



Planning Board Meeting

Wednesday, November 8, 2023 at 7:00 PM
City Council Chamber Second floor, 149 Main Street,
Watertown, MA, 02472

Agenda

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:

ACCESS INFORMATION:

- A. This meeting will be held on **Wednesday, November 8, 2023 at 7:00pm**. Location: City Council Chamber Second floor, 149 Main Street, Watertown, MA, 02472
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 927 0902 9148
 - E. Public may comment through email: imarchesano@watertown-ma.gov
 - F. Please Visit the Planning Board Website here: <https://www.watertown-ma.gov/226/Planning-Board>
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1. ADMINISTRATIVE BUSINESS

- A. Minutes of 10/11/2023 Meeting
- B. Arsenal on the Charles Campus Wayfinding and Signage-Alexandria Real Estate Equities-Request two addendums to the March 2022 approved program
 - i. Addendum 1- Building Signage update-one tenant main entrances blade sign at building 311, one wayfinding sign at updated turn-around, and an entrance canopy over a door at 200 Talcott
 - ii. Addendum 2-Incorporate Artistic Branded Signage --details added to campus, with three sculptures with integrated 'lighthouse' branding, and one inlay with compass/lighthouse branding

2. CONTINUED PUBLIC HEARINGS--From October 11, 2023 PB Meeting

- A. [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**.

- B. [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**
- C. [10-30 Manley Way](#) (aka 20 Seyon St)-PPF Industrial 20 Seyon LLC--Requests a Special Permit with Site Plan Review for 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 JANUARY 10, 2024

- D. [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**

REQUESTED TO BE CONTINUED TO PB MEETING DECEMBER 13, 2023

3. OTHER BUSINESS

- A. [Watertown Square Area Plan](#): Save the date for a Design Charette on November 28-30