

WATERTOWN PLANNING BOARD

DATE: September 12, 2018 PLACE: Town Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Regular Monthly Meeting & Public Hearing

PRESENT: Jeff Brown, Chairman; Payson Whitney; Janet Buck; Gary Shaw; Jason Cohen
Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner

ADMINISTRATIVE BUSINESS

Payson Whitney motioned to approve Minutes of 8/8/2018 meeting.

Janet Buck seconded the motion.

VOTE: 5-0 In Favor

Chairman Jeff Brown, 485 Arsenal Street, Amendment to the Zoning Ordinance regarding height increase will not be heard tonight.

CASES PENDING

- **11 Mason Road**; Boris Kozorez & Norma Khachiyani – **Special Permit**

Boris Kozorez, this 2-family house does not have a front entrance, the door opens directly into the living room. We are proposing to construct 10'x12' front entry/mudroom addition that would increase the existing FAR 0.54 to 0.56 where up to 0.625 is allowed. It is a small project, it will make the structure similar to others in the area.

Gideon Schreiber, Special Permit is required because of the FAR increase. The proposed design is in keeping with the existing dwelling and will not negatively affect the neighborhood. The 4 criteria have been met, it will be a shared space for both units, staff recommends approval with standard conditions.

Jason Cohen, what is the siding material used on the addition? It would be preferable to have traditional wood material, not a flat material.

Boris Kozorez, it is a composite good quality material.

Janet Buck motioned to recommend to the Zoning Board of Appeals approval of the petition for Special Permit under Sections 5.03.6 & 5.04(r) based upon the finding that it meets the criteria set forth in the Zoning Ordinance subject to conditions set forth in the staff report.

Payson Whitney seconded the motion.

Vote: 5-0 In Favor

PUBLIC HEARING

Chairman Jeff Brown opened the public hearing at 7:20 PM.

- **485 Arsenal Street**; BP Watertown Retail LLC – **Final Site Plan Review Approval**

Mark Dechenes, Boylston Properties, the Board expressed some concerns at the hearing last month regarding the architecture and the proposed uses, changes were made addressing those concerns. Additional information was requested regarding the proposed lab uses. We believe that this is an appropriate site for such uses. Some of the uses considered for this site were sciences suggested in the Comprehensive Plan. Town Council discussed these uses at their meeting last night. Many of such uses are already in place in surrounding towns – Cambridge, Boston, Newton and Brighton. Watertown already has 500,000 s.f. of lab space in 23 labs. Almost 1500 employees work in these companies. The Town has a new Building Inspector Peter McLaughlin who has 20 year experience in Cambridge. Surrounding communities, such as Waltham, Newton, Needham, etc. are competing to attract lab tenants.

Laura Portney, PCA Architects, concerns were raised about the south elevation of the building. Roof line is important to maintain the historic nature of the building. We are using light materials for screening with 30% perforation that will blend into the roof as much as possible. We have added windows on second floor on the side of the building. We will push the screens as close as possible to the mechanical equipment.

Jeff Brown, how do you get to the equipment, does it have to be as close to the edge?

Laura Portner, the equipment is accessible from the inside, there is 5 feet from the screen to the equipment.

Janet Buck, we asked for alternative lighter material, this is the correct direction.

Gideon Schreiber, we have only seen preliminary sketches. The Board requested information regarding bio levels. Staff updated the Staff report, there are currently 24 laboratories in Town, which was confirmed by the petitioner. The Petitioner also submitted a graphic map showing the location. Individual labs do not provide public information in regard of biosafety levels. Every lab is required to get building permit and details of materials used which will be reviewed to ensure building code compliance. From the zoning perspective, Watertown has an appropriate level of review in place. The use does not exceed a biosafety use type BSL-2. Some communities require more substantial local review of the labs by Health Department, some have Committees that participate in the review process.

Mark Dechenes, the equipment will serve the entire building. The larger cooling tower is for the second floor, the smaller one for the first floor.

Gary Shaw, all supply and exhaust equipment is outside. Noise will be generated from the cooling tower.

Chris Jacobs, exhaust muffler is used to have less noise.

Bill McQuilan, Boylston Properties, there are 2 outdoor patios, outdoor space is valuable to the employees, noise level is important. The retail will open at 10, deliveries will be made before that.

Mark Dechenes, there is no loading dock at this building. The service elevator used for the deliveries will be located inside at the west end of the building near Marshalls.

Caroline Slater, Boylston Properties Consultant, Safety Partners, all trash will be packaged, and removed in the elevator. Deliveries will be made the same way.

Payson Whitney, is there cooling water that comes out of the cooling towers?

Chris Jacobs, the water is treated, a very small amount of mist/drift will come out of the tower.

Janet Buck, we have approved second floor for uses that require HVAC, etc. Is it fair to compare to what was already approved.

Jason Cohen, I had an issue with the solid brick, this is a significant improvement. There were concerns by the Board and residents, but there will be oversight by the Building Inspector and the Health Department.

Payson Whitney, we have received lot of new information. Watertown is consistent with other communities with these uses. Deliveries should be made between 7 and 10 am, which is consistent with Town regulations.

..... Lieberman, I am in support of R&D in Watertown. Separate loading dock would be preferable for trash removal. Concerned about deliveries if delayed. I work in this environment. Tenants' needs should be clearly identified.

Elodia Thomas, 67 Marion Rd, safety issues have been addressed by the Town. I spoke with Cambridge, loading dock is important, there might be complaints about blower noise, massive height and light pollution. I believe that the developer will do a great job but sound/noise is important, tenants can change. Should the building be capped at level 1?

Heather McManus, 17 Hall Ave., Watertown resident, Positive and impressed by memo supporting the lab use. I am stay at home mom with a PHD in biology, hoping to go back to work soon. Cambridge has an extensive approval process, loading dock is very important and should have secondary containment. If there is a spill, it should not happen in a high traffic area.

Curtis Whitney, R&D businesses should be encourage, this would be favorable place to operate.. Safety is very important, control would be provided through health, fire and building departments. This use is allowed in RMUD, additional safety regulations can be put in place.

Elodia Thomas, I have identified 30 R&D companies in Watertown. I spoke with the governor's office, there is no oversight now. I do not oppose biotech, but we need regulations for companies to comply, and do it quickly.

Gideon Schreiber, we have reviewed regulatory framework, we have condition #7 Lab Use in the staff report that limits BSL-2 or lower. Deliveries/loading shall be restricted to 7 am to 10 am. Surrounding communities provide more substantial review. Conditions will be added:

Condition #8:

- Any permit application for a laboratory/research occupancy which includes the use of chemical fume hoods, shall include an "Exhaust Air Dispersion Report" which includes appropriately-detailed exhaust dispersion analysis demonstrating to the Town's satisfaction, that each fume hood exhaust "plume" is directed upward sufficient to ensure that prevailing winds will not carry the exhaust plume into fresh air intakes, open windows or into a pedestrian environment.

Condition #9:

- The Petitioner agrees that any entities occupying this site engaged in ~~rDNA~~ (upon Board deliberation the word rDNA was struck out)) research shall comply with all Local, State and Federal guidelines, including NIH GUIDELINES FOR RESEARCH INVOLVING RECOMBINANT OR SYNTHETIC NUCLEIC ACID MOLECULES (NIH GUIDILINES) April 2016 or as updated. They shall also adhere to any current or future licensing, rules, or regulations required by the Town.

Some labs in Watertown share space, there are approximately 24, petitioner submitted map showing the locations. Labs are commercial entities, more information is not available due to security. Health department provides bio-hazard information. Building department has substantial number of code requirements and review for fit out. Staff recommends that conditions #8 and #9 be incorporated into the staff report. Review of condition #8 has been submitted by Gary Shaw. This is an appropriate location for such use, it is in keeping with the Comprehensive Plan.

Caroline Slater, you cannot generate hazardous waste without being registered. There is lots of oversight and specific guidelines have to be followed.

Bill McQuillan, I do not want the Board to adopt language that is not clear. The new design is much better. If the Town does not provide such regulations now, why are there no problems? The site has to work for everyone, businesses and visitors. This is a historic building that will be made safe, We have a potential tenant who wants to triple the size of their business, we want to move forwards.

Jason Cohen, how will the deliveries be enforced? Would choose vertical screening.

Gary Shaw, public will walk in the same area where hazardous materials are delivered and removed.

Caroline Slater, this will be a safe environment, some other buildings only have one entrance/exit.

Janet Buck, Honor biotechnology class is conducted in Watertown High School so appears to be a use that is at the Schools. Fine with either style of proposed screening but would choose vertical.

Mark Sideris, Town Council President, I would like to thank the Planning Board for continuing the petition to allow the petitioner to submit more information. We are now more comfortable with the use and guidelines. This use projects more jobs, we welcome such uses. Health and Building Departments are on board.

Janet Buck motioned that the Planning Board approve the petition to amend PB 2017-01 SR in keeping with Master Plan PB-2016-03, under Section 5.18(h)(5) so as to modify Building A 2nd floor from a commercial office/retail use to a combination of office and Lab/R&D use. The request also includes a modification to the exterior façade of Building A (additional windows, modified door placement) and an amendment to the final site plan for the "River Green" to adjust the layout, all as approved on the Master Plan, based upon the finding that it meets the criteria set forth in the staff report with additional conditions #8 & #9, and condition #7 (D) be modified that deliveries/loading shall be changed to 7-10 am.

Jason Cohen seconded the motion.

VOTE: 4-0 In Favor

Gary Shaw not voting based on absence on 8/8/18

Jeff Brown adjourned the meeting at 8:40 PM.