



Conservation Commission Meeting

Wednesday, October 9, 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 October 9, 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
 - F. Please Visit the Conservation Commission Website here: <https://www.watertown-ma.gov/199/Conservation-Commission>
1. Call to Order
 2. Roll Call
 3. Informational Update
 - A. Arsenal Park Phase A (MassDEP #: 321-0169) and B (MassDEP #: 321-0181) updates: Pavilion, Athletic Field, and Community Garden
 4. Public Hearings
 - A. (Continued from September 4, 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 from July 10, 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).

5. Updates
 - A. CPC Updates
 - B. Administrative Update
 - i. 2025 Conservation Commission filing and meeting calendar
 - C. Agent Report
 - i. Arsenal Park Phase B Construction Updates (MassDEP #: 321-0181)
 - ii. Ongoing site monitoring: 23 Elm Street (MassDEP #: 321-0172)
 - iii. GSA Annual site inspection update
 - iv. Walker Pond Project update
 - v. Lowell School Playground equipment at Walker Pond siting area
 - vi. MACC Fall Conference: Sat. 10/19 from 8-3:30 pm in Devens, MA.
6. Acceptance of Minutes
 - A. July 10, 2024, Conservation Commission Meeting
 - B. September 4, 2024, Conservation Commission Meeting
7. Adjourn