



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, October 11, 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 9/13/2023 Meeting

CONTINUED PUBLIC HEARINGS – from September 13, 2023 PB meeting

1. [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, **residential**, retail, office, commercial and amenity space within 8 buildings (Target/building to remain), with supporting structured and surface parking. Pursuant to: **§5.01.1 (k) mixed use development greater than three residential units;** §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.**

2. [480 Arsenal Way](#)-Alexandria Real Estate Equities, Inc (ARE)-Special Permit/Site Plan Review and Amendment to 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). Located in the Industrial-2 (I-2) Zoning District.
ZBA-2023-5
3. [10-30 Manley Way](#) (aka 20 Seyon St)-PPF Industrial 20 Seyon LLC- Requests a Special Permit with Site Plan Review for the reuse of a 95,000 SF light industrial building. The project would repurpose the existing structure for lab/R&D/non-nuisance manufacturing use. Located in the Pleasant Street Corridor District-3 (PSCD-3). **PB-2023-03 (Requested to be continued to PB meeting November 10, 2023)**
4. [Pleasant St. 313 and 275, Rosedale Rd. 84-86, Acton St. 60](#) Special Permit with Site Plan Review to redevelop the site into a life science campus with a four story lab/R&D/Office building, a two story 9,847 GFA retail space attached to an adjacent six level above-ground parking structure, and retaining an existing four story 53,183 GFA Lab/R & D/Office building on Pleasant St. Located in the PSCD-3 Zoning District(Pleasant Street Corridor District-3).**PB 2023-04**

OTHER BUSINESS

1. Comprehensive Plan Update: Special meeting to consider adoption scheduled for September 21 at 6:30 in Council Chamber. Final draft plan and project website: www.watertown-ma.gov/comp-plan
2. Watertown Square Area Plan: Save the date for the public launch event on October 17 and for a Design Charrette on November 28-30.