



# Conservation Commission Meeting

Wednesday, September 4, 2024 at 7:00 PM  
Remote Participation Only

## 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 September 4, 2024 at 7 pm. Location: Remote Participation Only
  - 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/99597080710>
  - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 995 9708 0710
  - E. Public may comment through email: [sjenness@watertown-ma.gov](mailto:sjenness@watertown-ma.gov)
  - F. Please Visit the Conservation Commission Website here: <https://www.watertown-ma.gov/199/Conservation-Commission>
1. Call to Order
  2. Roll Call
  3. Wetland Decisions
    - A. Arsenal Park (Phase A): (MassDEP#: 321-0169) - Request for Extension of the Order of Conditions for a period of one (1) year. City of Watertown (Property Owner) and CDM Smith (Representative).
    - B. 480 Pleasant Street: (MassDEP#: 321-0180) - Request for Certificate of Compliance. GRE Riverworks, LLC (Property Owner) and Paradigm Properties (Representative).
    - C. 99 Coolidge Ave: (MassDEP#: 321-0175) - Request for changes to bioretention basin
  4. Informational Update
    - A. Open Space Planner Introduction
  5. Public Hearings
    - A. (Continued from July 10, 2024 meeting) - 10-30 Manley Way (MassDEP #: 321-0188). Notice of Intent submitted for the re-purposing of the existing structure at 10 Manley Way, Watertown, MA, for light industry, lab/R&D/non-nuisance manufacturing, or warehousing use. Proposed work is within the locally regulated 150 ft buffer zone and state-regulated 100 ft buffer zone that includes new landscaping, new stormwater retention system, and fostering connectivity from Walker Pond to the rear of the site. PPF Industrial 20 Seyon LLC c/o Morgan Stanley Real Estate (Property Owner) and

Christopher Lucas (Representative).

- B. (Continued to October 9, 2024 meeting) - 550 Arsenal Street (MassDEP #: 321-0189). Watertown Mall: Notice of Intent submitted for the redevelopment of three parcels (31.4 acres) located at 480 Arsenal Way, 500 Arsenal Street, and 550 Arsenal Street in Watertown, Massachusetts into a campus of office, residential, lab, and retail uses with two multi-story parking garages. Proposed work is within the locally regulated 150 ft buffer zone and state-regulated 100 ft buffer zone and associated resource areas including inland bank, bordering vegetated wetland, riverfront area, and isolated vegetated wetland that includes an increase in open space and landscaping improvements, and stormwater improvements. Alexandria Real Estate Equities (Property Owner) and VHB (Representative).

6. Updates

A. CPC Updates

B. Agent Report

- i. 500 Forge follow-up: regarding unpermitted work in the Riverfront Area (MassDEP #: 321-0165)
- ii. Arsenal Park Phase B Construction Updates (MassDEP #: 321-0181)
- iii. DCR/99 Coolidge Bike Path update (MassDEP #: 321-0187)

7. Acceptance of Minutes

A. July 10, 2024, Conservation Commission Meeting

8. Adjourn