



TOWN OF WATERTOWN
Planning Board
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AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public hearing on **Wednesday, May 12, 2021 at 7:00 p.m.** In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 Covid-19 emergency and to avoid group congregation, this meeting will only have remote opportunities for participation with public access provided as follows:

1. Televised on Watertown Cable Access Television: <https://cloud.castus.tv/vod/#/watertown/?page=HOME>
2. Join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Meeting ID#: **92709029148**
4. There is also an opportunity to email comments to imarchesano@watertown-ma.gov prior to or during the meeting.

I. ADMINISTRATIVE BUSINESS

- Minutes of 4/14/21

II. CONTINUED CASE

- [57-105 Coolidge Ave. \(99 Coolidge Ave.\)](#) – ARE-MA Region No. 77, LLC requests Special Permit Master Plan and Final Site Plan Review

§5.18 and §9.03, in keeping with §5.01.5 (c, e, j) new construction light industry, office, lab, R&D; Special Permit §4.10 increased height rooftop mechanicals & screening; §4.11(d) expanded build to line; §5.05(f) increased contiguous walls in keeping with Design Guidelines; §6.01(f)&(h) shadow parking and reduced parking for office. The project proposes to construct a five-story light industry/office/lab/R&D building of 255,000 gross square feet, surface parking, shadow parking, and a six level parking structure, on approximately 6.3 acres of land. The project also proposes approximately 2 acres of publicly accessible open space. Properties are located in the "RMUD" Regional Mixed Use District. **PB-2021-03**

III. CASE PENDING

617 Arsenal St (aka 100 Forge Rd and/or [485 Arsenal St](#)) – BP Watertown Retail LLC requests a minor Amendment to the Master Plan Special Permit and Final Site Plan Review for an addition to a building approved under the Master Plan Special Permit (PB-2016-03) to allow lab and R&D use in addition to the existing office/commercial/retail (§5.01.5(c,e,j)); relief from front, side, and rear setbacks of existing non-conforming structure (§5.18.c.8 (A, B, C)); and for the alteration of non-conforming structure at 617 Arsenal St. The project would modify the site plan, parking, and add an additional floor with updated facades. (§4.06(a)). Located in the RMUD (Regional Mixed Use District) zoning district. **PB-2021-05**

IV. OTHER BUSINESS

PLEASE NOTE THAT IF A CASE IS CONTINUED ABUTTERS WILL NOT BE NOTIFIED AGAIN