



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

Jeffrey W. Brown, Chairman  
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**AGENDA**

The Planning Board of the City known as the Town of Watertown will hold a public hearing on **Wednesday, July 14, 2021 with the meeting starting at 7:00 p.m** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

Pursuant to Chapter 20 of the Acts of 2021, the meeting and public hearing will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be at the meeting location listed above. Remote participation and access methods include:

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 6/9/2021 Meeting
- Minutes of 6/14/2021 Meeting

***II. CONTINUED CASES***

- **311 Arsenal St.** – ARE-MA Region No. 75, LLC requests Amendments to Campus Master Plan Special Permit (PB-2016-01) (§5.12) with Conceptual Site Plan granted for Phase One to allow the Petitioner to continue to revitalize and redevelop this 29+ acre site including redesigned site improvements and enhancements, two new life science R&D buildings and increased open space. The requested Final Site Plan Review, Phase 2 will comprise Building 1 and Building 2, new four story office and research laboratory buildings, and related site enhancements. The Petitioner also proposes to amend the previously granted Phase One Site Plan Review by replacing the approved three-story 30,000+ SF building along Arsenal St. with a single-story building connected to the West Garage with community focused programming and other site and multi-modal transit enhancements (§4.10; §9.03; §9.04; §9.05). Located in the AODD (Arsenal Overlay Development District) zoning district. **PB-2021-04**

***III. CASES PENDING***

- **64 Pleasant St.** – Berkeley Pleasant St. Owner, LLC. requests a Site Plan Review under §9.03 of the Zoning Ordinance for conversion to life sciences uses of buildings in the Central Business District that existed before March 29, 1937, subject to Site Plan Review for conversions of at least 4,000 sq.ft. Located in the CB (central business) zoning district. **PB-2021-07**

***IV. OTHER BUSINESS***

Please note that if a case is continued butters will not be notified again.