



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

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## AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public hearing on **Wednesday, February 10, 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](mailto:imarchesano@watertown-ma.gov) prior to or during the meeting.

### **I. ADMINISTRATIVE BUSINESS**

- Minutes of 1/13/21

### **II. CASES PENDING**

- **23-29 Elm St.**; 23 Elm Street Property Owner, LLC - **Special Permit with Site Plan Review** §5.01.5(e.2) for the construction of a three-story research & development laboratory building; §5.04, §5.05(i), for an increase in FAR to 1.68 and increased build-to-line; §4.11(e) for the reduction of the site's north and south side setbacks; and §6.01(f), and §9.03(c) for reduced parking. Located in the RMUD (Regional Mixed-Use) Zoning District. **ZBA-2021-03**

- **705 Mt. Auburn St.: 64 Grove St.**

- a. 705 Mt. Auburn LLC - **Special Permit amendment and Special Permit/Site Plan Review** under Sec. 5.01.5(c)&(e) new construction office, lab and/or r&d, §4.10 additional height and rooftop mechanicals and screening, §5.05(f) Contiguous Facades in keeping with Design Guidelines and a **Special Permit Finding** under (4.06) alteration of non-conforming structure, for the change of use of office building to Lab/R&D/Office and the construction of an addition of approximately 27,000-sf with updated site, landscape, and access plans to replace previous control plans for the site. Located in the I-2 (Industrial-2) and NB (neighborhood business) Zoning Districts. **ZBA-2021-04**
- b. 64 Grove LLC - **Special Permit amendment and Special Permit/Site Plan Review** under Sec. 5.01.5(c)&(e) office, lab and/or r&d, §4.10 additional height and rooftop mechanicals and screening, 6.01 (g) required parking at 705 Mt Auburn Street and a **Special Permit Finding** (4.06) alteration of non-conforming structure, for the change of use of office building to Lab/R&D/Office with updated site, landscape, and access plans to replace previous control plans for the site. Located in the I-2 (Industrial-2) Zoning District. **ZBA-2021-05**

### **III. OTHER BUSINESS**

- **Planning Board Reports** – Discussion/determination in regard to certain one and two family projects going directly to the ZBA.  
Update – 25 Sparkill Street & 47 Maple Street will go directly to the ZBA without a Planning Board Report

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