



CITY OF WATERTOWN
Planning Board
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Telephone (617) 972-6417

AGENDA

The City of Watertown Planning Board will hold a public hearing **on Wednesday, August 9, 2023** with the meeting starting **at 7:00 pm** in the City Council Chambers, Administration Building, 149 Main St., Watertown, Massachusetts. Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

1. Televised on Watertown Cable Access Television: RCN 13; Comcast 99 or on the web: <http://vodwcatv.org/CablecastPublicSite/watch/3?channel=3>
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. Email comments to imarchesano@watertown-ma.gov prior to the meeting

ADMINISTRATIVE BUSINESS

1. Minutes of 7/12/2023 Meeting

PUBLIC HEARING

[550 Arsenal St](#) (and 446, 458, 500 and 550 Arsenal St) - Alexandria Real Estate Equities, Inc (ARE); Master Plan Special Permit with Site Plan Review for the "Watertown Mall Transformation Project." The proposed master plan would create a new mix of uses within a development that spans 4 existing parcels, carried out in phases, with laboratory/R&D, retail, office, commercial and amenity space within 8 buildings (Target/building to remain), with supporting structured and surface parking. Pursuant to: §5.01.5 (a,c,e,j) new construction light industry, office, lab & R&D; §5.01.3 (a,b,c,e,f,g,h,i,j) business, office and consumer service uses including retail, commercial; §4.06(a) alteration of non-conforming structure (Target); §4.10 increased height rooftop mechanicals and screening; §4.11(d) expanded build to line; §5.05(f) increased contiguous walls and building length in keeping with Design Guidelines; §5.05 (i) and §5.18 (c) (2) increase FAR; §5.18 (c) (5) (B) height as part of the Master Plan Special Permit; §6.01 (e, g) TDM/parking management for cross site shared parking provided on another lot; §5.18, §9.03-9.05, §9.09-9.13 All in keeping with the Design Guidelines, the intent and purpose of the RMUD. Located in the RMUD (Regional Mixed Use District) Zoning District. **PB 2023-01**

[480 Arsenal Way](#)-Alexandria Real Estate Equities, Inc (ARE)-Special Permit/Site Plan Review and Amendment ZBA #01-32SP to replace a surface parking lot with a 6-level parking garage for the existing office/lab R&D building on site and for the adjacent Watertown Mall Transformation Project (Master Plan Special Permit PB-2023-01) The site amendments also include updated landscape and pathway connections. Pursuant to: § 4.11(d) Exceptions to build to line requirements; §4.11(e) Exceptions to side

yard setback requirements; §4.10 Exceptions to height regulations; §5.05 (f) increased contiguous facade and building length in keeping with Design Guidelines; §6.01 (e,g) TDM/parking management for cross site shared parking with another lot(s); all in accordance with §9.03-9.06; §9.09-9.13. Located in the Industrial-2 (I-2) Zoning District. **ZBA-2023-5**

OTHER BUSINESS

- **Comprehensive Plan Update:** For discussion, project updates can be found on the website: www.watertown-ma.gov/comp-plan
- **Open Space and Recreation Plan:** staff update.
- **Watertown Square Area Plan:** staff update.