Totten Pond Road application, these applicants have provided one free parking space for all affordable units, so that's also better than our prior 40B applicant and, again, this applicant has provided the pressurized stairwells for all of the stairways which again is a valuable provision that the city has asked for and it does hold some value to protect our citizens lives in the event of a fire at that site.**

**The height of the building here is less. The density issues on the property are less and the area for traffic for entrance and exits, it's positioned in a better area than the other application that has been approved already.**

**I think I have highlighted, and they have matched the mitigation amount that the 455 Totten Pond Road 40B applicants had provided so they are providing a $2Million contribution that will be specifically used to first address any problem on Totten Pond Road with respect to any possible sewer problems that could occur based on the addition of**

**their number of units and they will perform some flow monitoring for that site which is also a value to us that that flow monitoring does not come out of the $2Million. The $2Million mitigation amount is drafted the same as the last application that was approved in that it permits a hierarchy of how that those funds can be spent by the city and for what it is first on that any potential sewer problem that might exist and then it goes to the southerly side of Totten Pond Road's construction of sidewalks where any sidewalks don't exist now. We had the 455 Totten Pond Road applicant take care of the northerly side of Totten Pond Road and this applicant's contributed funds will go to construction of sidewalks for any areas that don't have it now on the southerly side.**

**Mr. Sergi: Would they be completed before the occupancy permit like the other one?**

**Attorney Learned: So the funds will be given to the city before the issuance of any building permit, I believe is how its crafted and then it would be for the city to contract out and put it out to bid and have the whole project done collectively and our city engineer is aware of to time it with the occupancy permit. So that the concept for all of this is that with the waiver of the required parking which is usually two parking spaces for each dwelling unit, that's what our zoning requires. Adopting this decision, we are agreeing to a waiver request to reduce that required number of parking spaces and so what that does is it puts more pedestrians into the area which is why the upgrade of sidewalks is necessary in the first place. And so, given the idea that there will be more people in the area and that is a safety issue, the city will indeed be on top of making sure for the timing of making sure that the sidewalks are in place before the occupancy.**

**Mr. Sergi: That will be great because that was the whole premise of this happening, you know, the sidewalks to be built before the building is occupied. So any assurances you can give the board will be - - -**

**Attorney Learned: The City Engineer and the CPW Director are aware of this and I certainly can remind them frequently to make sure that whatever package is put out to bid gets done just with the regular occupancy permits to time it with that.**

**Mr. Sergi: That's important, okay.**

**Attorney Learned: Okay, so then after the sidewalk is upgraded, there is the opportunity for money to perhaps go to our fire department that is capped at $300,000 then there would be the opportunity for the money to go to the school department. The way that things are structured is that the Mayor would be given the discretion on what priorities after the public infrastructure is handled, how the order would occur with respect to if there are any funds available to reach the fire department and the school department and the possibility of doing further infrastructure improvements in a different area, still Winter Street and Totten Pond Road area, but not what will be guaranteed which is the southerly side of Totten Pond Road.**

**Separate and apart from that $2Million mitigation payment, the applicant will be upgrading from asphalt to cement the sidewalks that are abutting their frontage in addition to the sidewalks that abut the Barrington Place Condominium's frontage. And then, in addition to that there is an area out to where the bus stop is at 379 Totten Pond Road and they will be doing an entire installation of cement sidewalks with granite curbing in that area and that's subject, of course, to our city engineer's reviewing their designs that are proposed and approving them. So that's an extra area that they have agreed to do in addition to the dollar amount that has been put forward by them as part of the mitigation package.**

**I don't know if the board has any specific questions with respect to anything that you have heard the applicant state that you would like me to confirm is accurate or not or if you have any questions.**

**Mr. Sergi: It seems like they have agreed to almost all of the requests that we had as a result of public input and so forth.**

**Attorney Learned: They have. I think it was easier to negotiate based on the terms of the last 40B. We want to be consistent with all of the 40B's that we have here in the city and they really did a good job of taking that last decision making sure that they kept all of the provisions that were in that last decision and then doing a little better in as many categories as they could.**

**Mr. Sergi: Okay. I'll open it up to the board.**

**Steve, do you have any questions?**

**Mr. Taranto: No. I don't.**

**Mr. Sergi: Glenna?**

**Ms. Gelineau: No.**

**Mr. Sergi: Matt, do you have any further questions?**

**Mr. Deveaux: No further questions.**

**Mr. Sergi: Mark?**

**Mr. Hickernell: No.**

**Mr. Sergi: I think you did a good job and the board has done a great job and the public input that we had has been really terrific. So I think it's all culminated into this agreement. It pretty much deals with all the issues that we've identified.**

**Okay. Thank you Counselor. With that said, I'll open it up to the audience. Is there anyone in the audience that wants to do a final comment before we close the public hearing?**

**Sima Zaslavsky, 255 Winter Street, Barrington Place Condominiums,Waltham: I still have questions because at the previous meeting we discussed there was no analysis about a fifth one thousand new units on Winter Street and Totten Pond Road. Totten Pond Road, 455 also has exits on Winter Street. So Winter Street has thousand new units and I do not see where they have reported the effect on the infrastructure combined with three new development, thousand units on one street.**

**Mr. Sergi: We've very extensively dealt with the impact on traffic and the impact as a result of the two project together both in the way of the sewer and the water and traffic. They've made all of the improvements that we have suggested and even enhanced them with the sidewalks, etc. So I think we've adequately looked at that.**

**Ms. Zaslavsky: But do they have a report about the future?**

**Ms. Sergi: Yes, we do. We've reviewed all the traffic studies. We've been back and forth as you know. You've been here over the past, I don't know how many months we've looked at this information going back and forth and we've made adjustments to everything. I think this will improve the traffic flow in the area.**

**Ms. Zaslavsky: But what about infrastructure because I don't want to have ice water on Winter Street.**

**Mr. Sergi: No, no. The infrastructure has been dealt with completely. We've talked about it. We've got the city engineer involved with the impact on the water of the city and also the stormwater and in addition with the sidewalks is a dramatic infrastructure improvements. We've gotten a new bus stop and they are even doing sidewalks in the back. So I think we've dealt with the infrastructure. It's going to be an improvement to the area. I think you will be pleasantly surprised.**

**Ms. Zaslavsky: If Glenna will tell that she supports the development, it will be okay for me because I trust her - - -**

**Mr. Sergi: I appreciate your input Ms., thank you.**

**Attorney Learned: I think it's worth noting just to alleviate some of the residents concerns is that the stormwater drainage that will occur meets with DEP standards and then more. So they presented drainage reports and calculations and they will be retaining on site, I believe, it's over like around eighty-five percent (85%) of the stormwater on site and then in the last couple of days what we did was we added some language to the draft decision, right now it's based on those calculations, there's no significant run-off but what we added in the last day, probably this morning, is a condition that says, if in the city engineer's determination, if he determines that any of the shedding water that is allowed to come off the site based on the State DEP regulations, if he determines that that water causes any kind of safety problem, then this applicant, the landowner must remedy that. So if there is any concern that he finds that something happens, if something occurs with respect to the shedding water causing ice problems in the roadway or on the sidewalks, he has the power to say, no, you've got to fix that. I hope that makes you feel a little better about whatever problems that we think could potentially happen with respect to drainage onto the street.**

**Mr. Sergi: Thank you for the clarification, Counselor. Okay, with that done, may I have a motion to close the public hearing.**

**On motion of Mr. Deveaux, seconded by Mr. Hickernell, the board voted to close the public hearing on this matter.**

**Roll call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveaux, yes; Mr. Hickernell, yes and Mr. Sergi, yes.**

**Mr. Sergi: Okay, so I think we are in a position to vote on the decision. It's hard evaluated project here. So, if there's no further questions of the board, may I entertain motion to vote for the Comprehensive Permit as presented by our Counselor, Michelle, tonight.**

**On motion of Mr. Hickernell, seconded by Mr. Taranto, the board voted to adopt the Proposed Decision as presented by Counselor Learned tonight.**

**Roll call: Mr. Taranto, yes; Ms. Gelineau, no, Mr. Deveaux, yes; Mr. Hickernell, yes and Mr. Sergi, yes.**

**The vote was 4-1 in favor.**

**Mr. Sergi: So it has been granted. And I thank all the public for the input into this case. It was a difficult case going back and forth. I appreciate all the input and I appreciate all the work of our Counsel and the board members on this case.**

**Attorney McCourt: We thank you very much for all your input. The applicant, his team, the attorney from McNutter, we are very satisfied and happy.**

**Mr. Sergi: Thank you.**

**All right, the next case is a continued case, Case 2026-06, it's the Crescent Street case, so may we hear from the Petitioner or the Petitioner's Counsel, please.**

**Attorney Michael Connors, Attorney with Connors and Connors, 689 Main Street Waltham came forward.**

**Attorney Connors: I am here tonight on behalf of our client, Watch City Ventures, LLC in regards to their petition to construct, use and maintain an additional one hundred and forty (140) additional units in a location of a currently underutilized parking deck as a continuation of a multi-phase redevelopment and adaptive reuse of the Waltham Watch Factory complex.**

**Berkeley Investment over saw the multi-phase re-development process consisting of the rehabilitation and adaptive reuse of the complex into a vibrant mix of office, residential and retail uses with riverfront amenities.**

**Said redevelopment entailed coming to this ZBA under Case 2008-11, 2008-25 and 2011-20 before proceeding to the City Council for Riverfront Overlay District special permits for earlier phases.**

**Subsequently the petitioner successfully operated the Watch Factory Complex without an additional requests for zoning relief for well over a decade.**

**At our second meeting in front of this board on April 30th, March 31st was the first initial public hearing, there was a request for a site view on May 21st, a Thursday morning from 8:00 A.M. until 10:00 A.M. It was well attended by this board as well by at least five**

**City Councilors. The locus is over twelve acres and two parking lots across the street are an additional two and a half acres so I might have missed some people in attendance.**

**This development is for an increase in Floor Area Ratio from .74 to .90 which is less than half of the minimum of 2.0 allowed in the commercial zoning district under the Riverfront Overlay Provision, Section 8.451.**

**At this time I would like to yield the floor to members of the public here who have come out tonight. But after they speak, I would like to address the board if it so pleases the board.**

**Mr. Sergi: Okay, that's fine. Thank you Counselor. I want to acknowledge to people who are in attendance here tonight that we have been inundated with a number of letters, emails and such and I want to assure you that we've read them. There's about fifty five (55) against, opposed and eighteen (18) in favor. So rather than read each one into the record I am going to instruct the clerk to read the names of each opposed and for and then we will open it up for further comments.**

**(The clerk read the list of those who are opposed and then those who are in favor. (This is attached to the minutes noted as Exhibit A and Exhibit B.)**

**Mr. Sergi: Thank you Matt for that and with that said, I'll ask the board members do you have any questions before I open it up to the public?**

**Mr. Sergi: Steve?**

**Mr. Taranto: No.**

**Mr. Sergi: Glenna?**

**Ms. Gelineau: No.**

**Mr. Sergi: Matt?**

**Mr. Deveaux: No.**

**Mr. Sergi: Mark?**

**Mr. Hickernell: No.**

**Mr. Sergi: I don't have any questions. With that said, we'd like to open it up now to the audience, the people in attendance who would like to comment on the project before we close the public hearing.**

**Gail Drakos, 173 Adams Street, Waltham came forward.**

**Ms. Drakos: I've been a resident of Waltham my whole life and I've been down where I am for forty-two years.**

**Ms. Drakos read from her six page statement into the record. This is attached to the minutes noted as Exhibit C.**

**Mr. Sergi: Is there anyone else in the audience that would like to speak against or for?**

**Tom Benevides, 308 River Street, #3, Waltham: I definitely feel that this is something that belongs in front of City Council. They are the pastoral permit granting authority for the riverfront overlay district and for that reason I really hope you approve**

these variances because that way, you know, this isn't a 40B that you are permitting the project. Approving the variances will allow it to pass through in front of the city council. Because that way the city council can make the determination to approve the special permit, you know, including the affordability requirement. Our city council is currently working on affordable housing reforms that way instead of $4.2 Million for affordable housing which is good, we'll get twenty-one on site units of affordable housing which is even better. Even though that isn't law yet but I believe it will be law in the next two weeks. The council is working on that so I hope you will respect the authority of the city council insofar as you know for everything outside of additional variances is you know, up to city council as you know whether its good for the neighborhood, whether the affordable housing is adequate and all that. But most importantly I want to discuss that this expansion is very much within the character and balance of what currently exists on the site. You know, going through the list of variances, every single variance pretty much applies to the existing Watch Factory structure and the reason for that is that the current zoning even for the overlay district simply doesn't reflect the site and the neighborhood as it currently exists. You know every single setback and height variance that is being requested currently is being requested for the building that already exists. They need to get the variance for structures that currently exists not just the new one. So in terms of what this new structure will look like is modest compared to what already exists there. The floor area is far smaller than what already exists and floor area is also far below in total than the existing building what's allowed under zoning. And the height is modest excluding the Spires and smoke stacks and the height of new building is smaller than the existing structure. And then parking even after this new building is constructed there's still going to be two hundred and fifty (250) empty parking spots more than enough to absorb any overflows from drastic changes and future work patterns. Ya, at the end of the day, this is really just in terms of values, you know, but I hope the city values homes for people more than we value empty parking lots. Empty parking lots contribute nothing and peoples in neighborhoods and neighbors contribute so, so much and I hope that we can have more of them. Thank you.

**Ann Bidner, 71 Brown Street, Waltham: A couple of things to note. I notice that the majority, maybe a handful of folks in favor were actually from the neighborhood. Most of them, the majority were not. I didn't catch a single address on the fifty-five against that didn't actually live in close walking distance to this project.**

**Mr. Hickernell: I don't actually think its important that you live adjacent - - -**

**Ms. Bidner: If you live in the neighborhood, you're kind of, I'm sorry.**

**Mr. Hickernell: That's not the requirement to give an opinion here. Obviously we do want to hear from the neighbors but we also want to hear from the entire city and I think you're mistaken that every single name that was read out in that petition is - - -**

**Ms. Bidner: Oh, I didn't mean to say every single one. There were at least a handful that were walking distance but I think almost all of the others were, those who found out about it.**

**Second, the parking, I feel like we've maybe been mislead a little about the parking because on the day when they had the meeting, it was a Thursday 8 to 10 when the drone was supposed to be there and I went down after ten. As I was leaving and anybody who had driven down was already gone and there were about, if you subtracted the, I guessed five spots will be lost when the island's removed, it could be more than that, plus subtracting the handicapped spots are only about thirty empty spaces at 10 o'clock on a Thursday and there were more than thirty cars in the riverwalk parking and the garage and the electric spots, so literally there would have been a small overflow without the building having been built or any residents adding to that. So saying that particular parking lot down, you know, across from Robbins and down by the riverwalk is never full**

**is not really true as far as I could see at least on that day and what I've noticed. I walk there daily.**

**Another thing, I feel like, I don't want to say dissembling some of what's been said about the height is pretty misleading. The height has to be taller than at least ninety percent of the footprint of the Watch Factory, if I'm over or underestimating there and those segments of the Watch Factory which are, there's only two or three that are taller than this building will be, they're significantly back from the sidewalk and don't loom over the area and I kind of resented being told that this new property wouldn't be any closer to the sidewalk than the existing Watch Factory when really there's only maybe ten percent of the Watch Factory is anywhere near close to the sidewalk. The vast majority of it is set much shorter and set sixty feet (60) or something like that back from the sidewalk, so it really doesn't loom over and I think that's an important distinction and I have to concur with the prior speaker that when we moderately price housing in this neighborhood to not get fourteen units that, you know, would make it affordable for people to stay here because I know people currently are being priced out of places like the Watch Factory. That is important. I don't see why that couldn't be included. Are there any clarifications about what I said?**

**Mr. Sergi: No. We've heard your comments Miss, thank you.**

**Channing Page, 53 Chester Avenue, Waltham: And I did write a letter to the board so I'm not going to go through all those - - -**

**Mr. Sergi: We've read all the letters.**

**Ms. Page: I'm not going to go through all those details, bullet points for you as you don't need to go through it twice and I don't think I can be as eloquent as Gail so I'm just going to be like brutally efficient and say that I really hope that you will decide that the**

proposal needs to conform to the regulations. Please don't provide any of the variances because when they have to make those adjustments some very clever architect or designer will find an arrangement that really fits the neighborhood better. The last time I was in front of the board I think we were wrestling with, what were they called, the boarding houses in south Waltham and how dense they were in all their transgressions and masses of parking that they had brought and you were working very hard to correct that in the city and maybe give us a little bit more elbow room. This development is going to set us back in the other direction because there will truly be parking overflow and it was going to creep into the neighborhoods and creep up to Chester Avenue just when you're doing a good job in trying to rectify it so that I don't have to chase people who are parking on the sidewalk. I do understand that businesses have return on investments that they like to achieve but that is not the responsibility of South Waltham. We have regulations for a reason. We have scale for a reason. I think this current rendition is going to visually block access to the river and physically they are going to block some existing access to the river. There's a path that some people use that will disappear and I think an arrangement that will be scaled back would be just in very keeping with the neighborhood with fewer cars streaming on to the two lane road that is Crescent Street would be much more manageable and I will say that ours is a mixed income neighborhood and this would please have the affordable units that the regulations require and it will do a better job of hitting into the neighborhood rather than setting itself apart from the neighborhood as a luxury development. So that's all I am going to say in respect for your time unless you need more from me.

Mr. Sergi: Is there anyone else that would like to come to the podium and speak?

Rachel Parzivand, 50 Adams Street, Apt. 3, Waltham: I've lived there for about ten years. I love living there. I can walk to the Watch Factory all the time. Sometimes I think I'm having a very different experience from other folks because I am a teacher and I've got to get myself to work and I got to get back and the traffic is not, I don't know, but I get where I need when I need to go. So that's not the experience that I am having.

Additionally, I also walk past the Watch City Towers and there are empty parking lots daily. I love the swans and it's beautiful there and it is unused space and it's a heat sink. But I think we are in a position to ask for better and more, right? They want something from us and we want something in return. I want affordable housing. I volunteer in Mutual Aid Group and the one thing we're constantly dealing with is people calling us and saying we can't make rent. Our rents just went up and we are getting priced out. We can't stay in our home. We don't have any where to go yet. So that's why we are always emergency funding like rent increases. If there's more housing, there's more stock, there's less competition and we all like some breathing space. I don't happen to own yet. That's like a life goal for me, that might not be realized, I understand. But I think we should kind of have housing security. I shouldn't me one rent hike away from a place I happen to make my home. So I'm hoping that we can use this opportunity to demand that they increase the affordable housing and whatever demands that you want to make for space, size, other components like, that's what negotiations are for. That's all I have to say. Thank you.

Mr. Sergi: Is there anyone else that would like to come to the podium.

Melissa Downes, 287 Ash Street, Waltham: So a couple of comments both of them on the south side. We are bound by the river right! There's only a couple of ways we can get over. So one of the advantages of the ride services is you can actually see real time pricing and for me to leave my house between 4 PM and 8 PM, way longer. So that's one issue. The other issue is there are residents who already live on Crescent Street that are afraid to leave their children out because people get aggressive during rush hour and that kind of nonsense. What I would say is that I think we already have too much development, too much density given the road structure. The community already got code once by another property between Cherry and High Street. They went ahead and developed right on top of the curb. It was an intersection that already had failed law for safety. It cost the city about a half million dollars to put a traffic signal so somebody could use that property. We have to come up with a more pro-resident, pro-nature approach. We've got a lot of

businesses already on the Charles River that we're putting all sorts of pollutants in. So I would really like to ask you guys to push back on this. It doesn't really seem like its in the best interest between the traffic, the environment and the affordability issue. You have to keep in mind just because something is legal doesn't mean it's moral because if it's moral it doesn't t make it legal. We kind of have this abstract thing going on in human society because it's all about the mighty dollar. If somebody parked in one of those city parking official spaces out there and it's very nice but I am highly confident it does not belong to anybody who lives in this community. Thank you.

Shannon Early: I do not live in Waltham although I have worked in Waltham the past twenty-five years. I work for Princeton Properties. I am one of the management team of the Watch Factory. I just want to get up and speak on behalf of our residents. I feel like they have gotten a bad rap in this proceedings and I just want to say that they are fellow community members. Our residents are members of the Waltham Community. We have residents who have lived at the property since its inception. We have people who have been here anywhere from three, five, eight years or more. I believe you even have letters received from some of our long term residents in support of a broader diversity in the housing options available in Waltham. We have a vibrant community. We have wonderful residents who enjoy living in Waltham. Some of them only leave us to go buy homes in Waltham. They are committed to this community and I think it's, I understand that there's traffic. There's traffic everywhere. All the traffic is not coming out of one building. It's coming from the entire area, the entire community. I've been working here for a long time. I know how to get to on Crescent Street. I know which roads to take and which times of the day to take them. So I understand people's concerns but I don't think we can demonize the residents of the Watch Factory and say that it's all their fault and that putting additional housing in this area would necessarily be as a negative impact as some people feel they would be. I am not going to speak to parking. I know that's been discussed by a lot of people with a lot more details than I am. They can absolutely discuss that further. But just in terms of demographics of the residents who live here I know the average income I would

say of a resident is very, very much in line with the average median income of residents of Waltham in general. So the people living with us are not people who have huge amounts of extra income to spend on anything that they want or need. They are choosing to live in Waltham. They are choosing to live in good housing in Waltham and that's what we are trying to build for them is more options of affordable housing. Whenever anybody talks about affordable housing, I know it gets really personal. But, for instance, it's just currently the two bedroom affordable rates that the Waltham Housing Authority will pay for a two bedroom is $3,235, that's the max. Our two bedrooms are rented for $3500 market rate. That's not even the affordable component. We are so close. We are affordable housing for reasonable residents. We're not building the Tajmahal. We are not building something that is out of reach for the kind of people you want living in Waltham, the teachers, the nurses, the people who are a hard working community. We're just trying to have a place for them to live that is a good place. I've been with the Watch Factory for over a decade now. It's a wonderful community and we are really looking forward for the chance to continue to be part of Waltham and to expand what we offer here.

Mr. Sergi: Thank you.

Carl Cincotta, 74 South Street, Waltham: I'm a life long resident of Waltham and I can tell you that I always will be a resident of Waltham. My family has lived here for over a hundred and twenty years and most of that time has been connected to the south side of Waltham. I consider the south side my home. As a matter of fact today, I went out walking as I usually do and I don't feel right when I cross the Prospect Street Bridge and leave the south side.

I am opposed to the direction that this city is going in. We are fifty percent (50%) now apartments to single family homes and I think that's too much. We cannot solve the housing problems in the Metropolitan Boston area alone. None of our communities around us approach that type of apartment construction. And yet, what we are seeing now is a lot

**of almost exclusively high density apartments being built. And, I can tell you that the advocates which you received letters from today are well organized, They will not be satisfied until Waltham looks like Cambridge and Somerville. They say it openly. They want us to be that type of a community and I don't believe that that's what Waltham wants. I see no appetite for making Waltham look like Cambridge and Somerville. I know people from Cambridge and Somerville and they have a problem driving around. The density is way too much. The traffic is too much. They are building apartments now that have no parking and it's causing all kinds of problems and those people are leaving. The south side of this city is the most dense part of Waltham. I drive around the south side and walk the south side most days and you cannot find a place to park at night. The parking is horrendous and we cannot handle more apartments, more traffic, more population and congested streets. It's overdeveloped now, it's not the place for more development and certainly not the place for high density apartments.**

**Now, consider this location, the Watch Factory. We know it's a historic building in Waltham and the city provided for that. They said we don't want to tear it down. It was a manufacturing facility. The only thing it could be used for was housing and we did it. And the city accommodated them. They made the overlay district and they are doing the same thing up at Bay Colony. We recognize that buildings, they outlive their use that maybe they are not used for manufacturing any longer and so the city is accommodating them and so they provided a very liberal zoning overlay district for them. We are talking right here with this proposal an eighty-six percent increase over this site. That is way too much. And if the advocates of more housing in the city had their way, they would take every underdeveloped lot in the city and turn it into housing especially parking. They are all in favor of getting rid of parking and building high density apartments.**

**And first of all, I firmly believe that what this petitioner is asking for far exceeds the authority of this board. The board of appeals is meant to do small variations in lot sizes. They don't make to change the zone and that's exactly what this is. This is a reconstruction**

of our zoning ordinance. I don't believe that's the proper authority. This is clearly the purview of the City Council. They are the ones that make the zoning ordinance.

Now, this developer, they bought this property and they developed it as it is and they used this very liberal zoning district. There was no financial hardship involved. They are not losing money. They're perfectly satisfied. What they want to do now is maximize the profit and the use of this property. Now, I don't blame them but what if everybody did that? What if everybody said, I have a two family lot which I happen to have one. What if I came in here and said I want to put eight apartments on it and have one parking space instead of two. Everyone would like to maximize that. But this area is clearly overbuilt and once you build this, it's going to be reversed. If you allow this, this opens the door to high density development all over the city and they are going to change the character of the city one neighborhood at a time. We probably don't see anyone here from Warrendale or Cedarwood or Rangely Acres or North Waltham. But what they will do is they will focus on one neighborhood at a time and you know if someone came in which these people have proposed going into Warrendale and putting up a four, five or six story building. And I will read you some of those quotes and I think it's very important that we look at the advocates and you received numerous letters from these advocates and it's very pertinent that we bring up what they exactly are looking for and what they openly say what they want Waltham and they openly say that they want Waltham to follow Cambridge and Somerville. They want to get rid of single family zoning. We have one person here who is quoted as saying that they want four story apartment buildings in single family zones. Single family housing that they consider and they originally posted this when they started this Waltham inclusive neighborhoods. Single family homes is racist and exclusive. They took that down after a while and they want no parking. This is anything that says that there's less parking they are in favor. Consider the ramifications.

Now, I'm hearing that this property doesn't need the amount of parking that they have and that's one of the reasons why they want to reduce it. Well, just today, I was in my

usual walk and part of that walk happens to go by the Watch Factory and I just happened to walk in back of the Watch Factory because I wanted to see, what are they talking about this underutilized parking. Well, I have ten copies here. I took a picture of every parking lot. I was astounded. I didn't even think they would be that full. This is the evidence. I have ten copies here and I am going to give them to the board and you can take a look at what these parking lots look like. There's a request to reduce the number of parking at this location and keep in mind, this property is not being fully utilized and I believe that they are going to need more parking and they certainly don't need another hundred and thirty six units or a hundred and forty units whatever they are building that aren't providing the adequate parking. Now the advocates here are clearly attached to the same organization, this is very important, that is operating in New York City. These are the democratic socialists of America. The people who are advocating this are members and some are administrators of that Waltham organization. So you need to look and see, what is their overall goal. Their ideology they really exceed any of their results. They say that more housing is going to reduce rents. Well, in New York City have rents reduced? We are constantly hearing how people are complaining about rents. They have rent control there. Cambridge and Somerville, are people saying, gee, we have really built to the max. Have the rents gone down there? I haven't heard that. These same people are advocating for rent control. Now, I'm going to give you some of their quotes. I follow social media and I know a lot of people don't, but I follow what these people say. These are quotes? "We are incredibly under-built. We need more apartments not more suburban single family housing. Start with parking lots." Direct quote.

Here's Waltham's inclusive neighborhoods when they first started. I'm going to read the quote right from their page. "Legalize abundant housing and developers will literally build themselves into unprofitability. More housing means lower housing costs for renters and homeowners." Now, let's consider what that means. Building themselves into unprofitably is also these same people advocate rent control. All of these housing policies, they all go together. They are not exclusive. So now we are talking about what happens

when we have rent control. We tried rent control. We have in the seventies. I remember it and they got rid of it for good reason because property owners became unprofitable and what happens when they become unprofitable? They want the people building apartments in Waltham to build themselves into unprofitability. What happens when they are unprofitable. They pay their mortgage, they are going to pay their taxes, they are going to pay their water bills, they are going to pay their utilities. What is going to suffer? Maintenance, okay! That's what happens when you put yourself into unprofitability and that's what these people are advocating. They said it themselves. So then when you start with reducing maintenance, what happens? The property goes downhill and what we are seeing in New York because the mayor there belongs to the exact same organization that these people belong to, okay. They are talking about confiscating the property. We had one person on social media because I specifically asked them, what would you do with all of these rental units and they said, give them to the tenants. I asked them, well I inherited property, what should happen? The property should go to the tenants. This is their ideology.

In conclusion, I believe that this is improperly before this board. This supersedes your authority. This is a clear zone change and the proper authority for that is the city council. I have no doubt that if you pass this, this would go to court and I really believe that a court would say you overstepped your authority. This is a zone change in an already liberal zone which this developer has used. The neighborhood is opposed because it's detrimental to the area. These are the people who are primarily affected. They should be listened to, not the people who don't live here that have an ideology that's going to affect the city in a way that I don't believe the City of Waltham is ready for. This is going to be a precedent setting because this is something that belongs in the City Council to change the zone. This city also is overwhelmingly against more high density apartments. We hear it all the time. Only the people that are not connected to neighborhoods and see this as something that supersedes Waltham's interests, those are the ones that are in favor of apartments. This petition should be rejected with prejudice. Thank you.

**Mr. Sergi: Thank you.**

**Kevin Ritcey, 56 Arlington Road, Waltham - South Side all my life. I am here to oppose this project. I think it's just too big. It's overstepping the bounds of every possible thing that could happen and all you are going to do is let the other developers come in and take over. I mean when this went before the City Council twenty years ago, they turned around and the Watch Factory wanted more apartments, less commercial space because they could rent it. The City Council gave them the special permit and made the two car garage there because of the parking to fulfill the parking needs. Now they want to take away the garage, the parking and ninety-one (91) spaces. Where are those ninety-one spaces going to go. They are going to go on streets. We had to give up parking during the winter because there was no place to put the cars. I mean this is a bad thing and it shouldn't happen. Thank you.**

**Mr. Sergi: Thank you.**

**Judy Goldberg, 46 Dale Street, Waltham: Tenants need more housing in Waltham, more available homes and more affordable ones. If we get this building in our city built, where parking is set up but very little space in there is used for parking, we make good use of this space. In 2023 and in 2024 I worked with a small housing group who held two very large meetings in Waltham Housing Summits. We had a very good crowd at those and we spread the word and spread awareness about homelessness in Waltham. There are people that would be looking to live here and the need for housing is what we have to think about - the great need for apartments for homeless and a house for people that want to work here. When the building is built here, we get that percentage of apartments for real people that are low income and hopefully they can afford one. I urge you to approve this building. Let's get all the work done for more housing.**

**Gerard Butler, Law firm of Smith Duggan, 55 Old Bedford Road, Lincoln, MA: And thank you again for hearing from me. I've spoken, as you know, at the last two hearings and I will not repeat what I had said. I appreciate your time.**

**I want to speak about two things. The first thing I want to talk about is the intent of the Riverfront Overlay District, in particular the two ordinances that the petitioner seeks the variance from. One is the setback, the sixty-five (65) foot setback from an existing structure. In this case it is the two family building that my client owns as the only abutter to this parcel. And the second ordinance is the height ordinance which is a maximum of sixty-five feet. I would suggest the intent of these two ordinances in this overlay district is to prevent a development like this from creating a wall between the riverfront that is supposed to be for the public and those that are on the other side of the wall. In this case, who live on the other side of Crescent Street. If these variances for these two ordinances for the overlay district are granted, the building will be not sixty five feet from my client's home or house, I should say, by thirty-one (31) feet. The variance sought for that setback is more than fifty (50) percent. As this board knows, the variances are not to substantially derogate the intention of the ordinance. This request would substantially reduce any benefit that that setback from my client's house will have. And the height restriction which is going to be not sixty-five (65) feet but almost seventy-feet (75) will create that part of the wall, the higher part of the wall. These variances are exasperated by the variance sought to the setback from the lot line. As you know the variance that they are seeking is from thirty seven and a half feet (37 1/2) from my client's lot line to a mere eleven (11) feet. Again, that variance essentially negates the purpose of the setback. Now I've heard tonight and I heard also the last night we were here that these variances should be granted because this board granted similar variances for the Watch Factory. However, I would suggest the fact that there were variances of a similar nature granted fifteen years ago does not justify granting these variances because the fact that part of the wall was built hundreds of years ago and maintained by the variances from fifteen years ago does not justify completing the wall which is what the petitioner wants to do here by jamming in this building and**

**essentially completing the wall between the river and the folks on the other side of Crescent Street.**

**The other point I want to make is that, as the board knows, to grant these variances, these variances are not to substantially cause detriment to the public good. One of the purposes of granting the variances fifteen years ago was to protect a public good, the Watch Factory. The greatness of communities like Waltham are not just in the people but the institutions. The institution that we talked about for the past three nights, it was the Watch Factory but there are other important institutions and one of those institutions will be threatened if this project goes up and that is my client's business, the Waltham Auto Tow. It is an institution in this city. It is part of this city and part of what makes people love Waltham. If this project goes up with these variances, these luxury apartments will be mere feet from the Waltham Auto Tow business. And you can rest assured that if those people that can afford these luxury apartments that are not affordable by any means move into these apartments on day one and they see what's next to them and they're looking down at that business, you'll hear complaint, after complaint, after complaint until that institution, Waltham Auto Tow, is driven from this city and that would be a tragedy and that is a substantial detriment to the public good. So I urge you to deny these variances because this is not a project that is in the best interest of this community. Thank you.**

**Mr. Sergi: Thank you.**

**Marina Abromolish, 22 Robbins Street, Waltham: I just wanted to voice my concerns over the density of the area and congestion that already exists. Where I live on Robbins Street it's that end block, so I don't have a choice. I have to turn onto Crescent Street whether I'm driving or walking which I do frequently. In the nine years I have been living there, I have seen many, many almost accidents and it's due to the nature of Crescent Street and the way cars are coming down from either direction. The cars that are already parked there that are blocking views and by adding a hundred and forty units across the**

**street, you're adding a hundred and forty cars. I am not saying those are the cars necessarily that will be causing and potentially accidents but it is just adding to that volume and it's inevitable whether it's somebody in a car that's going to get hit or somebody crossing the street. I just don't see how adding these units are going to deflect from that or changing the street. add more parking on the street, I don't see how any of that is going to help the current situation which is not good to begin with. I understand we do need more housing in the city and I agree with that. We need more affordable housing but that particular location is not the place for it.**

**Mr. Sergi: Thank you.**

**Saul Bloomethal, 223 Robbins Street, Waltham: So, I do live in the neighborhood. Just to address the previous commentary's concerns. It's not the developer's job to make up the inadequacies of our Traffic Commission to implement traffic calming and make our streets safer. That's not the developer's job. We have city officials who are supposed to be doing that. You can make that argument to any project that's going to introduce more residents. The character of this neighborhood, okay, goes back a hundred twenty five, a hundred and thirty years is dense most like multi-family housing. This site, I have been told, in 1960 or so had three or four two unit buildings. Building housing here is just returning its use to what it was a hundred and twenty-five years ago. To hear people here like advocate for a parking structure is almost laughable, okay in any other context to treat it as though its some vaunted public space, okay, it's a parking deck that is willfully underutilized. This is not open space. It's two slabs of concrete abutting the river, okay. It's almost comically laughable to hear people in this room lamenting the loss of the view of a parking structure. So I urge you to return this space to its former use, housing.**

**Tim Riley, 100 Howard Street, Unit 2, Waltham: Thanks for the opportunity to speak. I am in favor of this development and I hope the board will move to approve it. This development will increase the number of residents who have access to river views by**

**replacing what is an unused parking deck that blocks the views of current residents with an unobstructed view along with a more pleasant footpath to the waterfront for everyone else. On that, city residents will get to enjoy the view with the river.**

**After requests of reduced parking which I believe is only about four percent (4%) less if I understand that particular variance request, we're still expecting high parking vacancies on adjacent lots. This is better for the tenants for sure than what we have at the moment. They signaled to us for a decade now already with empty lots and they're not driving as much as we expected and this is true in other developments in the city. The expectant parking utilization here had been calculated by the developer's team of about 1.3 adults per vehicle lines up with census track data. I don't know why this particular development would be different in nature from everybody else living in the area that has access to Moody Street and the commuter rail station.**

**I disagree with the concerns that this development doesn't support affordable housing. The current parking deck supplies no affordable housing in any way whereas this development as proposed will offer funding to the city for us to use elsewhere on affordability projects which could include projects we have supported as a community like the Leland House on Newton Street. This is already more than we've seen developers have been able to provide now for more than six years outside of 40B projects due to our strict inclusionary zoning policy since been found to be unworkable.**

**This development is strongly in character with the neighborhood. Theres a residential development offering homes for rents in a neighborhood that already has sixty three percent renters according to American Community Survey Census Data. It's also my understanding that the Historical Commission has reviewed this project and concluded it makes no impact on the existing Watch Factory. There was a previous comment about that.**

**The zoning here is indeed tough requiring several variances. This isn't much of a surprise and why this board in particular is so busy for zoning in this city no longer really works for our economic reality. It's not just these homes that will be in a tough zoning situation. By my reckoning if you go from north to south on blocks adjacent to the Watch Factory Development about one third of the structures are in compliant with zoning. The abutters list includes land uses that I doubt would make it through a special permitting process today. If we looked at zoning and said anything about neighborhood character two thirds of the residents here would have to leave as well as some businesses.**

**I heard concerns about the height of the building which I don't particularly agree with. Zoning here as I understand it is complicated zoning. It's commercial and allows a height of eighty-two feet. The developer is building under the overlay zoning which allows sixty-five feet. This seems to me kind of confusing because I would expect commercial uses to be more intense, more demanding on traffic and parking in residential. But we said basically a whole floor of people can't be here having dinner and sleeping but would be okay if they were working here.**

**I don't see this development already exists in this area. Nearby just on the other side of one of the direct abutters an extended stay hotel has been operating for nearly twenty years. The Extended Stay Hotel is pretty close to apartment in usage anyways. That hotel has thirty units in I think about a quarter of an acre. This development is about a hundred and forty units of one and a quarter acre, I think, unless the numbers work out to be about the same.**

**Actually I do share concerns about Waltham traffic. I know that it an be hard to leave my own street and I'm not in this area but on School Street and Main Street. The drivers cut through my area to avoid Main Street. That congestion isn't caused by any one specific development. It's a structural problem that we have in our use code. It separates residential and commercial land like a toddlers dinner and it forces more car trips for**

every area. This isn't something we can solve project by project that we have been trying for many years without success. The right fix for this is in the use code but blocking housing. In this specific location I think the argument is even weaker. As I said before Moody Street and the commuter rail provide residents real alternatives to not needing to drive so much. And the city's own traffic engineer has reported a decrease in peak traffic because I understand since the original Watch Factory development was completed.

So please support this development so more residents can enjoy what is already here. Thank you.

Mr. Sergi: Okay. We have one more.

Amy Prohaska, 28 Robbins Street, Waltham: Much like someone who spoke earlier, that part of Robbins Street is one way. What's going to happen is that Robbins Street dumps out where the parking lot, the entrance to the parking lot would be. Robbins Street is going to become a cut through even mores than it is now. So because it's a direct line from Moody Street to Crescent Street. There are times where cars bomb down that street even with stop signs. So an additional hundred and forty units is going to add a lot more traffic going down that street. And, I just wanted to comment on somebody's earlier comment. I don't think anyone has demonized anybody in the Watch Factory of the people who dwell there. I actually have friends there. I think the building is beautiful. I have friends in the building and nobody has been demonized. So I think that was a little like extreme. And my final thought was if the proposed building were one of the other parking lots, I don't think you would hear the uproar because the building, they didn't put it in the

**alternative parking lots because you don't get the Riverview and you can't charge as much money if you don't have the luxury river view. So that's just my thoughts. Thanks.**

**Mr. Sergi: Okay with those comments, I'll give an opportunity to Counsel if he wants to rebut some of this or attempt to.**

**(Mr. Connors submitted a letter to each member of the board requesting leave to withdraw without prejudice. This is attached to the minutes noted as Exhibit D.**

**Attorney Connors: My comments will be very brief in regards to what I just handed out to the board. At the last meeting, April 30th, Ward Councilor Cathyann Harris provided an update as to Proposed Zoning Amendments for inclusionary zoning, affordable housing provision of the zoning ordinance which is Section 9.1 XE, that's what deals with the fee and rule provision for one. It also has the percentage which is being proposed to drop down.**

**When we began this process well over a year ago it was at the higher twenty percent (20%) threshold and under that, that changed in 2020. There have been zero units produced under those numbers. So due to that change in circumstances, some other people may have mentioned that that's changing, even the people speaking in favor talked about the units in the building. With this we are formally requesting leave to withdraw without prejudice at this time.**

**Mr. Sergi: Okay. Thank you Counselor. I know board members there's a lot to digest here. Does anyone have any questions before we close the public hearing and move forward?**

**Mr. Sergi: Steve?**

**Mr. Taranto: No.**

**Mr. Sergi: Glenna?**

**Ms. Gelineau: No.**

**Mr. Sergi: Matt?**

**Mr. Deveaux: No.**

**Mr. Sergi: Mark?**

**Mr. Hickernell: I had some things to say but in light of the petitioner's request to withdraw the petition, I'll move, I'm all set.**

**Mr. Sergi: All right. I don't have any further comments. Without further ado, if there's no further objections on moving on the Counselor's request, I'll entertain a motion to withdraw this.**

**On motion of Mr. Hickernell, seconded by Mr. Taranto, the board voted that the petitioner's request to withdraw the petition without prejudice be granted by this board.**

**Roll call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveaux, yes; Mr. Hickernell,**

**yes and Mr. Sergi, yes.**

**Attorney Connors: Thank you very much.**

**Mr. Sergi: You're welcome.**

**One more motion is in order.**

**On motion of Mr. Hickernell, seconded by Mr. Deveaux, the board voted to adjourn at 9:02 P.M.**

Exhibit A

55 - in against

# 2026-06 Communications

## Opposed-

Form letter:

| | |
|---|---|
| • John Dietl | 157 Fox Road, Unit 311 |
| • Elizabeth Norfleet | 157 Fox Road, Unit 311 |
| • Edmund Babineau | 97 Goldencrest Avenue |
| • Annette Babineau | 97 Goldencrest Avenue |
| • Denise Batchelder | 230 Adams Street |
| • Gail Cormier | 3 Chester Avenue |
| • Paul Chapman | 22 Endicott Street |
| • Cynthia Pelletier | 52 Bedford Street |
| • Anne Fitzpatrick | 174 Adams Street |
| • Grant? | 49 Robbins Street |
| • Christine Terrazzano | 28 School Street, Unit1 |
| • Pamela Osborne- Williams | 72 Riverview Avenue |
| • Maritza Valenzuela | 56 Robbins Street |
| • Rubilia Valenzuela | 56 Robbins Street |
| • Zaqueo Esquite | 56 Robbins Street |
| • Cristian Lopez | 55 Robbins Street |
| • Albert Bertrand | 36 Fuller Street |
| • Colleen Bertrand | 36 Fuller Street |
| • Gail Drakos | 173 Adams Street |
| • Alfonso Cimino | 56 Robbins Street |
| • Amy Prohaska | 28 Robbins Street, Unit 1 |
| • Kathleen Nelson | 12 Kenwood Lane |
| • Marni Abramowitz | 23 Robbins Street, Unit 2 |
| • Nicholas Newman | 23 Robbins Street, Unit 2 |
| • Phil ? | 173 Adams Street |
| • John Richard Drakos | 173 Adams Street |
| • Kevin Wood? | 6 Park Place |
| • Glendy Gonzalez | 11 Randall Street |
| • Kevin Ritcey | |
| • Alana Morris | 177 Adams Street |
| • Roy Nagar | 177 Admas Street |
| • Robyn Lane | 22 Mokema Lane |
| • Joyce Gianfelice | 107 Lincoln Street |

- Anne Bidner — 71 Brown Street, Unit 4

Individual letters:

- Joan Friedman — 51 Riverview Avenue
- Bruce Reynolds — 4 Riverview Avenue
- Carol LeBlanc — 29 Ash Street
- Kathleen Horrigan — 14 Hamblin Road
- Deanna Goldner Britton — 19 Orange Street, Unit 2
- Channing Page
- Jeff Wheelhouse — 234 Ash Street
- John & Glenda Pizzi — 34 Robbins Street
- Celestina Cimino
- Hana Ajalat
- Gregory LeBlanc — 275-279 & 281 Crescent Street
- Lisa Wise
- Brian Doherty
- Lucas Taddeo
- James Mayo
- Wayne Brasco Sr
- J Boudreau
- Dan McCormack — 10 Robbins Street
- Eric Britton — 19 Orange Street, Unit 2
- Joe Kolomyjec — 225 Adams Street
- John Cheetham — 40 Arlington Road
- Melissa Downes — 287 Ash Street

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: Petition - Watch Factory
Date: Friday, May 29, 2026 12:46:28 PM

Please confirm receipt.
Thank you
Liz

Liz Neffett
203-273-2564
lizneffett777@gmail.com

John Dietl
203-722-9685
Dietljmw777@icloud.com

5/29/2026

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer. The developer knows the Watch Factory is in an overlay zone that allows housing to be built BUT THAT'S NOT GOOD ENOUGH FOR PROFITS.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

The developer's argument is essentially that they cannot make the project financially worthwhile unless they build much larger than zoning allows. That is not a hardship — that is a profit strategy.

Under zoning law, variances are intended for legitimate hardship related to the property itself, not for maximizing returns on investment. On top of all of the concerns surrounding this project, the developer has not proved hardship; they have proved profit.

The claim that the project must be this large because of costs is also unconvincing given that the property has reportedly been owned for more than ten years. The cost of recent land acquisition is not driving this proposal. The community should not be forced to accept an oversized luxury development simply because the developer wants a larger return.

The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 14 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name] JOHN DIETL John Dietl
[Your Address] 157 FOX ROAD
Waltham, MA UNIT 311
WALTHAM, MA. 02451

5/29/26

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 240-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer. The developer knows the Watch Factory is in an overlay zone that allows housing to be built, BUT THAT'S NOT GOOD ENOUGH FOR PROFITS.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's view of light and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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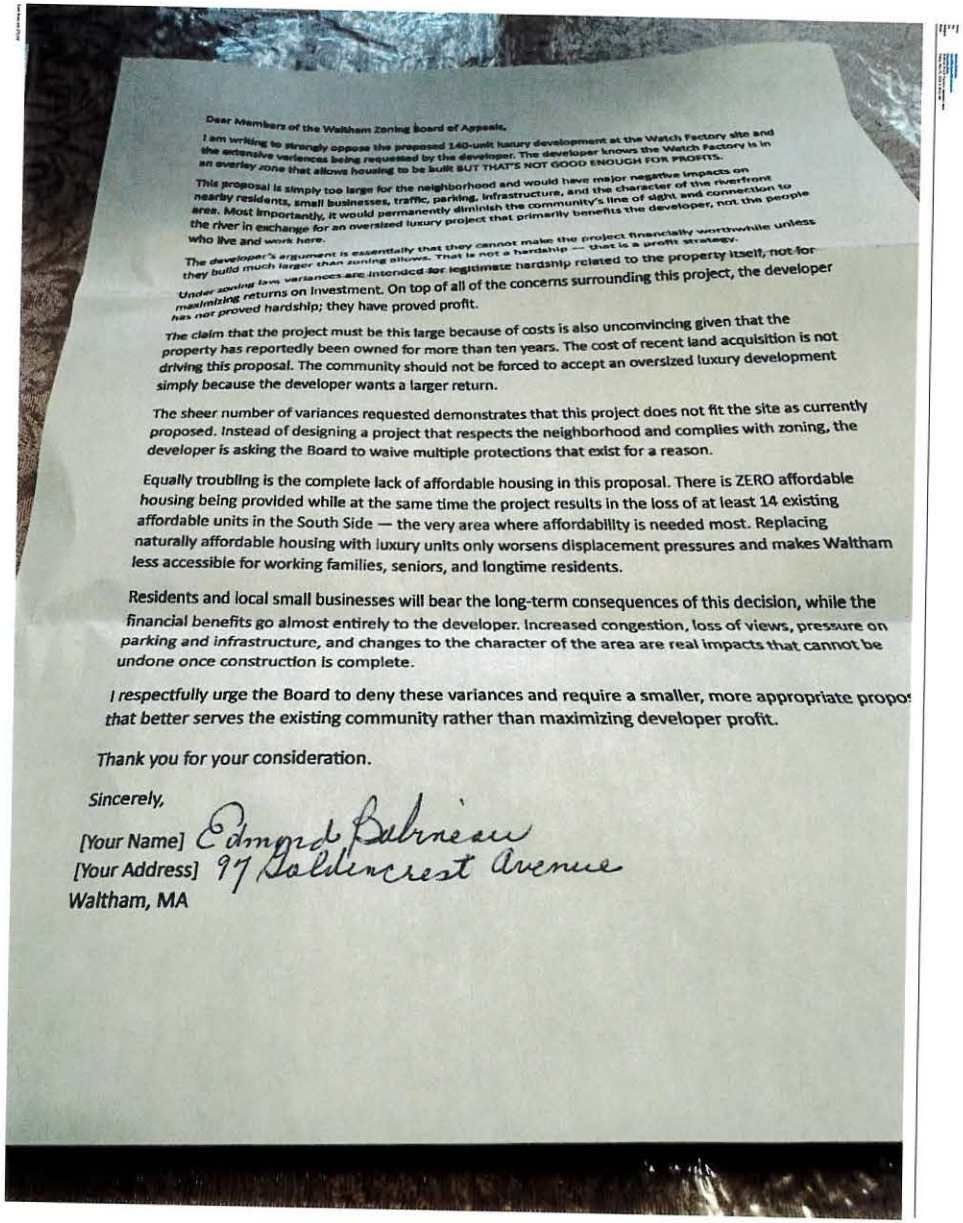
Thank you for your consideration.

Sincerely,

[Your Name] Elizabeth Norfleet

[Your Address] 65 Fox Road
Unit 211
Waltham, MA Waltham MA 02451

> Blessings,
> Liz
>
> Liz Norfleet
> 203-273-3166
> lizzienorfleet77@gmail.com



Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer. The developer knows the Watch Factory is in an overlay zone that allows housing to be built BUT THAT'S NOT GOOD ENOUGH FOR PROFITS.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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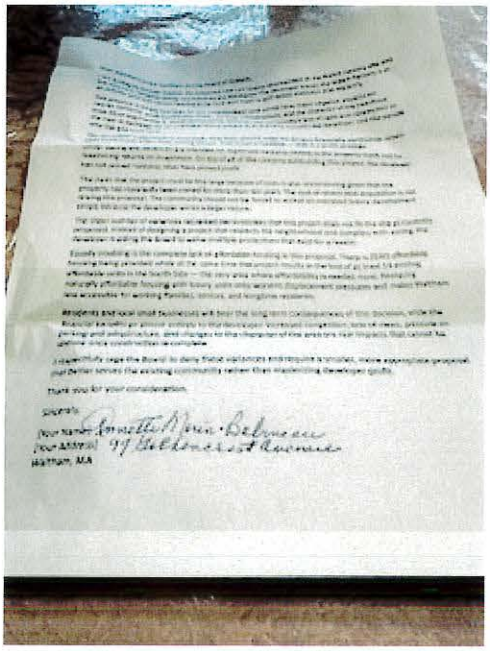
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I respectfully urge the Board to deny these variances and require a smaller, more appropriate propos that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name] Edmond Babineau
[Your Address] 97 Goldencrest Avenue
Waltham, MA



Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name] Denise E Batchelder
[Your Address] 230 Adams St
Waltham, MA

Denise E Batchelder

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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Thank you for your consideration.

Sincerely,

[Your Name] Gail M. Cormier
[Your Address] 3 Chester Ave
Waltham, MA

Dear Members of the Waltham Zoning Board of Appeals,

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This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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Thank you for your consideration.

Sincerely,

Paul Chapman

[Your Name]
[Your Address]
Waltham, MA

Paul Chapman
22 Endicott St

**From:** cindy Pelletier
**To:** Doucette, Pam
**Date:** Tuesday, May 26, 2026 6:35:35 PM

---

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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Thank you for your consideration.

Sincerely,

[Your Name] Cynthia Pelletier
[Your Address] 52 Bedford St
Waltham, MA

Yahoo Mail: Search, Organize, Conquer

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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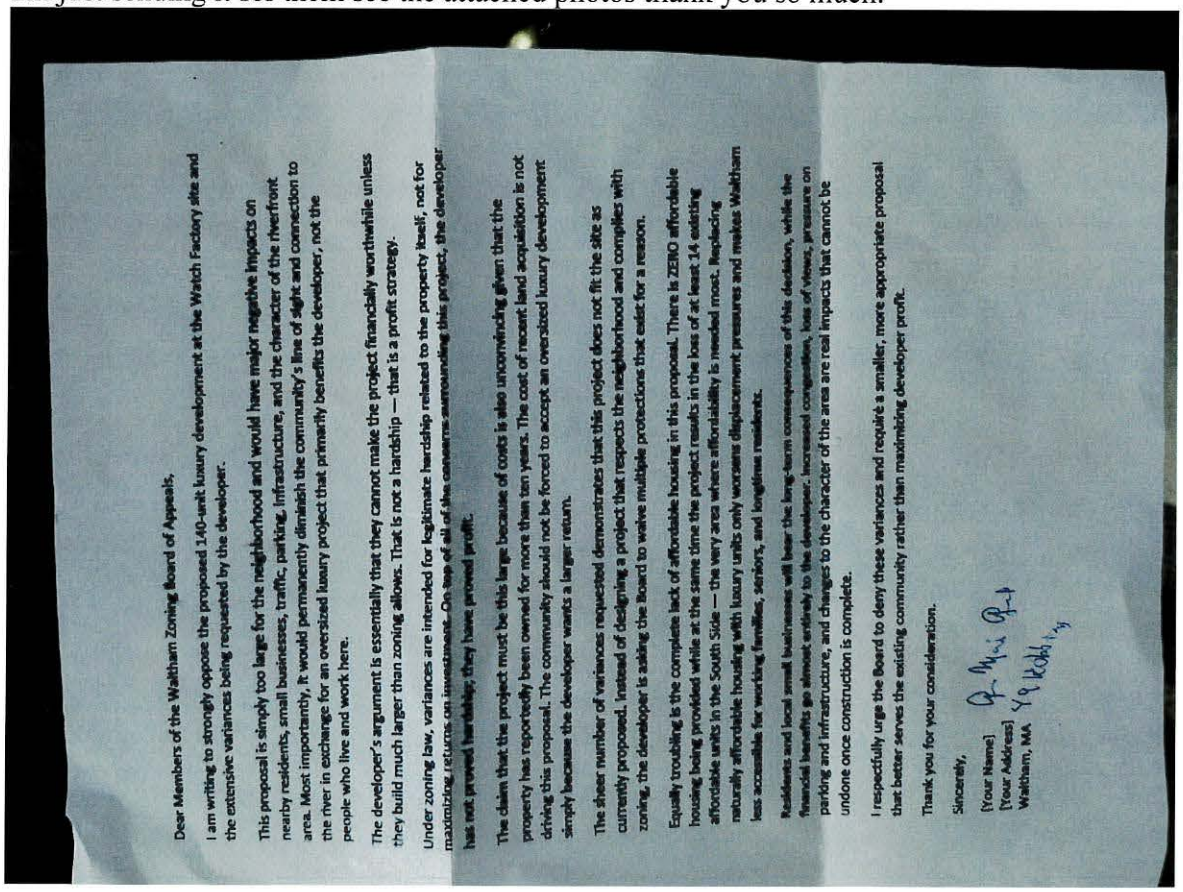
Sincerely,

[Your Name] Anne Fitzpatrick
[Your Address] 174 Adams St
Waltham, MA Waltham, MA 02453

**From:** Celestina Cimino
**To:** Doucette, Pam
**Subject:** Luxury Apartments
**Date:** Wednesday, May 27, 2026 11:21:56 AM

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Hello I'm forwarding I'm forwarding two more of these papers that are signed by Neighbors I'm just sending it for them see the attached photos thank you so much.



Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Welch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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Thank you for your consideration.

Sincerely,

[Your Name]
[Your Address]
Waltham, MA

May 26, 2026

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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Thank you for your consideration.

Sincerely,

[Your Name] Christine M. Flanagan
[Your Address] 28 School Street, Unit 1
Waltham, MA Waltham MA 02452

**From:** Doucette, Pam
**To:** ZBA
**Subject:** FW: Watch Factory Luxury Development
**Date:** Tuesday, May 26, 2026 2:06:34 PM

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**From:** Pamela Osborne-Williams <pamelaosbornewilliams@gmail.com>
**Sent:** Wednesday, May 20, 2026 8:58 AM
**To:** Vizard, Joseph <jvizard@city.waltham.ma.us>; Doucette, Pam <pdoucette@city.waltham.ma.us>
**Subject:** Watch Factory Luxury Development

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140 unit luxury development at the Watch Factory site and the extensive variance being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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Thank you for your consideration,

Sincerely,

Pamela Osborne-Williams
72 Riverview Ave
Waltham, Ma 02453

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

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Under zoning law, variances are intended for legitimate hardship related to the property itself, not for maximizing returns on investment. On top of all of the concerns surrounding this project, the developer has not proved hardship; they have proved profit.

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Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name]
[Your Address]
Waltham, MA

Maritza Valenzuela
56 Robbin st.
Waltham m.a.

Dear Members of the Waltham Zoning Board of Appeals,

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This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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Thank you for your consideration.

Sincerely,

[Your Name] Rubilda Valenzuela
[Your Address] 56 Robbins St.
Waltham, MA Waltham MA.

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Sincerely,

[Your Name]
[Your Address]
Waltham, MA

Zaqueo Esquite
56 Robbins St.
Waltham Ma.

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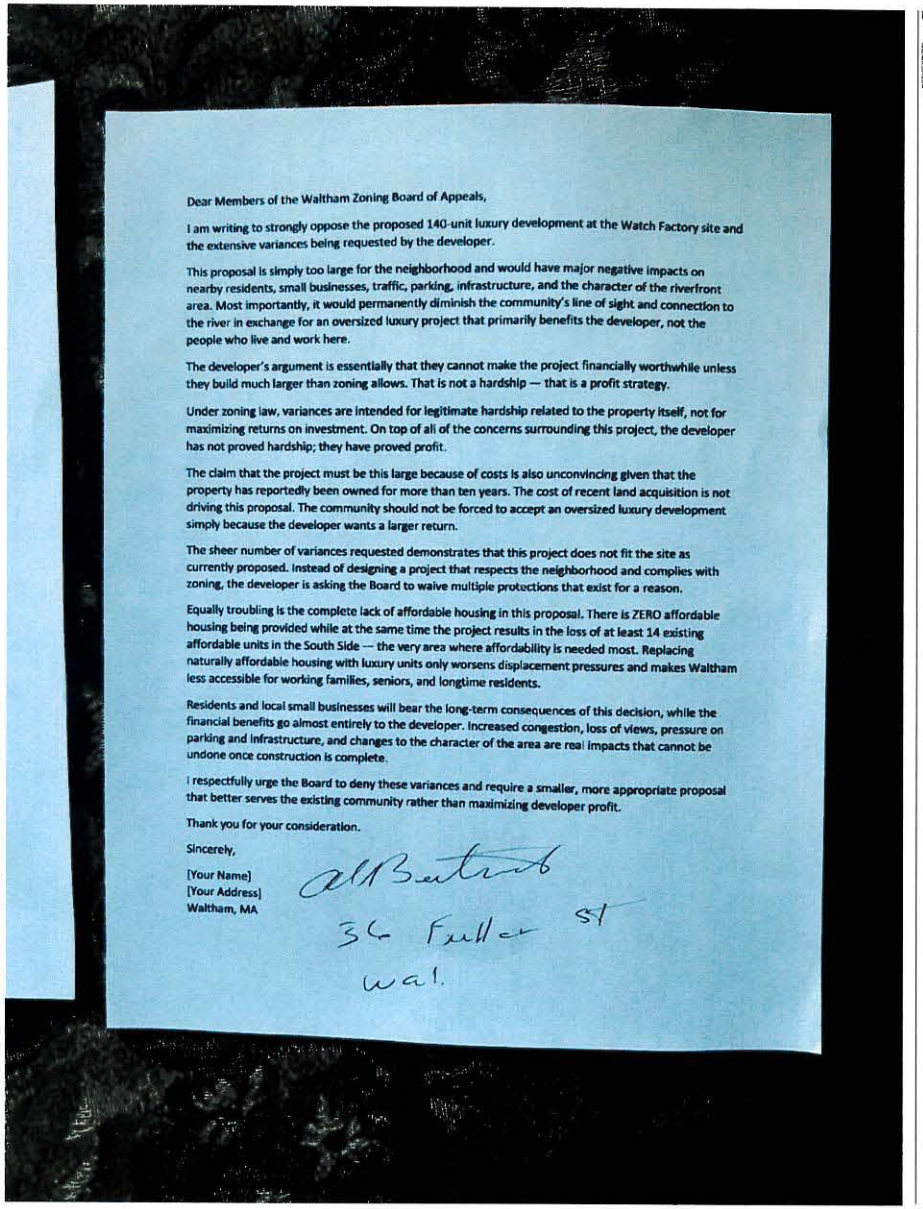
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Thank you for your consideration.

Sincerely,

[Your Name] Cristian Lopez
[Your Address] 55 Robbins, waltham.
Waltham, MA

Sent from my iPhone



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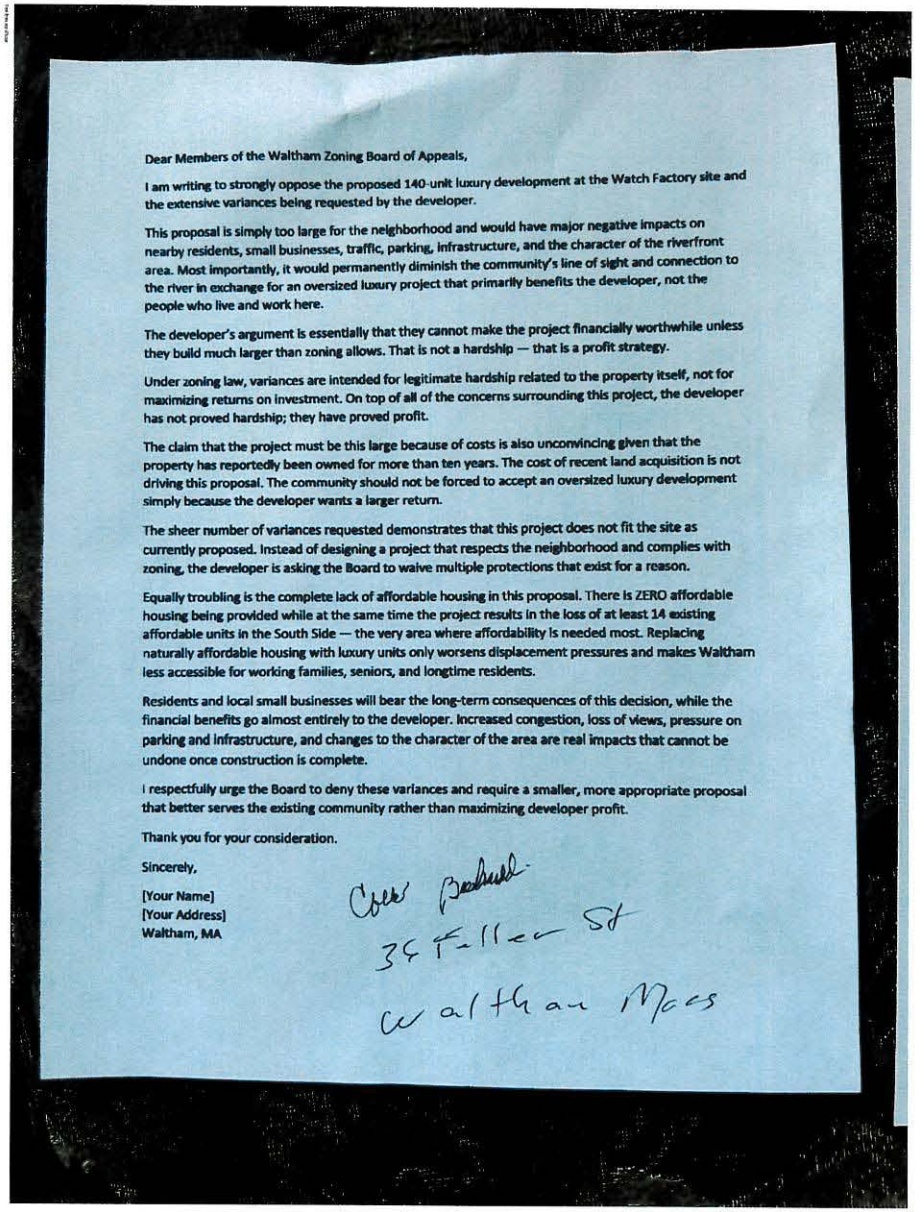
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Sincerely,

[Your Name]
[Your Address]
Waltham, MA

Al Bertuzzi
36 Fuller St
Wal.



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Sincerely,

[Your Name]
[Your Address]
Waltham, MA

Cole Bedwell
35 Fuller St
Waltham Mass

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Sincerely,

[Your Name]
[Your Address]
Waltham, MA

Gail E Drakos
173 Adams St
Waltham, MA
02453

5/17/26

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Sincerely,

[Your Name]
[Your Address]
Waltham, MA

Alfonso Cimino
56 ROBBINS St.
WALTHAM MA. 02453

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Sincerely,

[Your Name] AMY PROHASKA
[Your Address] 28 ROBBINS ST #1
Waltham, MA

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Sincerely,

[Your Name] Kathleen Nelson
[Your Address] 12 Kenwood Lane
Waltham, MA 02452

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Sincerely,

[Your Name] Marni Abramowitz
[Your Address] 23 Robbins St # 2
Waltham, MA

Marni Abramowitz

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Sincerely,

[Your Name] Nicholas Newman
[Your Address] 23 Robbins st, Unit 2
Waltham, MA

N. [signature]

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Sincerely,

[Your Name]
[Your Address] 173 ADAMS ST.
Waltham, MA 02453

Dear Members of the Waltham Zoning Board of Appeals,

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Sincerely,

John Richard Dunbar

[Your Name]
[Your Address]
Waltham, MA

173 Adams St

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I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

The developer's argument is essentially that they cannot make the project financially worthwhile unless they build much larger than zoning allows. That is not a hardship — that is a profit strategy.

Under zoning law, variances are intended for legitimate hardship related to the property itself, not for maximizing returns on investment. On top of all of the concerns surrounding this project, the developer has not proved hardship; they have proved profit.

The claim that the project must be this large because of costs is also unconvincing given that the property has reportedly been owned for more than ten years. The cost of recent land acquisition is not driving this proposal. The community should not be forced to accept an oversized luxury development simply because the developer wants a larger return.

The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 14 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name]
[Your Address]
Waltham, MA

Kevin Woodfield
6 Park Place, 02453

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

The developer's argument is essentially that they cannot make the project financially worthwhile unless they build much larger than zoning allows. That is not a hardship — that is a profit strategy.

Under zoning law, variances are intended for legitimate hardship related to the property itself, not for maximizing returns on investment. On top of all of the concerns surrounding this project, the developer has not proved hardship; they have proved profit.

The claim that the project must be this large because of costs is also unconvincing given that the property has reportedly been owned for more than ten years. The cost of recent land acquisition is not driving this proposal. The community should not be forced to accept an oversized luxury development simply because the developer wants a larger return.

The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 14 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name] Cindy Gonzalez
[Your Address] 11 Randall St Waltham
Waltham, MA

Sent from my iPhone

| | |
|---|---|
| **From:** | Kevin Ritcey |
| **To:** | Doucette, Pam |
| **Subject:** | Watch Factory Variance |
| **Date:** | Tuesday, May 19, 2026 2:14:13 PM |

Dear Members of the Waltham Zoning Board of Appeals and City Council Members,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

The developer's argument is essentially that they cannot make the project financially worthwhile unless they build much larger than zoning allows. That is not a hardship — that is a profit strategy.

Under zoning law, variances are intended for legitimate hardship related to the property itself, not for maximizing returns on investment. On top of all of the concerns surrounding this project, the developer has not proved hardship; they have proved profit.

The claim that the project must be this large because of costs is also unconvincing given that the property has reportedly been owned for more than ten years. The cost of recent land acquisition is not driving this proposal. The community should not be forced to accept an oversized luxury development simply because the developer wants a larger return.

The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 14 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete. The hardship related to this project is on the residents and they are not the ones that are applying for these variances.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

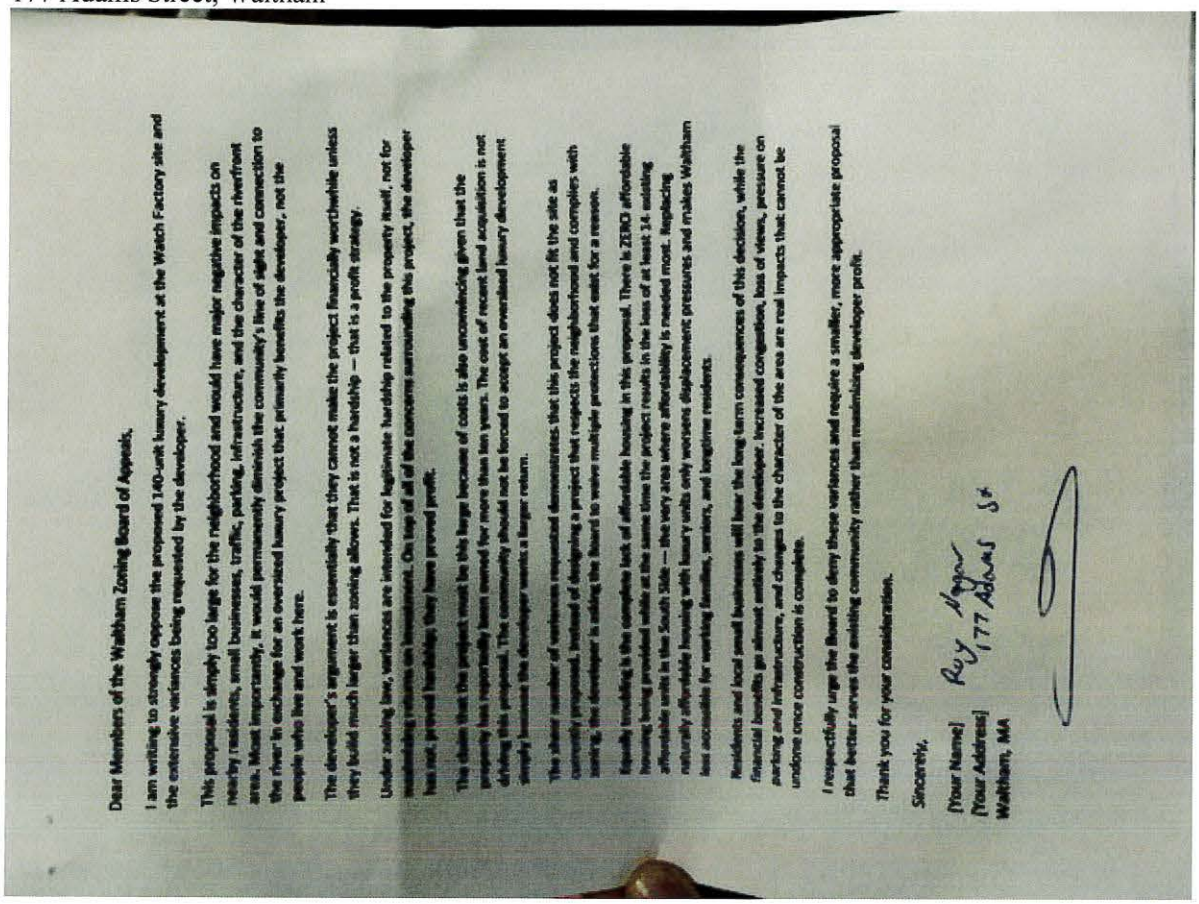
Kevin M. Ritcey

| | |
|---|---|
| **From:** | Alana Morris |
| **To:** | Vizard, Joseph |
| **Cc:** | Doucette, Pam |
| **Subject:** | Protesting 140 unit development next to watch factory |
| **Date:** | Friday, May 29, 2026 8:10:35 PM |

Hello,
Please see letters attached. We strongly believe that these new developments will harm our neighborhood.

Thank you for your time

Alana Morris & Roy Nagar
177 Adams Street, Waltham



Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

The developer's argument is essentially that they cannot make the project financially worthwhile unless they build much larger than zoning allows. That is not a hardship — that is a profit strategy.

Under zoning law, variances are intended for legitimate hardship related to the property itself, not for maximizing returns on investment. On top of all of the concerns surrounding this project, the developer has not proved hardship, they have proved profit.

The claim that the project must be this large because of costs is also unconvincing given that the property has reportedly been owned for more than ten years. The cost of recent land acquisition is not driving this proposal. The community should not be forced to accept an oversized luxury development simply because the developer wants a larger return.

The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 24 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

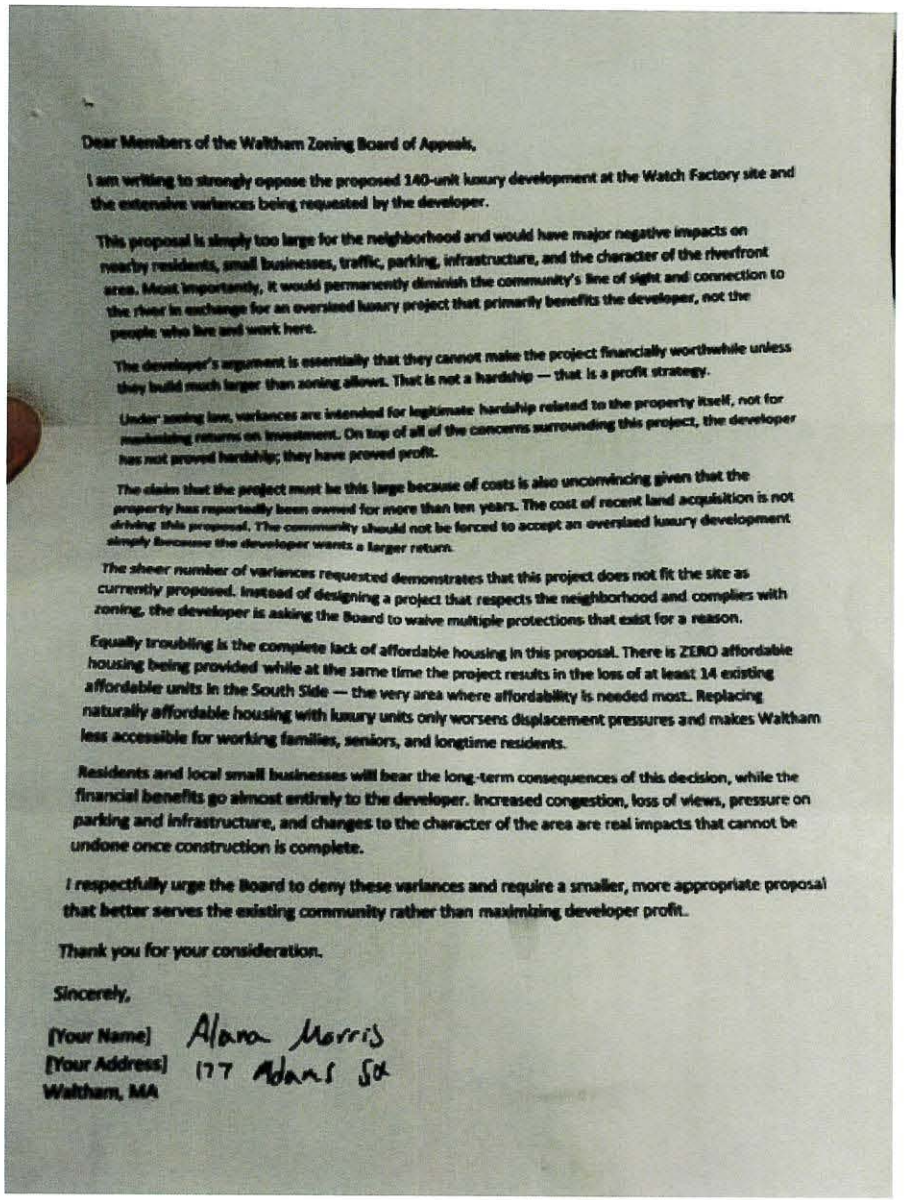
I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name] Roy Nagar
[Your Address] 177 Adams St
Waltham, MA

Sent from my iPhone



Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

The developer's argument is essentially that they cannot make the project financially worthwhile unless they build much larger than zoning allows. That is not a hardship — that is a profit strategy.

Under zoning law, variances are intended for legitimate hardship related to the property itself, not for maximizing returns on investment. On top of all of the concerns surrounding this project, the developer has not proved hardship; they have proved profit.

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The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 14 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name] Alana Morris
[Your Address] 177 Adams St
Waltham, MA

**From:** Robyn Lane
**To:** Doucette, Pam
**Subject:** Watch Factory
**Date:** Tuesday, June 2, 2026 3:29:59 PM

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer. The developer knows the Watch Factory is in an overlay zone that allows housing to be built BUT THAT'S NOT GOOD ENOUGH FOR PROFITS.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

The developer's argument is essentially that they cannot make the project financially worthwhile unless they build much larger than zoning allows. That is not a hardship — that is a profit strategy.

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The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 14 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,
Robyn Lane
[Your Name] Robyn Lane
[Your Address] 22 MOKema Ave
Waltham, MA

Watch Factory

Sent from AOL on Android

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer. The developer knows the Watch Factory is in an overlay zone that allows housing to be built BUT THAT'S NOT GOOD ENOUGH FOR PROFITS.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 14 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name] Joyce Gianfelice
[Your Address] 107 Lincoln Street
Waltham, MA 02451

RECEIVED
2026 JUN -1 AM 9:20
CITY CLERK'S OFFICE
CITY OF WALTHAM

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

This proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, small businesses, traffic, parking, infrastructure, and the character of the riverfront area. Most importantly, it would permanently diminish the community's line of sight and connection to the river in exchange for an oversized luxury project that primarily benefits the developer, not the people who live and work here.

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The sheer number of variances requested demonstrates that this project does not fit the site as currently proposed. Instead of designing a project that respects the neighborhood and complies with zoning, the developer is asking the Board to waive multiple protections that exist for a reason.

Equally troubling is the complete lack of affordable housing in this proposal. There is ZERO affordable housing being provided while at the same time the project results in the loss of at least 14 existing affordable units in the South Side — the very area where affordability is needed most. Replacing naturally affordable housing with luxury units only worsens displacement pressures and makes Waltham less accessible for working families, seniors, and longtime residents.

Residents and local small businesses will bear the long-term consequences of this decision, while the financial benefits go almost entirely to the developer. Increased congestion, loss of views, pressure on parking and infrastructure, and changes to the character of the area are real impacts that cannot be undone once construction is complete.

I respectfully urge the Board to deny these variances and require a smaller, more appropriate proposal that better serves the existing community rather than maximizing developer profit.

Thank you for your consideration.

Sincerely,

[Your Name] Anne Blaney

[Your Address] 41 Brook St, Unit 1

Waltham, MA Waltham, MA

**From:** Doucette, Pam
**To:** ZBA
**Cc:** mconnors@connorslaws.com
**Subject:** FW: [IslandNeighborhood] proposed high rise luxury housing at the Watch Factory
**Date:** Friday, May 29, 2026 11:50:15 AM

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**From:** Julie <juliesueb@comcast.net>
**Sent:** Wednesday, May 27, 2026 8:52 PM
**To:** Joan Friedman <joan.friedman2003@gmail.com>; Vizard, Joseph <jvizard@city.waltham.ma.us>; Doucette, Pam <pdoucette@city.waltham.ma.us>
**Cc:** Island Neighborhood Association of Waltham <IslandNeighborhood@googlegroups.com>; Mayor <mayor@city.waltham.ma.us>
**Subject:** Re: [IslandNeighborhood] proposed high rise luxury housing at the Watch Factory

I agree Joan. Thank you for sending this out.

On 5/27/2026 8:21 PM, Joan Friedman wrote:

> To the Zoning Board and City Council,
>
> As a resident of the Island neighborhood: the proposed new luxury high rise on the Waltham Watch Factory property is a bad idea. Approving a stack of variances for it would be a mistake.
>
> The city's 10% requirement for affordable housing in new buildings is a bare minimum, not an inconvenience to be brushed aside with a payment. The developer's claim in the Waltham Times that the units will ease Waltham's housing crisis? Nope. Our need is for affordable housing for our young people starting out in life, not for luxury units. No one who can afford luxury housing is currently ill-housed in any way.
>
> The proposed seven stories amount to a skyscraper in this neighborhood. Justifying that by pointing to the height of the tippy top of the watch tower would be a joke if it were not a real attempt to push through a project that violates multiple sensible zoning laws, neighborhood aesthetics and actual housing needs.
>
> No one will move into these apartments to spend all day enjoying the river view that would be taken away from neighbors uphill. 140 units would add a large number of cars to current traffic on Crescent St and Prospect St.

Prospect St is already at a crawl during much of the day. Plus, the street has frequent road repairs necessitated by the already heavy usage.

In short, I urge you to tell the developers to return when they have a plan that meets all zoning requirements and will enhance Waltham life, not degrade it.

Sincerely,
Joan Friedman
51 Riverview Ave
Waltham

--
You received this message because you are subscribed to the Google Groups "Island Neighborhood Association of Waltham" group.
To unsubscribe from this group and stop receiving emails from it, send an email to IslandNeighborhood+unsubscribe@googlegroups.com.
To view this discussion visit https://groups.google.com/d/msgid/IslandNeighborhood/CAEHSW1F18x%3Do8dWGMf3k_JyTHbGZ9tRNB8K8aC3P1_Ev_UxJ1A%40mail.gmail.com.

| | |
|---|---|
| **From:** | Bruce R |
| **To:** | Vizard, Joseph; Doucette, Pam |
| **Subject:** | 140-unit luxury development at the Watch Factory |
| **Date:** | Thursday, May 28, 2026 12:05:49 AM |

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer. The proposal is simply too large for the neighborhood and would have major negative impacts on nearby residents, traffic, parking, infrastructure, and the character of the riverfront area.

Approving this project sets a terrible precedent akin to the recent decision by the Waltham Historical Commission allowing for the demolition of 35 Woerd Ave, whereby a buyer decided the historic home they purchased in a private sale didn't meet their needs. Why is it OK for individuals/developers to come into historic neighborhoods and decide they're going to change the look and feel of it without regard for the impact on the existing community and its resources?

I respectfully urge the Board to deny any variances on this project and encourage the developer to provide a proposal with a smaller footprint, which is inclusive of affordable housing, as to avoid negatively impacting nearby residents, traffic, parking, infrastructure, and the riverfront area.

Thank you for your consideration.

Sincerely,

Bruce A. Reynolds
4 Riverview Ave, Waltham 02453
917-414-9284

| | |
|---|---|
| **From:** | ajcc29@verizon.net |
| **To:** | Doucette, Pam |
| **Cc:** | Councillors |
| **Subject:** | Watch factory apartments |
| **Date:** | Wednesday, May 27, 2026 11:04:02 AM |

I cannot attend the ZBA meeting on June 2nd.

I want to express my thoughts against this project.

I have lived on Ash St. since 1996, obviously a lot of changes have happened. Some for the better of the neighborhood but many have produced no benefit to this neighborhood.

Most of the changes have increased traffic in the area. With an additional 140 new apartments this area will be gridlock. There are times during the day that I know not to drive anywhere as you can't get thru Crescent St and forget about Prospect St which is at a standstill at these times.

I read an article in the Waltham Times praising this project stating the Watch Factory has too many parking spots which are unused. Why don't they offer parking to all of the renters in the many multi family homes that do not provide enough parking for their tenants. These tenants park all over this area at times blocking driveways.

The article also mentioned proposed traffic calming measures! While I praise the addition of safer crosswalks, to think that adding on street parking will make Crescent St safer is a laugh. On street parking on all of the area streets have not made this area safer. Cars still speed in the area and continue to go up wrong way streets.

This neighborhood has dealt with a lot of issues over the years, most not addressed at all. Fitch School is one of them. Although it has finally come down we are now left with an empty space for what I understand could be 5-10 years!!

Please consider my concerns as you vote on this project.

Thank You
Carol LeBlanc
29 Ash St

Sent from the all new AOL app for iOS

Kathleen Horrigan
14 Hamblin Road
Waltham, MA 02453
Horrik4@yahoo.com
May 18, 2026

Dear Waltham City Council Members and Zoning Board Members,

I am writing in opposition to the proposed building of an additional 140 units at the Watch Factory. The south side of Waltham is already far too dense and faces traffic congestion and parking nightmares.

This proposal will only increase traffic congestion and parking shortages. We will also lose visibility to the Charles River and sunlight to neighbors.

Please consider a scaled down version of the plans for this site. We should not allow developers to build large just to maximize their profits. South side neighborhoods should be preserved.

Sincerely,

Kathleen Horrigan

| | |
|---|---|
| **From:** | Deanna Goldner |
| **To:** | Vizard, Joseph; Doucette, Pam |
| **Subject:** | Proposed Luxury Development at Watch Factory Site |
| **Date:** | Tuesday, May 26, 2026 3:34:34 PM |

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer.

I am seriously concerned about the traffic patterns and safety of pedestrians that such a large influx would cause in this neighborhood. The neighborhood already has dangerous traffic patterns and poor visibility, and a lack of safe sightlines for crossing for the many pedestrians in the area. We really cannot handle the increased congestion and pressure on the existing infrastructure without adequate safeguards in place. At the very least, a traffic light to exit the watch factory, and better pedestrian sightlines for crossing at existing crosswalks need to be added. Scaling back the size of the front of the building, and moving it further back from the road would also be needed. The lack of affordable housing included in the project is also a concern of mine.

I respectfully urge the Board to deny the variances requested, and require a smaller, more appropriate proposal that better serves the existing community and puts safety and affordability first, over maximizing developer profit.

Thank you for your consideration,
Deanna
--

Deanna Goldner Britton
19 Orange Street #2
Waltham, MA 02453

www.linkedin.com/pub/deanna-goldner/25/15b/788/

**From:** Doucette, Pam
**To:** ZBA
**Subject:** FW: [walthamma] Proposal for 140 Units at Watch Factory (Sent by Channing Page, cmpage@mail.com)
**Date:** Tuesday, May 26, 2026 12:13:55 PM

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**From:** Contact form at walthamma <cmsmailer@civicplus.com>
**Sent:** Thursday, May 21, 2026 4:18 PM
**To:** Doucette, Pam <pdoucette@city.waltham.ma.us>
**Subject:** [walthamma] Proposal for 140 Units at Watch Factory (Sent by Channing Page, cmpage@mail.com)

Hello pdoucette,

Channing Page (cmpage@mail.com) has sent you a message via your contact form (https://www.city.waltham.ma.us/users/pdoucette/contact) at walthamma.

If you don't want to receive such e-mails, you can change your settings at https://www.city.waltham.ma.us/user/141/edit.

Message:

To Members of the Zoning Board of Appeals:

I am writing to oppose the current proposal for 140 units of luxury housing at The Watch Factory site.
I would welcome development at an appropriate scale, and in a format that aligns with the character of the neighborhood, but the existing proposal has neither of those qualities.

It is unreasonable that the proposed building should nearly double the size of the Watch Factory in much less space. The scale is too intense, and would bring repercussions to traffic, parking, noise, and public access that would be deleterious to the neighborhood. Architects and designers are clever people; they could readily propose a more reasonably scaled development that would consider the community interests more closely. If the developer paid too much for the parcel to secure the preferred profit margin, that would be a pity for them, but that would not be a problem for Waltham's South Side to have to solve.

Zoning regulations exist for a reason – to preserve qualities that the community values. Variances from those regulations reflect an effort to cut corners at the expense of those values… at the expense of the neighbors. I therefore urge you to deny the variances requested by the developer.

The proposal for 140 units would intensify the problem of congestion in the South Side.
- The proportions of the building are hulking
o they would create visual crowding by blocking views of the river
o they would create visual crowding with reduced setbacks from the streets and the waterfront
o the reduced setbacks would reduce open areas

- The proposal would compound the problem of parking congestion
o the proposal would eliminate existing parking places along the river (it retains public spaces, but eliminates private spots…where will those drivers go?)
o the proposal does not add sufficient spaces on site
o human nature favors convenience, and new residents would prefer to park closest to their homes, taking available street spaces, causing a ripple effect as other existing cars move to spaces up the hill
o the suggestion of adding parallel parking to nearby city streets would increase congestion there. The proposal should be self-contained, and not expect the community to manage the proposal's shortcuts.

- The proposal would increase traffic on Crescent Street
o Cars for 140 units would bring additional noise, pollution and traffic to a two-lane residential street
o 140 units would create demand for Uber pick-ups and food delivery
o There is no public transportation available

The proposal would reduce neighborhood access to the river
- One of the walking paths to the river would be eliminated
- The building would block views of the river

The proposal does not match the character of the neighborhood
- In an area with mixed economic incomes, the proposal separates itself from the neighborhood by declining to include affordable units. The allocation of 10% of the units to affordable housing would create a long-lasting resource for residents with lower incomes, compared to the one-time payout of compensation to the City that is currently proposed, which would immediately dissipate.

With these misgivings in mind, I urge the Board to deny the requests from the developer, thereby compelling the designers to bring a more reasonable, more sensitive alternative to the Board for consideration.

Channing Page

| | |
|---|---|
| **From:** | Jeff W |
| **To:** | Doucette, Pam; Vizard, Joseph |
| **Subject:** | In opposition to the proposed development of 140 units at the Watch Factory |
| **Date:** | Thursday, May 21, 2026 1:06:50 PM |

To the Waltham ZBA and City Council:

Despite my vigorous support for more housing in Waltham, I am writing to express concerns about the proposed 140-unit development at the Waltham Watch Factory site.

First, the variances being sought are eye-opening. It's not just the unusual number (at least five, as I understand it). It's that there is such an expectation that the granting of those variances is a rubber stamp. That the developer is owed these variances and will be injured if they aren't obtained, because they need this to maximize the value of that parcel.

Now I certainly have no business telling the ZBA what the purpose of zoning ordinances is; they surely understand that better than I ever will. So I won't try. And I certainly won't suggest that the availability of variances isn't important; it surely is. The entire South Side is one big variance. Instead, I'll ask: how many variances is too many? Why are variances supposed to be granted? Is this why? This project... is this what variances are for? Because I feel like maybe it isn't.

Second, I am deeply unhappy about the proposal for Berkeley Investments to contribute 20% of their project budget to the city in lieu of affordable housing. As I understand it, this is a loophole that the city council has already discussed closing.

But there's also a math problem with that. As I understand it, the minimum target for affordable units is 20% of units. Suppose the project were going to cost $100 and they were making 20% of units affordable. 20% of the project amount would be $20. But, instead, they propose spending $80 and making a 20% contribution to the city. That's only $16.

Similarly, the $4.2M figure is 20% of a roughly $21M budget. If the city is going to take the developer's money in lieu of affordable units, it should be 20% of a budget *including the contribution*. That would be equal to 25% of the $21M, or about $5.25 million. At a minimum. $21M for development (80%) and $5.25 for affordable housing (20%).

The $21M development cost also zero-values the land because they already own it. Does anyone think that land is worthless? No. The value of that land is part of the cost of the project whether they paid for it today or 10 years ago. If we're really going to let them buy their way out of that obligation, let's have 20% of that, too, please.

Similarly, if this project is 140 units, none of which are affordable, then this project should create a total of 175 units: 140 market rate (80%) and 35 affordable (20%). Is that the figure being used? Or did the exact same math trick again and claim that it's only 28 (20% of 140)?

Does the city have a viable plan in hand to create 35 affordable units from $4.2M? $120,000 each? Including the land costs? Is that even remotely feasible? If not, that's because it's simply not enough.

This project and all the variances and exemptions it's seeking strike me as just another example of "laws are only suggestions if you have enough money."

Our home on the South Side is very small. We could really use some extra space. I've been thinking about having plans drawn up to extend all the way out to the property line, square off the attic to full ceiling height, and add a rooftop deck. Bottom line, we just won't be maximizing the value of the land we've already invested in without doing that. I certainly hope that the variances for that project would meet exactly the same amount of success as these do.

Of course, if these variances aren't granted, that would be a good sign that I should take a step back and see what I could do instead that would fit better within ordinances and zoning restrictions that represent the big picture view of making our community grow and thrive together. Maybe I would still need a variance due to some unintended consequence of the rules, but that's what they're for, right? Not this.

Sincerely,
Jeff Wheelhouse
234 Ash St
Waltham MA 02453

| | |
|---|---|
| **From:** | Doucette, Pam |
| **To:** | ZBA |
| **Subject:** | FW: Watch Factory - 140 unit proposed development |
| **Date:** | Tuesday, May 26, 2026 11:22:44 AM |

**From:** John Pizzi <pzonline@rcn.com>
**Sent:** Wednesday, May 20, 2026 3:33 PM
**To:** Doucette, Pam <pdoucette@city.waltham.ma.us>
**Cc:** Harris, Cathyann <charris@city.waltham.ma.us>
**Subject:** Watch Factory - 140 unit proposed development

# To: Zoning Board of Appeals Clerk – P. Doucette

## RE: Watch Factory – 140 unit Luxury Housing

As a 51 year resident, property owner and registered voter residing at #34 Robbins Street, I wish to express my firm opposition to the proposed development of a 140 unit luxury apartment building on the Waltham Watch Factory site.

The building, as proposed, is over 74 feet in height to the average grade of the site and built only 10 feet setback from the street line on Crescent Street. A building of that height and location would be out of scale with the residential neighborhood and not in-keeping with the historic look of the nineteenth century original Waltham Watch buildings.

The building, as proposed, would cause irreparable and long lasting difficulties, and damage to the character of the residential community.

In addition to those concerns, the proposed development would cause neighborhood residents to be burdened with parking shortages, an increase in density, an increase in traffic congestion, and resulting in the approval of several variances to zoning laws.

I will not be available to attend the hastily prepared "Community Drone Event" on Thursday, May 21st, at the Watch Factory, due to familial medical obligations.....however, I firmly expect to attend all related ZBA events, and City Council meetings, to show my opposition to the proposed development.

Respectfully yours,

John T. Pizzi (former Sr. Engineering Inspector) Retired
34 Robbins Street
Waltham, MA

**From:** John Pizzi
**To:** Doucette, Pam
**Subject:** Watch Factory - 140 unit proposed development
**Date:** Monday, June 1, 2026 4:03:35 PM

# To: Zoning Board of Appeals Clerk – P Doucette

## RE: Watch Factory – 140 unit Luxury Housing

As a 51 year resident, property owner and registered voter residing at #34 Robbins Street, I wish to express my firm opposition to the proposed development of a 140 unit luxury apartment building on the Waltham Watch Factory site.

The building, as proposed, is over 74 feet in height to the average grade of the site and built only 10 feet setback from the street line on Crescent Street. A building of that height and location would be out of scale with the residential neighborhood and not in-keeping with the historic look of the nineteenth century original Waltham Watch buildings.

The building, as proposed, would cause irreparable and long lasting difficulties, and damage to the character of the residential community.

In addition to those concerns, the proposed development would cause neighborhood residents to be burdened with parking shortages, an increase in density, an increase in traffic congestion, and resulting in the approval of several variances to zoning laws.

I will not be available to attend the ZBA meeting on June 2nd at Government Center due to medical concerns.....however, if necessary, I firmly intend to express my opposition to the proposed development during the next relative City Council meeting.

Respectfully submitted,

Glenda M. Pizzi
34 Robbins Street
Waltham, MA

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|---|---|
| **From:** | Doucette, Pam |
| **To:** | ZBA |
| **Subject:** | FW: Luxury condo units at watch City |
| **Date:** | Tuesday, May 19, 2026 12:11:51 PM |

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**From:** Celestina Cimino <salisadancer@yahoo.com>
**Sent:** Sunday, May 17, 2026 7:26 AM
**To:** Doucette, Pam <pdoucette@city.waltham.ma.us>
**Subject:** Luxury condo units at watch City

I live on corner of Adams and Robbins Street in Waltham. The purpose of this email is to tell you that I am not in favor of the 140 additional luxury condo units that is being planned for the watch City parking garage area. The area is short on parking spaces now and this will make it much worse. 140 units is just too many for this area. Traffic is already bad and again I think this will make it much worse. When I talk to my neighbors they feel the same way. Please represent our wishes in this matter thank you very much best regards

Yours sincerely,
Celestina Cimino

Yahoo Mail: Search, Organize, Conquer

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|---|---|
| **From:** | Doucette, Pam |
| **To:** | ZBA |
| **Subject:** | FW: NO to Watch City building proposal |
| **Date:** | Tuesday, May 19, 2026 12:17:53 PM |

**From:** Hana X <hana23.png@gmail.com>
**Sent:** Sunday, May 17, 2026 9:37 AM
**To:** Vizard, Joseph <jvizard@city.waltham.ma.us>; Doucette, Pam <pdoucette@city.waltham.ma.us>
**Subject:** NO to Watch City building proposal

To whom it may concern,

I am 100% AGAINST the building proposal for the Watch City site. This is a proposed decimation of the functioning of our town that has ZERO upside to city residents. The appeal of Waltham comes from our ability to be a functioning city while remaining close to nature and retaining the ability to enjoy quiet, comfortable living. If the ZBA approves this proposal, this will lead to disgusting levels of congestion on and around Crescent st, which already has a multitude of unresolved issues, including traffic, limited parking availability, road rage, and acccidents. We already have severe traffic congestion problems in South Waltham, making it nearly impossible to travel in and out of the city during peak traffic hours; Adding an additional 140 units to an overesized building would put traffic into hyperdrive, pushing congestion further down our streets and making it horribly stressful for residents to come in and out of our homes. Adding a building that towers over the city will also take the visual appeal of the area down to 0, blocking sunlight and nature views, and making our quiet city more closely resemble the ugliness and overdensity of Boston buildings.
As a resident currently living on Crescent St, I am beyond repulsed by this proposal, and cannot overestate how enraged I am. This would ruin our neighborhood permanently in a way that could not be reversed. Particularly during a time of housing crisis it is especially abhorrent that this kind of luxury housing is being proposed with absolutely no affordable housing included. My disappointment in the ZBA for even considering this proposal is immeasurable.

This project MUST be scaled down to fit the neighborhood without permanent community devastation. Think about the long term impacts to current residents in this community. DO NOT ruin what we are fighting so desperately to preserve in favor of a luxury housing money grab.

Sincerly,

Hana Ajalat (a deeply displeased resident)

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|---|---|
| **From:** | Doucette, Pam |
| **To:** | Zoning Board of Appeals |
| **Subject:** | FW: [walthamma] Berkeley investments 261 Crescent St. (Sent by Greg Leblanc , walthamauto@outlook.com) |
| **Date:** | Monday, May 4, 2026 2:47:39 PM |

**From:** Contact form at walthamma <cmsmailer@civicplus.com>
**Sent:** Thursday, April 30, 2026 3:06 AM
**To:** Doucette, Pam <pdoucette@city.waltham.ma.us>
**Subject:** [walthamma] Berkeley investments 261 Crescent St. (Sent by Greg Leblanc , walthamauto@outlook.com)

Hello pdoucette,

Greg Leblanc (walthamauto@outlook.com) has sent you a message via your contact form (https://www.city.waltham.ma.us/users/pdoucette/contact) at walthamma.

If you don't want to receive such e-mails, you can change your settings at https://www.city.waltham.ma.us/user/141/edit.

Message:

My name is Gregory LeBlanc. I am the owner of GBL Crescent Realty trust which owns the property at 275 279 and 281 Crescent St. which abut this proposed development. I am against this project. back in November 2024 the day before their first Neighbourhood meeting I met with Berkeley president Young Park and his employee Esther Byun. We went over to the proposed site and I suggested that they put their building in their rear lot and another level of parking on their parking deck. Mr Park stated to me he didn't want to do that because his tenants would not be able to see the river I suggested that my tenants wouldn't see the river nor the neighbors and that was unfair. I went to that Neighbourhood meeting and suggested my opposition to the project. two months later he went to the city of Waltham and offered $4 million to the affordable housing fund, in lieu of, putting any affordable units on his property. to me This seems like he's buying his special permit to do his project. since then through my attorneys we've tried to mediate my initial plan of where the building should be in another level of parking on the deck, Berkeley's response from their Boston attorneys was a less then friendly letter. they talk at these meetings that there's a 50 foot buffer from the river to develop anything but if you look at Cooper Street they did the same apartments on the Riverwalk so yes, it can be done. at the last ZBA meeting last month, their attorney stated that if they weren't allowed to build this, it was a hardship on them. They don't seem to understand the hardships This is causing myself and the other people in this neighborhood I went to a neighborhood meeting tonight and they still stick with their initial plan. Don't acknowledge of the parking problems in the neighborhood and the traffic .they come to these meetings with paid engineers that are going to promote their idea. I can tell you firsthand I'm down here every day and those two are going to be big problems. Traffic and parking the relief that they're looking for through the board of zoning of appeals with setbacks should not be allowed both on my property and on the sidewalk level. This building if built will change the neighborhood and not for the better. We are a 70 year business that has been providing a

valuable service to the city removing cars that have been involved in accidents or other incidents in storing them on our property. My dad started the business in the 50s and after his untimely death in 1995 I took over the operation. I have not changed anything that my dad started to do at my property. growing up at this location, The Watch factory was always industrial and other types of businesses there it wasn't till the mid 2000s that Berkeley changed the usage to residential at this site at that time I did not oppose it because I knew the building needed to be used for something and when they propose to put the parking deck next to my building, I did not oppose to it , but what they're trying to do now will change the whole overlay of this area and it should not be allowed. this whole project is about greed and nothing else. I have apartments on my site as well as other landlords in the city and we provide affordable housing. These people offer $4 million to the city and not one affordable unit on their Property. I would humbly ask the board to reject this project. It is not a good thing for Crescent Street or this area. Thank you very much.

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|---|---|
| **From:** | Doucette, Pam |
| **To:** | Zoning Board of Appeals |
| **Subject:** | FW: [walthamma] Proposed crescent Street development (Sent by Lisa wise, Lisa1992@gmail.com) |
| **Date:** | Monday, May 4, 2026 2:46:53 PM |

**From:** Contact form at walthamma <cmsmailer@civicplus.com>
**Sent:** Wednesday, April 29, 2026 9:42 PM
**To:** Doucette, Pam <pdoucette@city.waltham.ma.us>
**Subject:** [walthamma] Proposed crescent Street development (Sent by Lisa wise, Lisa1992@gmail.com)

Hello pdoucette,

Lisa wise (Lisa1992@gmail.com) has sent you a message via your contact form (https://www.city.waltham.ma.us/users/pdoucette/contact) at walthamma.

If you don't want to receive such e-mails, you can change your settings at https://www.city.waltham.ma.us/user/141/edit.

Message:

Hello,
I'm writing to you to voice my opposition to the proposed development on crescent street as it will add to the traffic congestion in the area creating more dangerous situations with increase in accidents and possible pedestrian strikes as well as taking up parking spaces in the area that are hard to come by as it is. The height of the building will also block views of the river from that area as well. I'm sure there is a more suited parcel for the proposed development nearby. Thank you for your attention in this matter.

| | |
|---|---|
| **From:** | Doucette, Pam |
| **To:** | Zoning Board of Appeals |
| **Subject:** | FW: [walthamma] Apartments at Watch City Garage crescent St. (Sent by brian doherty, bmdoherty23@gmail.com) |
| **Date:** | Monday, May 4, 2026 2:46:23 PM |

**From:** Contact form at walthamma <cmsmailer@civicplus.com>
**Sent:** Wednesday, April 29, 2026 6:14 PM
**To:** Doucette, Pam <pdoucette@city.waltham.ma.us>
**Subject:** [walthamma] Apartments at Watch City Garage crescent St. (Sent by brian doherty, bmdoherty23@gmail.com)

Hello pdoucette,

brian doherty (bmdoherty23@gmail.com) has sent you a message via your contact form (https://www.city.waltham.ma.us/users/pdoucette/contact) at walthamma.

If you don't want to receive such e-mails, you can change your settings at https://www.city.waltham.ma.us/user/141/edit.

Message:

Dear ZBA Board

I am a resident of Waltham and i am in support of denying the variance for the proposed 140 unit apartment building on the current Watch City Lofts property.

This is not the neighborhood for this type of apartment building. They want to build a 140 unit apartment building with no parking spaces available on a already busy street will only create grid lock. This street is filled with off street parking issues without this apartment complex and to add to it would only increase the pressure on current residents to find parking. If the variance is granted and when the watch factory and the apartment building are at full capacity traffic and parking will be a complete nightmare.

I respectfully ask that you deny the appeal of the builders.

Thank you for your time.
Brian Doherty

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|---|---|
| **From:** | Contact form at walthamma |
| **To:** | Doucette, Pam |
| **Subject:** | [walthamma] Berkeley investments 261 Crescent St. Waltham mass (Sent by Lucas A Taddeo III, taddeo7024@yahoo.com) |
| **Date:** | Monday, May 4, 2026 9:06:28 AM |

Hello pdoucette,

Lucas A Taddeo III (taddeo7024@yahoo.com) has sent you a message via your contact form (https://www.city.waltham.ma.us/users/pdoucette/contact) at walthamma.

If you don't want to receive such e-mails, you can change your settings at https://www.city.waltham.ma.us/user/141/edit.

Message:

Dear Pamela , I am writing to express my strong opposition to this proposed Berkeley investment housing development . While I understand, there's a need for housing in our city, I believe this project would have a detrimental impact on our community . First and foremost, the proposed development is simply too large for our area. The increase in population density will put a strain on our already over burdened infrastructure , leading to increased traffic, congestion, noise, pollution, and the strain on our public services. Also , the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. I strongly encourage you to reconsider this proposed housing development. while I recognize the need for housing, I believe this project is simply not the right fit for our neighborhood.. thank you for your attention to this matter sincerely, Lucas Taddeo III

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|---|---|
| **From:** | Contact form at walthamma |
| **To:** | Doucette, Pam |
| **Subject:** | [walthamma] Berkley investments 261 crescent st (Sent by James Mayo , Jmayo.sales@hotmail.com) |
| **Date:** | Monday, April 27, 2026 4:44:24 PM |

Hello pdoucette,

James Mayo (Jmayo.sales@hotmail.com) has sent you a message via your contact form (https://www.city.waltham.ma.us/users/pdoucette/contact) at walthamma.

If you don't want to receive such e-mails, you can change your settings at https://www.city.waltham.ma.us/user/141/edit.

Message:

In regards to the project at this location there are numerous issues that could be overlooked. Besides the size of the building and amount of units compared to available parking is a big impact to the neighborhood. In relationship to construction the building will be erected on partial wet land and this would require likely piles driven into ground. This process will disturb the silt in the river which is known to have contaminated debris from a former body shop and transmission shop that were known for disposal of hazardous waste on the site. As far as permanent underground contamination from the former Waltham Chrome Plating company This type of contamination is basically "capped ". And disturbance of the ground would expose the contaminated soil. Removing such soils has guidelines that must be followed and testing I had been a site engineer in heavy construction and worked with the Army Corps of Engineers. At the Super Fund site in Watertown at the arsenal project. I was trained and educated by the Army Corps on various hazardous waste and proper disposal When testing the river in proximity to the site it had depleted uranium and various chemicals that could not be cleaned up as the silt would be disturbed and move down stream. This is exactly the same case in the Watch Factory contamination. And disturbed ground by uncapping and or the pounding vibration from pile driving would impact the area around and downstream. There are cans or liquid that were discovered and automobiles in the river.
Primary Contaminants and Pollutants from Chrome plating operations
Hexavalent Chromium (Cr(VI)): A highly toxic, carcinogenic mist released when bubbles form in plating tanks and burst, releasing Cr(VI) into the air.
PFAS (Per- and Polyfluoroalkyl Substances): Used in chemical fume suppressants to reduce surface tension and control Cr(VI) air emissions, PFAS are now recognized as a persistent contaminant in the industry.
Other Heavy Metals: Lead, cadmium, and cyanides are commonly used in the process and can pose severe environmental hazards.
Bath Impurities: Iron, copper, aluminum, nickel, zinc, and chlorides are metallic impurities that can accumulate, degrading bath quality and potentially causing environmental issues.
Trivalent Chromium (Cr(III)): A common impurity formed by the reduction of hexavalent chrome, which can hinder plating, though it is less toxic than Cr(VI).
Finishing and Coating
Finishing and Coating
+7
Environmental and Health Risks
Air Pollution: Chromium compounds are classified as hazardous air pollutants (HAPs), with many facilities located near residential areas and schools.

Wastewater Hazards: Wastewater containing Cr(VI) must be treated and reduced to less toxic trivalent chromium before disposal.
Health Hazards: Acute and chronic exposure can lead to lung cancer, asthma, skin ulcers, and organ damage. As in the site in Watertown and Waltham they are described as uncleanable and left undisturbed was the only solution. Thank you for consideration in this matter.

**From:** Contact form at walthamma
**To:** Doucette, Pam
**Subject:** [walthamma] Berkley Investments Project 261 Crescent Street, (Sent by Wayne F. Brasco Sr., wbrasco@aol.com)
**Date:** Thursday, April 23, 2026 5:10:43 PM

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Hello pdoucette,

Wayne F. Brasco Sr. (wbrasco@aol.com) has sent you a message via your contact form (https://www.city.waltham.ma.us/users/pdoucette/contact) at walthamma.

If you don't want to receive such e-mails, you can change your settings at https://www.city.waltham.ma.us/user/141/edit.

Message:

To Whom it may concern;

Re: Relative to the Proposed development for the property on the South Side of Waaltham located on 261 Crescent Street.

I am a resident of Ward 8, having lived on the South Side of the City for my entire lifetime, I am opposed to the approval of this project, having lived and worked here for my entire life time this project will definitely increase the burden put upon residents of this area.

I believe in affordable housing but I think per capita we have more multiple affordable housing than any neighborhood in this city, you will notice the overabundance of housing does not exist in Newton or Weston and Lincoln, but is always targeted for Waltham, when is enough, enough.

I would hope that the board would consider density of the area and the increased burden this brings to Ward eight residents.

Respectfully,

Wayne F. Brascco Sr.

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|---|---|
| **From:** | J. Boud |
| **To:** | Doucette, Pam |
| **Subject:** | Fwd: Zoning permit Watch City Ventures |
| **Date:** | Tuesday, April 21, 2026 11:48:41 AM |

To Whom it may concern .
I am told the Hotel next to us is looking to change this property to 30 Units . This is a real concern for us . Especially considering the Watch Factory is asking for 140 more Units also .

From : Boudreau Living Trust 295-297 Crescent St Waltham

**1. Traffic congestion + cumulative impact - traffic delays , safety issues at driveways.**

**2. Road capacity and emergency access - fire trucks , ambulances will not function well especially in winter conditions.**

**3. Parking spillover - Overflow spills on to nearby streets - increased congestion**

**4. Infrastructure strain (water, sewer, utilities) - Stress on aging infrastructure - sewer capacity during peak flow or storm events**

**5. School and municipal service impacts - More demand on schools , public safety , trash collection & road maintenance**

**6. Construction phase disruption - Road closures , noise , dust , multiple projects overlap time.**

**7. Cumulative neighborhood character change - Density shifts - Mixed residential / commercial**

**8. Stormwater and drainage impacts - Increase impervious surface area , worsen runoff issues . Effects on adjacent properties .**

**From:** Dan McCormack
**To:** Vizard, Joseph; Doucette, Pam
**Subject:** Zoning Board of Appeals Case #2026-06. Watch Factory Expansion Project
**Date:** Monday, June 1, 2026 1:04:31 AM

Good morning

Thank you for reading allowing me to contribute comments concerning plans to expand the Watch Factory commercial/apartment project. My name is Daniel McCormack, and I am a 24 year resident of Robbins Street. For a number of years the Watch Factory project has operated with varying impacts on the surrounding neighborhood. Before you today are a series of variance proposals that, if enacted, would have a significantly negative impact on the surrounding neighborhood and the entire south side of the city.

When the original Watch Factory plan came into being nearly 15 years ago, many of the area's residents welcomed the prospect of a creative reuse of this long dormant property, albeit with a wary eye toward its impact on the surrounding neighborhood. At that time, many of the concerns expressed by neighbors involved matters such as density, traffic, parking, impacts on the environment. Today, many of these issues arise again. The fact that the developers are seeking so much relief from the zoning ordinances is itself a clear indication that this project has problems. Taken individually, each variance will each impact the neighborhood to a certain degree. Viewed collectively within the context of the proposal, they will have a highly negative impact on health, safety, and the quality of life we enjoy in our homes.

The number, scope, and scale of the variance proposals indicate that this represents an entirely new Watch Factory concept. Six specific items from which the developers are seeking relief reference the Board of Appeals Case (2011-20) that permitted the original Watch Factory project 14 years ago. However, the proposal in front of you involves a significant expansion with more intensive and expanded uses than allowed back then. As such, requests for relief that reference the previous zoning case are irrelevant to the proposal now in front of you and to the situation at hand.

Certain of the dimensional variance requests appear to be in compliance with the zoning bylaws. Of some concern is the side setback, where the proponent seeks to shrink the required distance by 4.5 feet. This places the structure much closer to its neighbors than envisioned under section 4.12, Considering the height of the building, neighbors alongside the building will be looking will lose whatever vistas they currently have and will be forced to look directly into the wall of the proposed building. I don't suppose the neighbors will be compensated for this by a lower property assessment.

Quality of life related to the environment will be adversely affected specifically if two other proposed variances are granted. Perhaps a building lower in height could fit onto the property

with only minimal impact to the environment. However, the proposal to extend the building height by nearly 10 feet beyond that required under Section 8.452 is an example of overreach by the developer and carries with it significant impacts. Together with the request to reduce the 65 foot setback from an existing structure under 8.472, the proposal would essentially place a large block in front of residents along Crescent, Brown, Robbins, and other streets bordering the complex, with a loss of views and sunlight. As it is, the existing Watch Factory building blots out the sun 20 minutes prior to sunset during the summer. The proposed structure would sit directly where the sun sets starting in late October, and would significantly reduce the amount of sunlight available to neighbors during what is already the darkest time of the year.

Parking in the neighborhood is tight, from Moody Street down to Crescent, and on the streets in between. The proposal to reduce the required amount of parking spaces under section 5.47 is particularly odious and would place an additional burden for parking spaces on neighbors. For those living on surrounding streets who work particularly late this will be a difficult task, as most parking spaces in the area are filled by early evening, and even earlier during months when snow clogs the streets.

These are only some of the ways that the variance proposals will adversely affect the neighborhood. Many residents, such as myself, believe that the proposal will exacerbate certain other issues in the neighborhood beyond these. Traffic, for example, has long been a source of controversy and concern for years. While developers have claimed that there will be minimal impacts on local traffic and travel as a result of the project, their assertion that 140 units placed in an area with demonstrated access, speed and safety concerns will not exacerbate these problems certainly stretches the bounds of credulity. To accommodate the increase in vehicles that will use the complex, developers need to adjust the existing curb cuts and access to Crescent Street beyond what is in the current plan. Even this will address only half of the issue, as the entire corner of Robbins and Crescent will require a redesign and improvements to ensure a safe flow of traffic. Realistically, any such expansion and changes to the overall Watch Factory campus should not take place until transportation studies are undertaken, and improvements made, that address traffic throughout the entire South Side. Those traffic concerns are perhaps the clearest existing signal that the Watch Factory building proposal is fraught with problems that will adversely affect and burden the neighborhood.

With a great amount of building taking place not only on our doorstep, but also in the nearby environs, any large scale proposal, such as the Watch Factory project, needs to have its impact viewed in the greater context of development throughout the area. It is not unreasonable to consider that the extensive nature of this proposal should even trigger a redrawing of the special permit from 2012. At minimum, the cumulative effect of the proposed variances will negatively impact the neighborhood and create new burdens for residents.

The developers seek variance relief, claiming that the zoning code creates a hardship preventing their project from taking place. Granting the requested variances would instead produce a new set of hardships for the neighborhood and amplify problems that are already here. While housing is needed in Waltham, this is not the way to solve it. A scaled down project with fewer variances and less of an impact on the surrounding area is one idea. Let the developers come back with a smaller, less obtrusive project and we can start the conversation. Until then, please reject this proposal.

Sincerely

Daniel McCormack
10 B Robbins St.,
Waltham, MA 02453

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|---|---|
| **From:** | Eric Britton |
| **To:** | Vizard, Joseph; Doucette, Pam |
| **Subject:** | Zoning For Proposed Luxury Development at Waltham Watch Factory |
| **Date:** | Monday, June 1, 2026 10:15:09 AM |

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to oppose the extensive variances being proposed for the 140-unit luxury development at the Watch Factory site by the developer.

Waltham has a large community of pedestrians and already has difficulty with the traffic patterns in that area. The safety of those pedestrians with the added pressure that such a large influx of renters would cause would be at serious risk. I already struggle with crossing the street on foot in that area due to these traffic patterns and poor visibility at intersections.

The current proposal has the building situated directly on the sidewalk, forcing cars to pull into that sidewalk blind to see onto the road. The building needs to be situated further back to ensure the safety of the current residents both pedestrians and drivers.

While my main concern is the safety of the people in the area and the increased traffic congestion, we also risk the loss of some green space, the loss of sight lines to the river and a building that does not match the general atmosphere of the rest of the neighborhood, with no improvements to the surrounding area put in place to make up for these zoning variances.

Respectfully I urge the Board to deny the variances requested, and require a scaled down, more appropriate proposal that better serves the existing community and puts safety and affordability first, over maximizing developer profit.

Thankyou for your time,
Eric Britton
--

Eric J. Britton
19 Orange Street #2
Waltham, MA 02453

| | |
|---|---|
| **From:** | Joe Kolomyjec |
| **To:** | Vizard, Joseph; Doucette, Pam |
| **Subject:** | Opposing Watch Factory Development |
| **Date:** | Monday, June 1, 2026 10:34:22 PM |

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to express my opposition to the proposed Watch Factory development. The proposed expansion does not fit the character of the neighborhood, will have extensive impacts on traffic, parking, and infrastructure, and will negatively impact our open spaces and the riverwalk along the Charles.

Specifically regarding traffic, I understand there was a study performed which found there would be no impact to the Level of Service of the surround intersections. Having sat in the morning / evening traffic on Prospect (backed up from Highland onto Crescent) I cannot see how an additional 140 cars will not cause significant further congestion. Further, reading proposed reductions in street parking (of which we just increased when parking was moved on Crescent) and preventing left turns onto Highland will further negatively impact our neighbors (all traffic will now route up Bellevue and Sharon - two small residential streets).

I respectfully ask the ZBA to deny these variances and require a build which is more in character with our neighborhood, and an expansion which can be supported by our infrastructure. We want our neighborhood to work together, and an oversized luxury apartment tower will unfortunately only harm our current residents.

Kind Regards,

Joe Kolomyjec
225 Adams St
Waltham, MA

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|---|---|
| **From:** | John Cheetham |
| **To:** | Doucette, Pam |
| **Cc:** | Vizard, Joseph |
| **Subject:** | Watch City Ventures LLC Application for Variance |
| **Date:** | Tuesday, June 2, 2026 11:27:53 AM |

Dear Members of the Waltham Zoning Board of Appeals,

I am writing to strongly oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested.

This proposal is oversized for the neighborhood and will negatively impact traffic, infrastructure, and riverfront character. Most importantly, the project fails to meet the legal criteria for a variance. The developer has not demonstrated a legitimate hardship related to the property; instead, they are requesting these waivers to maximize profit strategy and return on investment.

Key concerns include:

- Excessive Scale: The number of requested variances proves the project does not fit the site or respect existing zoning protections.
- Community Impact: Residents will face increased congestion and a loss of riverfront connection while the developer reaps the financial benefits.
-Parking: The requested forgiveness of the required parking spaces for the new development.

I respectfully urge the Board to deny these variances and require a proposal that complies with zoning laws and serves the existing community.

Thank you for your consideration.

Sincerely,

John R Cheetham
40 Arlington Road
Waltham, MA

| | |
|---|---|
| **From:** | Melissa Downes |
| **To:** | Vizard, Joseph; Harris, Cathyann; Doucette, Pam |
| **Subject:** | Watch factory variance |
| **Date:** | Tuesday, June 2, 2026 1:23:01 PM |

Dear Zoning Board of Appeals & Waltham City Council,

I am writing to oppose the proposed 140-unit luxury development at the Watch Factory site and the extensive variances being requested by the developer. This proposal is too large and all of its impacts would be negative.

It would be so refreshing to grant exceptions only as intended - for legitimate hardship related to the property itself. There is already high use of the water front there. We need protected space for the turtles and birds. The dog owners are not all responsible either not picking up poop or leaving filled poop bags is a regular sight. Dog waste is a pollutant for the wildlife and river.

The sheer number of variances requested demonstrates that this project does not fit the site into which they are attempting to cram it for personal profit. The developer is asking the Board to waive multiple protections that exist for good reason.

Also ZERO affordable units being provided???Waltham is surrounded by the wealthiest municipalities in the state. We have the weakest energy code which means the cost of utilities will be higher unless we mandate passive housing standards. All the abutting cities have this in place. Weak zoning enforcement is a major factor why Newton 's property values are higher than Waltham.

Short version: I urge you to be vote NO - residents and natural beauty before sanctioning profits at any cost. I understand some city councilors have family businesses that benefit from development. I expect them to put the public's best interests before their personal financial interests.

Sincerely,

Melissa Downes 287 Ash St
Waltham, MA

Exhibit B

## Support-

- Andrea Kushman 17 Alder Street
- Brad Onken 25 Virginia Road
- Ana Sheehy 308 River Street
- Trevor Boe 6 Nathan Road
- Amanda Walkins 54 Calvary Street
- Nick Hammond 210 Lake Street
- Molyna Richards (Chamber of Commerce) 84 South Street
- Judi Goldberg 46 Dale Street
- Gus Michelson 12 Russell Street
- Tracy Phillips 89A Charlesbank Way /325 Speen Street
- Jean-Louis Rochet 20 Robbins Street
- Nadene Stein 47 Lowell Street
- Tom Benevides
- Amy Hoobler 185 Crescent Street
- Jane Hundley 185 Crescent Street, Apt 209
- Brelundi/ Michael Colomba
- Downtown Waltham Partnership
- Susan Siefer 185 Crescent Street, Apt 30-1

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|---|---|
| **From:** | Andrea |
| **To:** | Doucette, Pam; Councillors; Vizard, Joseph |
| **Subject:** | Support for Watch Factory Expansion |
| **Date:** | Monday, June 1, 2026 3:37:27 PM |

Good afternoon,

My name is Andrea and I am a Waltham resident who owns a condo at 17 Alder street.

I hope that you do the right thing and will vote to approve the proposed Watch Factory Expansion along Crescent Street. Housing costs in Waltham are very high due to the ongoing housing shortage, which has caused a large amount of unnecessary pain and displacement for families who just want to call this wonderful city home.

I can think of no better place to build housing than on an empty parking lot. Over 450 parking spots sit permanently empty at the Watch Factory, and even after this project is built out there will still be 250 extra parking spots! This is incredibly wasteful, and it would be a travesty if we as a community chose to prioritize empty pavement over people who need homes to live in.

I also believe these 140 homes are of an appropriate scale for the neighborhood. Even if you ignore the very tall spire and smokestack of the existing Watch Factory, this proposed apartment building is still shorter than what already exists, and is also shorter than other apartment buildings along the river like Cronins Landing. The setbacks also match the existing buildings.

I am not overly concerned about losing the view of a parking deck which blocks the river, and would much rather the deck be replaced by both an apartment building and also the proposed pedestrian path so that neighbors can access the river path without needing to walk through a parking lot.

I am also not overly concerned about traffic, given this project is only projected to add less than one car per minute onto the roadway during rush hour. And that's ignoring the fact that new homes near downtown improve walkability and transit use, reducing vehicle traffic overall.

Lastly, I hope the ZBA approves this Expansion and the city council approves its Inclusionary Zoning reform so that this project has the opportunity to build on-site affordable housing. I am certainly happy that the developer is offering $4.2 M to Waltham's affordable housing fund! But if city council creates an option to build 21 on-site affordable units instead, and those units are economically feasible to build, I think that would be the better option.

Regards,

Andrea Kushman

Sent from my iPhone

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|---|---|
| **From:** | Brad Onken |
| **To:** | Doucette, Pam |
| **Subject:** | Public Input: Support for the Watch Factory Housing Expansion (Crescent Street) |
| **Date:** | Tuesday, May 26, 2026 10:02:40 AM |

Dear Members of the City Council, Zoning Board of Appeals, and City Clerk Vizard,

My name is Brad Onken and I'm a Waltham resident living at 25 Virginia Road in Paul's Ward 7. I'm writing today to ask you to please vote to approve the proposed Watch Factory Expansion on Crescent Street.

Like so many of my neighbors, I am incredibly worried about housing costs in Waltham. The ongoing housing shortage is pushing out families who love this city and just want to stay here. Honestly, I can't think of a better place to build new homes than on top of an empty parking lot. Right now, over 450 parking spots sit empty at the Watch Factory every single day. Even after these homes are built, there will still be 250 extra spots left over. It feels incredibly wasteful to prioritize empty pavement over homes for people.

Replacing all that asphalt is also a huge win for our local environment. Huge open parking decks trap solar heat and make the whole neighborhood hotter, which goes completely against our city's goals in the MVP program to fight the urban heat island effect. Swapping out hot pavement for a modern building and landscaped green spaces will help cool the area down and better manage rainwater runoff right by the river.

I also think these 140 homes fit into the neighborhood perfectly. The new building is shorter than what's already standing at the Watch Factory, and it's shorter than nearby buildings like Cronin's Landing. I wouldn't miss looking at a parking deck that blocks the river! I would much rather see it replaced by homes and the proposed pedestrian path so we can all safely access the river walk without dodging cars in a parking lot. It makes the connection to Auburndale Cove, which my wife and I use frequently, much safer.

As for traffic, adding less than one car per minute during rush hour is negligible. Plus, building homes so close to downtown means more people can walk or take transit, which helps reduce traffic overall.

Lastly, I really hope the ZBA approves this expansion, and the council passes the Inclusionary Zoning reform. The developer's $4.2 million offer to our affordable housing fund is great, but having 21 actual, on-site affordable units built right here in the neighborhood would be even better for our community.

Thank you so much for your time, your hard work, and for listening to residents.

Sincerely,
Brad Onken
25 Virginia Road
Cedarwood

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|---|---|
| **From:** | Ana Sheehy |
| **To:** | Doucette, Pam; Councillors; Vizard, Joseph |
| **Subject:** | Support for Watch Factory Expansion |
| **Date:** | Monday, June 1, 2026 9:17:17 AM |

Hello,

My name is Ana and I am a Waltham resident who lives at 308 River st.

I'm writing to share my hope that you will vote to approve the Watch Factory Expansion along Crescent Street. Housing costs in Waltham are very high due to the shortage, and I can't think of a better place to build housing than over those empty parking spots.

Over 450 parking spots sit empty at the Watch Factory, and this project will turn this space that is currently sitting unused and wasted into walk-able homes. The project also wouldn't eliminate all of the parking spots, leaving 250 extra spots for people to use.

I truly believe that there are no downsides to this project. The proposed houses will fit into the existing neighborhood with similar sizes and set-backs, as well as add a path for residents to take to the river path. The project is also estimated to add less than one car per minute on the roadway during rush-hour (not to mention the fact that these homes would be improving walk-ability and increase transit use), and so I do not believe that traffic should be a bug concern.

It would be a travesty for our city and community to value empty pavement over people who need homes to live in. This is an incredible city, and I want nothing more than to have more people safely housed, contributing to our local economy and culture.

Lastly, as a bonus I hope the ZBA approves this expansion and I hope the council approves the Inclusionary Zoning Reform so that the site will be able to build affordable housing as well. While I'm happy the developer is offering $4.2M to Waltham's affordable housing fund, if the city chooses to build 21 affordable units instead it would be the more economically feasible option.

I hope you take this into consideration while voting on the Watch Factory Expansion. I believe that our city values people and residents over empty parking spots, and I hope you vote to reflect those community values.

Thank you,
Ana

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|---|---|
| **From:** | Trevor Boe |
| **To:** | Doucette, Pam; Councillors; Vizard, Joseph |
| **Subject:** | Support for Watch Factory Expansion |
| **Date:** | Monday, June 1, 2026 7:35:21 PM |

Hello,

My name is Trevor Boe and I am a Waltham resident living at 60 Nathan Rd in Ward 7 and I frequently walk my dog on the other side of the river from the Watch Factory.

I hope that you will vote to approve the proposed Watch Factory Expansion along Crescent Street. Housing costs in Waltham are very high due to the ongoing housing shortage, which has caused a large amount of unnecessary pain and displacement for families who just want to call this wonderful city home.

I can think of no better place to build housing than on an empty parking lot. Over 450 parking spots sit permanently empty at the Watch Factory, and even after this project is built out there will still be 250 extra parking spots! This is incredibly wasteful, and it would be a travesty if we as a community chose to prioritize empty pavement over people who need homes to live in.

I also believe these 140 homes are of an appropriate scale for the neighborhood. Even if you ignore the very tall spire and smokestack of the existing Watch Factory, this proposed apartment building is still shorter than what already exists, and is also shorter than other apartment buildings along the river like Cronins Landing. The setbacks also match the existing buildings.

I am not overly concerned about losing the view of a parking deck which blocks the river, and would much rather the deck be replaced by both an apartment building and also the proposed pedestrian path so that neighbors can access the river path without needing to walk through a parking lot.

I am also not overly concerned about traffic, given this project is only projected to add less than one car per minute onto the roadway during rush hour. And that's ignoring the fact that new homes near downtown improve walkability and transit use, reducing vehicle traffic overall.

Lastly, I hope the ZBA approves this Expansion and the city council approves its Inclusionary Zoning reform so that this project has the opportunity to build on-site affordable housing. I am certainly happy that the developer is offering $4.2 M to Waltham's affordable housing fund! But if the city council creates an option to build 21 on-site affordable units instead, and those units are economically feasible to build, I think that would be the better option.

Best,
Trevor Boe

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|---|---|
| **From:** | Amanda Walkins |
| **To:** | Doucette, Pam; Councillors; Vizard, Joseph |
| **Subject:** | Support for Watch Factory Expansion |
| **Date:** | Monday, June 1, 2026 9:37:58 PM |

Hi there,

My name is Amanda Walkins and I am a Waltham resident who lives at 54 Calvary Street. I live in Ward 9 and frequently use the Riverwalk and river for leisure.

I encourage you to vote to approve the proposed Watch Factory Expansion along Crescent Street. We all know that housing costs in Waltham are very high due to the ongoing housing shortage, which causes unnecessary challenges and displacement for folks who just want to call this city home.

I can think of no better place to build housing than on an empty parking lot. Over 450 parking spots regularly sit empty at the Watch Factory, and even after this project is built there will still be an excess of 250 parking spots. We cannot design life around vehicles; communities don't thrive on pavement but in multi-use areas with desirable third spaces.

I also believe these 140 homes are of an appropriate scale for the neighborhood, blending into the existing structural skyline that I so enjoy as I paddle down the river on summer evenings. The proposed apartment building is below zoning standards and other existing structures, allowing it to seamlessly fit in.

If you haven't, I highly recommend you walk in the cemetery across the river or -- better yet -- support a local business and rent a kayak from Paddle Boston at the Moody Street Dam and see the view for yourselves. The parking garage is an eyesore. To know that the data shows it's barely used adds insult to injury. Replacing a grossly underused parking deck with homes for people to enjoy the natural beauty of the area, alongside safer pedestrian access for non-residents to also enjoy the Riverwalk and river, would be an enormous upgrade for this space.

I am also not concerned about traffic, given this Expansion is only projected to add 5 vehicles per hour onto the roadway during rush hour. The City Traffic Engineer and Traffic Commission both reviewed and accepted the TIA with no comments. In addition, offering new homes near downtown improves walkability and transit use, reducing overall vehicle traffic.

Lastly, I hope the ZBA approves this Expansion and the city council approves its Inclusionary Zoning reform so that this project has the opportunity to build on-site affordable housing. I am certainly happy that the developer is offering $4.2M to Waltham's affordable housing fund! But if the city council creates an option to build 21 on-site affordable units instead, and those units are economically feasible to build, I think that would be the better option.

Thank you for your attention and consideration,
Amanda Walkins

--
**Amanda Walkins (she/her)**

*Connect with me on LinkedIn*

| | |
|---|---|
| **From:** | Doucette, Pam |
| **To:** | ZBA |
| **Cc:** | mconnors@connorslaws.com |
| **Subject:** | FW: Support for Watch Factory Expansion |
| **Date:** | Friday, May 29, 2026 11:59:24 AM |

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**From:** Nicholas Hammond <hammondnsh@gmail.com>
**Sent:** Thursday, May 28, 2026 8:29 AM
**To:** Doucette, Pam <pdoucette@city.waltham.ma.us>; Councillors <councillors@city.waltham.ma.us>; Vizard, Joseph <jvizard@city.waltham.ma.us>
**Subject:** Support for Watch Factory Expansion

Hello city councilors and ZBA members,

This is NIck Hammond at 210 Lake St.

I've owned a home in North Waltham since 2018, and before that I rented on the south side first near Brandeis, and then on Walnut street near Moody and near the Watch Factory Lofts, where I often walked by the river and noticed the vast empty pavement that is their parking lot.

Thanks to pro-housing organizers, I became aware of the proposal for the Watch Factory Lofts to transform some of their empty parking spaces into more housing. I'm writing to let you know that I think as a city we should prioritize building homes over empty pavement. Especially with the housing affordability crisis where it is, I view any addition to our city's stock of homes as a step in the right direction!

I believe these 140 homes are of an appropriate scale for the neighborhood. Even if you ignore the very tall spire and smokestack of the existing Watch Factory, this proposed apartment building is still shorter than what already exists, and is also shorter than other apartment buildings along the river like Cronins Landing. The setbacks also match the existing buildings.

I hope the ZBA approves this Expansion and the city council approves its Inclusionary Zoning reform so that this project has the opportunity to build on-site affordable housing. I am certainly happy that the developer is offering $4.2 M to Waltham's affordable housing fund! But if city council creates an option to build 21 on-site affordable units instead, and those units are economically feasible to build, I think that would be the better option.

Best,

Nick

WALTHAM
CHAMBER OF COMMERCE

March 23, 2026

Zoning Board of
Appeals City of
Waltham
119 School Street
Waltham, Massachusetts 02451

**RE: Letter of Support for Board of Appeals Case No. 2026-06** Watch City Ventures

Dear ZBA Members,

I am writing to you in support of Watch City Ventures & Berkeley Investment's proposed residential development and requested zoning relief at 185-241 Crescent Street, 261 Crescent Street, 267-269 Crescent Street, 180 Crescent Street, & 224 Crescent Street. The relief requested (including, but not limited to, height, setback, and parking) is appropriate given the context and challenging conditions of this particular site.

This planned development is crucial to the Downtown & Moody Street area, providing much needed housing, patrons for businesses, and enhanced river access for the public. It will also provide the Watch Factory with the stability and resident base it needs to both maintain and grow their vibrant live-work-play campus by making better use of a currently under-utilized parking structure.

Berkeley has been a proud member of the Waltham business community for decades, making great effort to revitalize the Watch Factory building and creating a dynamic environment for businesses, a wonderful home for residents, and access for the public to enjoy the Charles River and local walking trails. We look forward to Berkeley building upon its successes with this next project, and we appreciate their continued investment in our City.

Please do not hesitate to reach out to me if you have any questions or concerns,

Molyna S. Richards
Executive Director

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| **From:** | Judi Goldberg |
| **To:** | Doucette, Pam; Councillors; Vizard, Joseph |
| **Subject:** | New housing on Crescent St. Waltham |
| **Date:** | Thursday, May 28, 2026 3:58:42 PM |

Hello everyone. I write to you this afternoon to emphasize the importance of gaining more affordable housing units at the Watch Factory building. We could get 140 units with parking and still have many parking spaces vacant. A lot of spaces are vacant. A lot.
I fully support Waltham Inclusive Neighborhood (WIN) and many residents of Waltham when they contact you on this issue. We need more housing. Near this section of Waltham, downtown, is an excellent area to develop.
Please know I support this building to help us in Waltham: have more apartments to which tenants can apply.

I am Judi Goldberg from 46 Dale St. Waltham near Leary Field. Thanks for reading about our opinions.

Judi Goldberg

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|---|---|
| **From:** | Gus Michaelsen |
| **To:** | Doucette, Pam; Councillors; Vizard, Joseph |
| **Subject:** | Support for Watch Factory Expansion |
| **Date:** | Monday, June 1, 2026 11:53:43 AM |
| **Attachments:** | image.png<br>image.png |

Hello Councilors,

My name is Gustaf Michaelsen, and I am a Waltham resident living at 12 Russell St.

I am writing to urge you to approve the proposed Watch Factory Expansion.

While many people have focused on the housing benefits of this proposal, I would like to highlight its fiscal benefits for the City of Waltham.

The project would provide a substantial contribution to Waltham's affordable housing efforts, whether through the proposed payment to the City's affordable housing fund or through on-site affordable housing if that option becomes available. Either approach would help address an important community need without requiring additional local tax dollars.

Just as importantly, **this project would strengthen Waltham's tax base** at a time when cities across Massachusetts are facing increasing budget pressures. A multifamily development of this scale places a large amount of taxable value on a relatively small parcel of land. Hundreds of residents can share the same streets, utilities, and public infrastructure, making apartment housing one of the most fiscally efficient forms of development for local government.

The result is that the costs of city services are spread across more taxpayers and more assessed value. Every new taxable property helps support schools, public safety, parks, roads, and other municipal services. When Waltham adds housing in locations that are already served by existing infrastructure, it can grow its tax base without needing to build extensive new public facilities.

By contrast, the existing parking lot contributes relatively little economic value and tax revenue compared with what this site could produce. It is difficult to see how maintaining hundreds of largely unused parking spaces represents the best use of valuable land along the Charles River and near downtown Waltham.

I also think this discussion should be considered alongside ongoing proposals for the City to acquire additional land for parking, including sites such as 600 Main Street and 14 Spring Street. While there may be valid reasons for those acquisitions, city-owned parking lots generally generate little or no property tax revenue. This project moves in the opposite direction by **creating new taxable value that can help support municipal services and reduce pressure on existing taxpayers**.

It is also worth remembering that the Watch Factory site historically contained substantially more buildings and economic activity than it does today. The proposed

expansion would not be introducing an unprecedented level of development to the area. Rather, it would help restore some of the economic productivity and vitality that once characterized this historic industrial site.

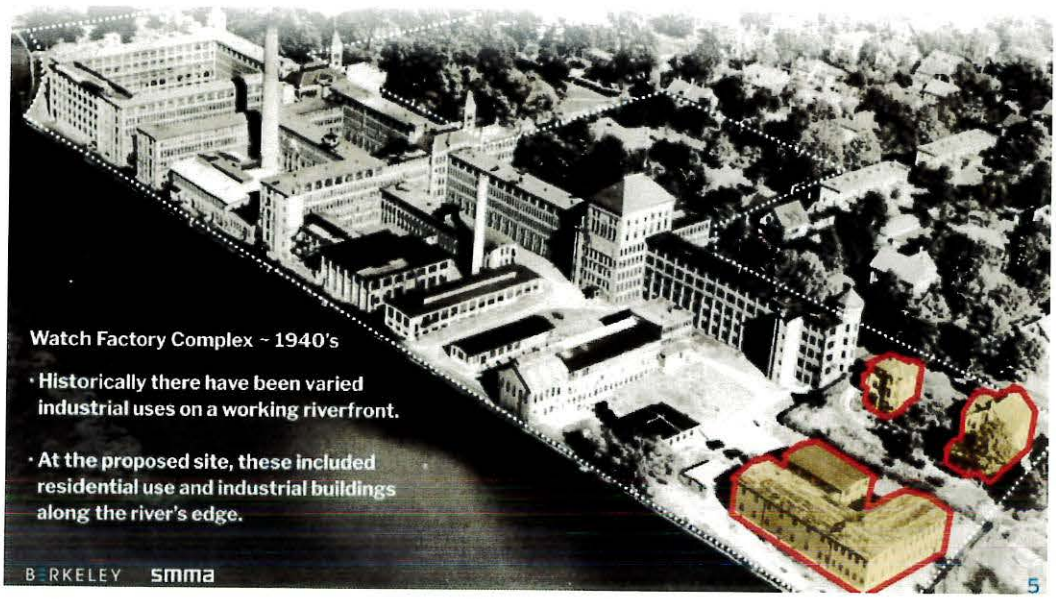
For all of these reasons, I believe approving the Watch Factory Expansion is not only a housing decision but also a sound fiscal decision. It will support affordable housing, expand the City's tax base, make more productive use of underutilized land, and help ensure that the costs of municipal government are shared more broadly across residents and property owners.

I respectfully ask that you vote in favor of the Watch Factory Expansion.

Thank you for your consideration.

Sincerely,

Gustaf Michaelsen




Charles River
CloudLock, LLC
Temporarily closed
Watch Factory
Willow Bridge (NE)
Viridian Therapeutics, Inc
Eric Banash Photography
Princeton Properties Waltham
Crescent St

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|---|---|
| **From:** | T P |
| **To:** | Doucette, Pam; Vizard, Joseph; Councillors |
| **Subject:** | Good Afternoon. Thank you for your service. Please vote to approve the Watch Factory Expansion along Crescent St. Thank you |
| **Date:** | Monday, June 1, 2026 2:12:39 PM |

Good Afternoon,

First of all, thank you for your service to the city  It is very much appreciated

This email is regarding the proposed Watch Factory Expansion along Crescent Street.  The request is to please vote to approve this proposal.

This issue is personal for the following reason:  I work as a tech data analyst, and have lived in Waltham for many years  However, unfortunately, I have been priced out of Waltham, and had to relocate to Natick, MA, therefore bringing my tax dollars there!

Therefore, I have been personally affected by the rising costs of housing in Waltham.  These rising costs are a result of an ongoing housing shortage in Waltham. Supply and demand says that, the fewer houses, the higher the cost.

I look forward to one day being able to move back to Waltham, and to be able to bring my tax dollars here.

Thank you for your time and your service

Regards,

Tracy Phillips

tcpbells@gmail.com

Former address:  89A Charlesbank Way, Waltham, MA

New Address:  325 Speen St Apt 516, Natick, MA

| | |
|---|---|
| **From:** | Jean-Louis Rochet |
| **To:** | Doucette, Pam; Councillors; Vizard, Joseph |
| **Subject:** | Comment on Waltham Watch Factory building proposal |
| **Date:** | Monday, June 1, 2026 8:50:16 PM |

Hello,

My name is Jean-Louis Rochet. My wife, son and I live at 20 Robbins Street, half a block away from the proposed residential building at the Waltham Watch Factory. I'm writing to you in my personal capacity as a Waltham homeowner and resident.

I would like to express my qualified support for the project. While the proposal has its flaws, I believe that, if built, it would be a net positive for our neighborhood and the city as a whole.

On the plus side, the project would bring several street-level enhancements, such as rapid flashing beacons for the Robbins Street / Crescent Street crosswalk and a sidewalk from Crescent Street to the riverwalk, that would improve pedestrian safety. As a father who frequently crosses the street and walks down to the riverwalk with a toddler in a stroller, I would benefit from these features. The new building would also add to the city's tax base, helping to keep residential taxes in check for current residents. And the building would add a meaningful number of homes to a region that is in dire need of more housing of all kinds.

I've discussed the project with several of my neighbors, some of whom oppose it. While on balance I think it's a worthy project, I acknowledge some of the critiques I've heard.

For example, from our block on Robbins Street, we have a great view of the river and the tree line on the other side of the Charles River. The building would block most of that view, which would be a loss for us. And, while the developers proposed a significant contribution to the city's affordable housing trust fund, I would strongly prefer to see affordable units included in the project. (To that end, I support the MAPC inclusionary zoning recommendations that would make it more viable for developers to include affordable units in future housing projects.)

On the other hand, I do not share some of the concerns around traffic and parking. Given the scale of the project and the results of the traffic study, the potential traffic impacts appear to be minimal. And the parking study confirmed that there is enough parking to accommodate the proposed building. My personal experience aligns with these findings. I have a view of the upper parking deck from my house; it is nearly empty most of the time. I also see plenty of spots available in nearby surface lots when I walk around the neighborhood.

Overall, the project seems like a good opportunity to transform an underused parking deck into much-needed homes and an asset for the community. I hope that the ZBA approves it.

Respectfully,
Jean-Louis Rochet

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|---|---|
| **From:** | NADENE STEIN |
| **To:** | Doucette, Pam; Councillors; Vizard, Joseph |
| **Subject:** | Support for Watch Factory Expansion |
| **Date:** | Monday, June 1, 2026 9:39:13 PM |

Good evening,
My name is Nadene Stein and I am a Waltham resident who lives at 47 Lowell Street.

I writing to urge you to approve the proposed Watch Factory Expansion along Crescent Street. It makes great sense to me to build housing on an empty parking lot, especially now that I understand that after construction there will still be 250 extra parking spots. Prioritizing these 140 homes over empty pavement is the right thing to do.

I am aware of the concerns that have been raised. Replacing the parking deck with a building with a proposed pedestrian path gives neighbors and community members ready access to the river path. Adding these homes near our downtown will improve walkabilty and transit use and not necessarily add to traffic.

Finally, I hope the ZBA approves this Expansion and the city council approves its Inclusionary Zoning reform so that this project has the opportunity to build on-site affordable housing. I have heard that the developer is offering $4.2 M to Waltham's affordable housing fund - this is an awesome proposal, for sure. I believe, however, that a better option would be for the city council to create an option to build 21 on-site affordable units instead, with those units being economically feasible to build. Too many individuals and families have had to leave Waltham due to the high cost of housing/ongoing housing shortage. This is not good for our community.
Sincerely,
Nadene B. Stein

**From:** Tom Benavides
**To:** Doucette, Pam
**Subject:** Support for Watch Factory Expansion
**Date:** Tuesday, June 2, 2026 11:43:05 AM

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Hi Pam Doucette,

Please forward my comments on to the Zoning Board of Appeals.

I kindly request that you vote to approve the Watch Factory's requested dimensional variances so that their special permit can move on to City Council, who has the authority to modify the affordable housing component and approve the Special Permit.

As has been presented, the vast majority of dimensional variances requested are variances to accommodate the Watch Factory building that already exists- the fact that you have to approve these at all is evidence of our zoning code's failure to respect and represent our neighborhoods as they already exist.

The variances that *actually* impact the proposed expansion are modest and reasonable. The developer is requesting setbacks which match the setbacks of the existing building, and a height which is considerably shorter than the existing building (even if you disregard the Watch Factory's towering spires and smokestack). The building floor area is also considerably smaller than the existing building, and the total FAR of the site is less than half of the 2.0 which the area is zoned for.

And as I hope the site visit persuaded you of, **neighbors' parking & traffic concerns are simply not rooted in reality**. We stood by the empty parking deck from 8-10 AM during rush hour. Traffic never backed up. Even with the parking deck blocked off, the lower parking area never had fewer than 92 empty parking spots (which unsurprisingly lines up with the developer's drone data), and the Brown St parking lot had hundreds of empty spots.

Dense housing close to downtown really does reduce traffic! Just last month the Traffic Commission presented data which shows that rush-hour traffic at the intersection of Prospect and Crescent Streets has decreased by 18% since the original Watch Factory redevelopment took place, despite traffic volumes increasing citywide over the same period.

Most importantly, new housing is very good for our community and the people who live here. Only looking at the 40Bs which have been built in the past five years (and are currently all >93% occupancy), there are 800 families across 4 different developments who have homes that wouldn't have existed today without your support. **None of these developments have resulted in any of the negative consequences that the detractors always fear-monger about**; our neighborhoods continue to exist and thrive. Please continue your good work by approving these dimensional variances, so that City Council can pass their Inclusionary Zoning reform and then work with the developer to get this expansion permitted with 21 new affordable homes (rather than the $4.2M payment).

Best,

Tom Benavides

| | |
|---|---|
| **From:** | amy hoobler |
| **To:** | Doucette, Pam |
| **Cc:** | Sheri Apprille |
| **Subject:** | Waltham City Council Meeting 6/2/2026 |
| **Date:** | Tuesday, June 2, 2026 2:21:05 PM |

To the Waltham City Council,

Thank you for considering my feedback regarding the proposed residential building to be built on Crescent Street, adjacent to Lofts 241 and the Watch Factory Lofts. Having been a resident of Waltham for 8 years and living in the Watch Factory Lofts (185 Crescent Street) the entire time, I can whole-heartedly say that the new residential building would be a welcome addition to our community.

Parking would not be a problem whatsoever as there is ample parking in the lot on Cherry Street as well as in the Crescent Street lot. The property is run beautifully, with excellence and care for the community. More housing in Waltham would be useful. I do not hesitate to recommend that this new residential building be built. Please do not hesitate to contact me if you have any questions or would like to discuss further.

Thank you for your time and consideration,
Amy Hoobler

185 Crescent St, Waltham, MA 02453
amyhoobler@gmail.com
847.922.5079

| | |
|---|---|
| **From:** | Jane Hundley |
| **To:** | Doucette, Pam; Sheri Apprille |
| **Subject:** | Proposed New Building by Watch Factory Lofts on Crescent St |
| **Date:** | Tuesday, June 2, 2026 3:44:28 PM |

Dear Ms. Doucette,

I have lived at 185 Crescent St for the past year and have come to love the neighborhood. The beauty of the river walk and the historic watch factory provide a real bonus to the area.
It is my understanding that a new building is proposed on the site which is currently a two story parking garage. I anticipate that this new structure will provide much needed housing and be a fitting bookend to the current buildings.
I have heard that there are some concerns about parking. There is ample parking for all of the tenants and the business employees and I don't see a problem with another building.

Kind regards,

Jane Hundley
185 Crescent St
Apartment 209

Brelundi

RECEIVED
MAR 30 2026
ZONING BOARD OF APPEALS
CITY OF WALTHAM

Date November 5, 2025

RE: 140 Residential units on Crescent Street

To whom it may concern:

I Michael Colomba, owner of Brelundi Restaurant and long-time Waltham businessman wish to offer my support for this proposed project by the Berkley group.

The proposed project will bring additional needed housing to the community which in turn will produce additional support to the local business community. These are the kind of projects that makes Waltham a more vibrant and attractive destination.

With the caliber of Berkley behind the project this will surely be a successful project.

Regards

Michael Clomba

Michael Colomba
OWNER
O: 781.489.7340
C: 617.448.2222
2 Executive Park Drive
Billerica, MA 01862
mc@mcolomba.com
www.arancinius.com
www.brelundi.com
www.italianreadymeals.com
www.villagesportsclub.com

I.R.M. ITALIAN READY MEALS
VILLAGE SPORTS CLUB
ARANCINIUS
Colomba Bros.
brelundi breakfast. lunch. dinner.

Brelundi Corp
Telephone: 7

DOWNTOWN WALTHAM PARTNERSHIP

RECEIVED
MAR 30 2026
BOARD OF APPEALS
CITY OF WALTHAM

March 26, 2026

Zoning Board of Appeals
City of Waltham
119 School Street
Waltham, Massachusetts 02451

**RE: Letter of Support for Board of Appeals Case No. 2026-06,** Watch City Ventures

Dear Board Members,

I am writing to you in support of Watch City Ventures & Berkeley Investment's proposed residential development and requested zoning relief at 185-241 Crescent Street, 261 Crescent Street, 267-269 Crescent Street, 180 Crescent Street, & 224 Crescent Street.

This proposed development is located only two blocks from Moody Street, and we are in support of both the project as a whole as well as the scale of the proposed 140 new units. This proposed development will help support our member restaurants and other businesses in Waltham by providing a new, eager customer base that will regularly dine out and shop during weekdays, in the evening and on weekends.

Sincerely,

Lisa L Lorgeree

President, Downtown Waltham Partnership

**Doucette, Pam**

**From:** Susan Siefer <susansiefer@gmail.com>
**Sent:** Tuesday, June 2, 2026 4:58 PM
**To:** Doucette, Pam
**Subject:** Watch Factory Expansion

Dear Pam Doucette,

Hello. My name s Susan Siefer. I am a longtime tenant (11 years) at the Watch Factory. I love living here. I'm in favor of the expansion of the Watch Factory apartments. The management is great and it is maintained beautifully. There is plenty of parking, never an issue. It's a great community.
Waltham needs more housing and hopefully there will be an opportunity for extra affordable housing.
I am also a full-time Waltham artist with a studio at Waltham Mills. I love Waltham and happy to call it my home. Others should have that opportunity.

Warmly,
Susan

Susan Siefer
185 Crescent Street
Apt. 30-1
Waltham MA 02453

Good evening, Mr. Chairman and Members of the Board.

My name is GAIL DRAKOS , and I am a resident of Waltham.

I am here tonight to strongly oppose the variances requested for the Watch Factory project.

I want to begin by saying that this case is about much more than parking spaces, setbacks, or dimensional requirements. This case is about the integrity of Waltham's zoning laws and the proper role of this Board under Massachusetts law.

The petitioner is placing the Zoning Board of Appeals in a very difficult position.

The developer is asking you to do something that goes far beyond the purpose of a variance. They are asking you to approve a project that does not fit within the zoning framework adopted by the City Council and to grant a level of relief that effectively rewrites the rules for this property.

That is not what Chapter 40A, Section 10 was intended to accomplish.

The Watch Factory property is not trapped by restrictive zoning. Quite the opposite. It already sits within an Riverfront overlay district that was specifically created to encourage housing development through more flexible and liberal zoning provisions. The City Council already provided a pathway for housing at this location.

The question before this Board is not whether housing can be built.

The question is whether this developer should be allowed to ignore the zoning rules that everyone else must follow.

The petitioner has failed to demonstrate the hardship required under Chapter 40A, Section 10.

There has been no showing of unique soil conditions.

There has been no showing of unusual topography.

There has been no showing of exceptional physical conditions affecting the land.

There has been no showing that the property cannot be reasonably developed under the existing zoning framework.

Instead, what we have heard is essentially an argument that the project works better financially if the rules are changed.

But financial convenience is not a hardship.

Reduced profits are not a hardship.

The desire for a larger project is not a hardship.

The desire for more units is not a hardship.

The desire for a better return on investment is not a hardship.

If those were hardships, then every developer in Massachusetts would qualify for a variance.

Joint Venture the First Republic Corporation of America NY

The Developer purchased this property 2007 and not all the financial details are publicly available but what I could find shows parcels transferred for 2 Million Dollars. Cost of land acquisition is not an issue here. There is no financial hardship that can be proven because it does not exist. Granting of a variance is tied to the LAND and the petitioner cannot use financial hardship to make the case for the variances they are seeking

The statute requires much more BURDEN OF PROOF THAN FINANCIALS. The burden is tied to LAND. The petitioner has not proven a hardship tied to the land. They have already built on the land in the form a parking lot that exists today.

I am also deeply concerned about the impacts this project will have on the surrounding neighborhood. Tonight you will hear from many who are in favor of the project but they don't live in the neighborhood or have to travel on Crescent Street, Ash St, Cherry St, Brown St , Robbins St and Orange. You must listen to the neighbors who will live with these negative impacts for generations to come.

Traffic in this area is already challenging.

This project will add residents, visitors, deliveries, rideshare vehicles, service vehicles, moving trucks, and daily vehicle trips.

Yet many of the assumptions being made today are based on conditions that may not exist tomorrow.

We are repeatedly told that parking demand is lower because many office workers continue to work remotely or in hybrid arrangements.

But what happens when those workers return?

What happens when the companies at the Watch Factory return to full office occupancy?

What happens when office employees, residents, visitors, customers, and service providers all compete for the same parking supply?

The petitioner is seeking relief involving approximately 91 parking spaces.

Ninety-one spaces.

That is not a small adjustment.

That is not a technical correction.

That is not a minor variance.

That is a massive departure from the zoning requirements established by the City Council

The Board should ask a simple question:

Where are those cars going to go?

Because if the projections are wrong, they are not going to disappear.

They are going to end up on neighborhood streets.

They are going to compete with residents for parking.

They are going to increase congestion.

They are going to create conflicts between businesses and residents.

And they are going to create problems that the surrounding neighborhood will live with long after this hearing is over.

I am also troubled by the lack of meaningful affordable housing. Affordable Housing is a REQUIREMENT per state law. Waltham has felt the recent sting of 40 b's coming to the ZBA bypassing all zoning. With no affordable housing created with 140 units proposed Waltham will once again be out of safe harbor. and again at the mercy of 40 B developments. Why would we entertain this for Waltham's future.

The developer is asking for extraordinary relief.

Yet the public benefits being offered in return are minimal.

The residents of Waltham are being asked to accept greater density, greater traffic, greater parking pressure, greater noise, and greater impacts on neighborhood character without receiving a meaningful affordable housing commitment.

That is not a fair bargain.

Most importantly, I urge this Board to consider the precedent that will be set if these variances are approved.

The variance power exists to address extraordinary hardships arising from the land itself.

It does not exist to allow developers to write their own zoning code.

It does not exist to replace decisions that belong to the City Council.

And it does not exist to approve projects that simply exceed what the zoning ordinance allows.

If the petitioner believes the existing overlay district is inadequate, there is a proper process for changing zoning.

That process is through the City Council.

That process is legislative.

That process involves public debate and accountability.

It should not be accomplished through a series of variances that collectively amount to rezoning by another name.

Tonight, this Board is being asked to stretch its authority beyond the narrow purpose envisioned by Chapter 40A, Section 10.

I respectfully urge you not to do so. I am asking you to DENY ALL VARIANCES

The petitioner has not demonstrated the required hardship of the LAND

The property already benefits from an overlay district designed to promote housing.

The requested relief is extraordinary.

The neighborhood impacts are significant.

**The affordable housing benefits are NON-EXISTENT and puts Waltham back at the mercy of 40 B development.**

**And the precedent would be damaging to the integrity of Waltham's zoning laws.**

**For all of these reasons, I respectfully ask the Board to deny the requested variances.**

**Thank you for your time and consideration.**

Exhibit D

**CONNORS & CONNORS LLP**
ATTORNEYS AT LAW
689 MAIN STREET
WALTHAM, MASSACHUSETTS 02451-0609
TEL: 781-894-6000 • FAX: 781-894-6848

MICHAEL R. CONNORS, ESQ.
ALSO ADMITTED IN
NEW HAMPSHIRE

email: mconnors@connorslaws.com

June 2, 2026
Hand Delivered

Zoning Board of Appeals
City of Waltham
119 School Street
Waltham, Massachusetts 02451

Re: Board of Appeals Case No. 2026-06
185-241, 261, 267-269 Crescent Street,
180 & 224 Crescent Street
Continued Public Hearing – June 2, 2026

Dear Board Members:

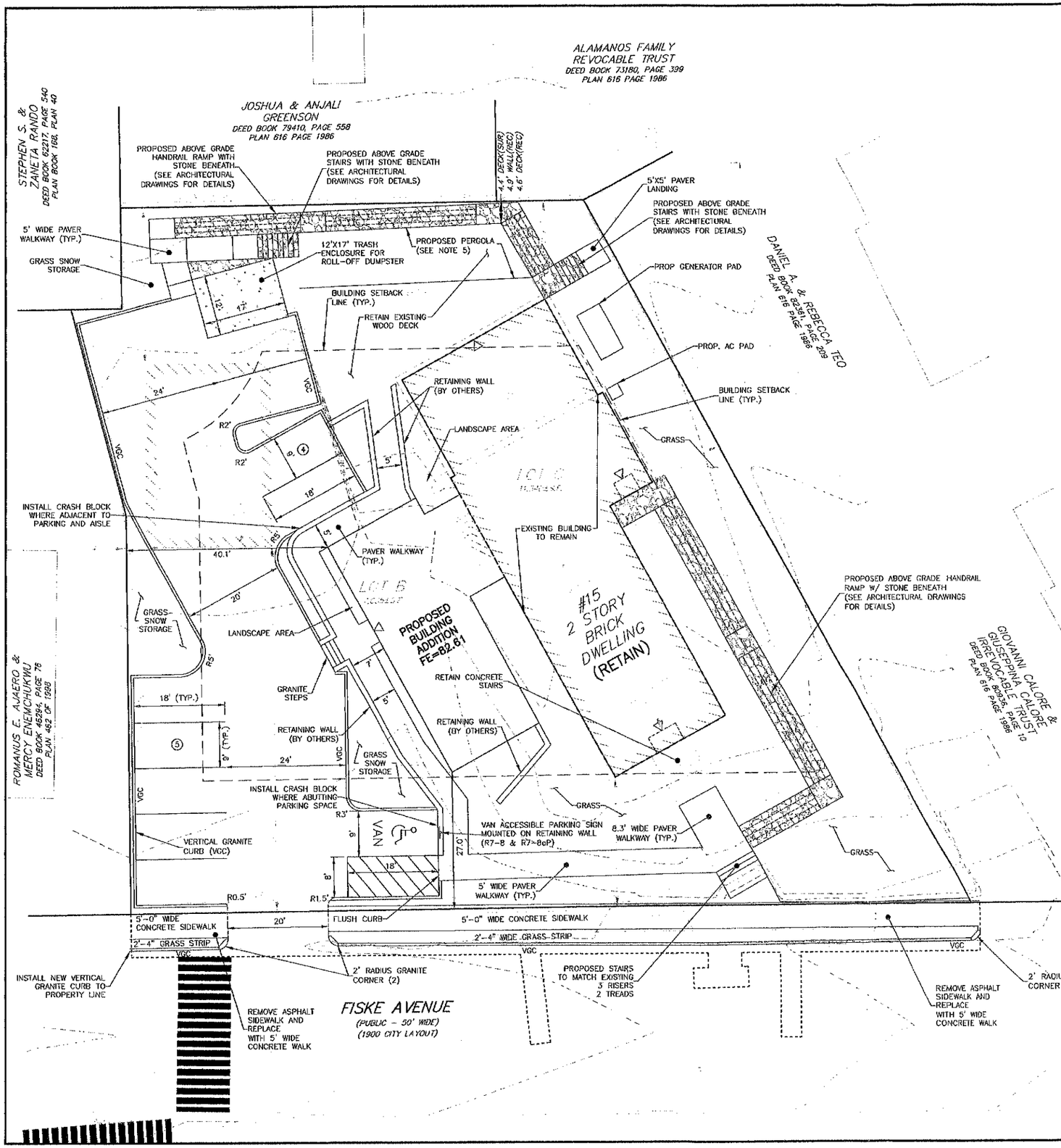
The Petitioner/Owner in the above matter respectfully requests that the Board of Appeals grant leave to withdraw without prejudice as to the above petition.

If anything else is needed, please let me know.

Watch City Ventures LLC
By their Attorneys
Connors & Connors LLP

By: _____
Michael R. Connors

cc: Watch City Ventures LLC
File No. 24-1027




## DIMENSIONAL REQUIREMENTS

| | REQUIRED (RA-4) | EXISTING | PROPOSED |
|---|---|---|---|
| FRONT SETBACK | 25 FEET | 24.4 FEET | NO CHANGE |
| SIDE SETBACK | 15 FEET | 15.4 FEET (GAR.) | NO CHANGE |
| ACCESSORY SIDE SETBACK | 7.5 FEET | 4.6 FEET | N/A |
| REAR SETBACK | 30 FEET | 20.7 FEET | 41± FEET** |
| MAXIMUM BUILDING HEIGHT | 35 FEET | 41± FEET | |
| MAXIMUM STORIES | 2.5 | 2 | 2 |
| MAXIMUM LOT COVERAGE | 25% | 19.1% | 20.6% |
| LOT AREA | 7,000 S.F. | 18,375± S.F. | 18,375± S.F. |
| LOT FRONTAGE | 60 FEET | 167± FEET | 167± FEET |

** PRE-EXISTING NONCONFORMING

## ASSESSORS:

PARCEL ID #R058 027 0001 & R058 27 001A

## RECORD OWNER:

OPPORTUNITIES FOR INCLUSION, INC.

## REFERENCES:

DEED BOOK 82883, PAGE 277
PLAN 462 OF 1998

## ZONING:

RESIDENTIAL A4 DISTRICT (RA4)

## WAIVERS:

1. PER SEC.5.42: NO PAVED AREA, EXCLUDING ENTRANCES AND EXITS, SHALL EXTEND WITHIN FIVE FEET OF ANY LOT OR STREET LINE, NOR INTO ANY FRONT YARD..
PROPOSED: 0.86' PROPOSED SIDE LOT LINE OFFSET AND 1.41' PROPOSE FRONT LOT LINE OFFSET TO PARKING AREAS.

## SURVEY NOTES:

1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING THE MaCORS REAL-TIME NETWORK.

2) UNDERGROUND UTILITIES ARE SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN OF WALTHAM ENGINEERING DEPARTMENT, WALTHAM WATER DISTRICT, AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

3) THE SURVEYED PREMISES AS SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0413E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

4) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN AUGUST OF 2024.

5) PERGOLA LOCATION TAKEN FROM "PARTIAL SITE PLAN" BY MAIER DESIGN GROUP, LLC., DATED JULY 1, 2026 AND NOT VERIFIED BY THIS OFFICE.

## PLAN NOTES:

1) THE PURPOSE OF THIS PLAN IS TO SHOW A BUILDING ADDITION, CONVERSION TO GROUP HOME, AND SITE DEVELOPMENT.

## CERTIFICATION NOTE:

"THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF PROPOSED IMPROVEMENTS ON THE SITE. SUBMITTAL OF THIS PLAN WAS A REQUIREMENT OF THE WALTHAM PLANNING BOARD AS PART OF THEIR SITE PLAN APPROVAL.
A BOUNDARY SURVEY WAS COMPLETED BY HANCOCK ASSOCIATES IN MAY 2025. THE LAND SURVEYORS STAMP AND CERTIFICATION SHOWN HEREON PERTAIN ONLY TO THE PROPERTY LINES AND SETBACK DIMENSIONS ONLY AND NOT TO PROPOSED SITE ENGINEERING."

SITE ADDRESS:

15
FISKE
AVENUE

Waltham, Massachusetts 02453

ASSESSORS:

| MAP | BLOCK | LOT |
|---|---|---|
| 58 | 27 | 1 |

PREPARED FOR:

OPPORTUNITIES FOR INCLUSION, INC.

56 Chestnut Street
Waltham, Massachusetts 02453


HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental Consultants

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com


COMMONWEALTH OF MASSACHUSETTS
JAMES M. O'BRIEN
No. 50826
REGISTERED PROFESSIONAL LAND SURVEYOR
7-28-26

| NO. | BY | APP | DATE | ISSUE/REVISION DESCRIPTION |
|---|---|---|---|---|
| 7 | JAR | JMO | 7/27/26 | ENGINEERING COMMENTS |
| 6 | JAR | JMO | 6/10/26 | ENGINEERING COMMENTS |
| 5 | DJR | JTL | 8/22/25 | ENGINEERING COMMENTS |
| 4 | DJR | JTL | 8/1/25 | GRADING/DRAINAGE REVISED |
| 3 | DJR | JTL | 7/1/25 | RAMPS AND STAIRS REVISED |
| 2 | DJR | JTL | 4/11/25 | PARKING LAYOUT REVISED |
| 1 | DJR | JTL | 2/6/25 | BIDDING RFI |

| | | | |
|---|---|---|---|
| DATE: | 1/21/25 | DESIGN BY: | JTL/DJR |
| SCALE: | 1"=10' | DRAWN BY: | JTL/DJR |
| APPROVED BY: | JTL | CHECK BY: | BCG |

# LAYOUT AND MATERIALS PLAN

PLOT DATE: Jul 27, 2026 2:45 pm

| | |
|---|---|
| DWG: | 27743-SP-R6.dwg |
| LAYOUT: | 2LM |
| SHEET: | 2 OF 5 |
| PROJECT NO.: | 27743 |

LM

Path: K:\27743-Opportunities for Inclusion-Waltham-Fiske Ave\CAD\