

WATERTOWN PLANNING BOARD

DATE: September 13, 2023 PLACE: City Council Chamber TIME: 7:00 PM COMMENCED: 7:00 PM

PURPOSE OF MEETING: Public Hearing

PRESENT: Janet Buck, Chair; Payson Whitney; Rachael Sack; Abigail Hammett; Jason Cohen
Ingrid Marchesano, Clerk to the Board; Gideon Schreiber, Senior Planner; Larry Field,
Senior Planner

ADMINISTRATIVE BUSINESS

Payson Whitney motioned to approve Minutes of the 7/12/2023 & 8/9/2023 meetings.

Abigail Hammett seconded the motion.

VOTE: 5-0 In favor

Janet Buck, we have 2 projects asking for a permit extension.

532-560 Pleasant Street, Saracen Properties - PB-2022-02

Ted Saraceno, we are asking for an extension of a previously granted Special Permit. We are asking because of the challenging economic conditions.

Gideon Schreiber, our Zoning Ordinance allows 1 year extension, state law allows up additional 2 years, up to 3 years.

Jason Cohen motioned that the Planning Board approve to grant a 2-year extension of previously granted Special Permit on October 25, 2022, for additional 2 years to November 15, 2025.

Abigail Hammett seconded the motion.

VOTE: 5-0 In Favor

148 Waltham Street; PB-2022-03

Tod Fremont Smith, we are here to request an extension of the previously granted Special Permit. We remain committed to the project, but present market conditions do not allow to start construction.

Jason Cohen motioned that the Planning Board approve to grant a 2-year extension of previously granted Special Permit on September 14, 2022, for additional 2 years to September 14, 2025.

Payson Whitney seconded the motion.

VOTE: 5-0 In favor

PUBLIC HEARING

Janet Buck, the next 4 projects have asked to be continued.

[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."

Payson Whitney motioned that the Planning Board approve continuance of the above project.

Jason Cohen seconded the motion.

VOTE: 5-0 In favor

[480 Arsenal Way](#)-Alexandria Real Estate Equities, Inc (ARE)-Special Permit/Site Plan Review and Amendment to ZBA #01-32SP

Abigail Hammett motioned that the Planning Board approve continuance of the above project.

Rachael Sack seconded the motion.

VOTE: 5-0 In favor

[10-30 Manley Way](#) (aka 20 Seyon St)-PPF Industrial 20 Seyon LLC- Requests a Special Permit with Site Plan Review

Rachael Sack motioned that the Planning Board approve continuance of the above project.
Abigail Hammett seconded the motion. VOTE: 5-0 In favor

[Pleasant St. 313 and 275, Rosedale Rd. 84-86, Acton St. 60](#) Special Permit with Site Plan Review

Abigail Hammett motioned that the Planning Board approve continuance of the above project.
Payson Whitney seconded the motion. VOTE: 5-0 In favor

OTHER

Gideon Schreiber, there will be a joint meeting of City Council and Planning Board on September 21, 2023 at the at the City Hall.to consider adoption of the Comprehensive Plan. Public launch event Watertown Square Area Plan is scheduled for October 17 and for the Design Charrette for November 28-30.

Janet Buck, I am interested in the specific area that residents are concerned with. Specifically, research regarding noise levels.

Gideon Schreiber, we have some studies, they comply with noise Ordinance. Maybe the equipment is not working properly. For larger project we require prior and post condition study.

Jason Cohen, is the testing done by a 3rd party or staff?

Gideon Schreiber, the testing is done by a 3rd party, but it could be a peer review. This is not a hearing, people who are raising their hands should reach out to the staff.

Janet Buck adjourned the meeting at 7:25 pm.