



Planning Board Meeting

Wednesday, November 5, 2025 at 7:00 PM
City Council Chamber Second floor, 149 Main Street,
Watertown, MA, 02472

Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted with remote opportunities for participation. In person and remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on November 5, 2025 at 7:00PM. Location: City Council Chamber Second floor, 149 Main Street, Watertown, MA, 02472
- B. This is an in-person meeting - any remote access is provided solely as a courtesy and may not be relied upon as alternative access. Therefore, any interruption in remote access technology shall not interrupt the meeting, and the meeting will proceed accordingly in person. In the event of such interruption, in-person attendance is available and encouraged.
- C. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- D. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
- E. 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
- F. Public may comment through email: pb@watertown-ma.gov
- G. Please Visit the Planning Board Website here: <https://www.watertown-ma.gov/226/Planning-Board>

1. ADMINISTRATIVE BUSINESS

- A. Approval of Meeting Minutes---October 8, 2025

2. CASES

- A. **10 Coolidge Hill Rd: Continued from October 8, 2025.** Request for a Site Plan Review to convert a portion of the basement of an existing two-family home to a protected use Accessory Dwelling Unit (ADU). PZ-25-17. Located in the T (Two-Family) Zoning District. [Link](#)
- B. **216 Common St:** Request for a Site Plan Review to convert a portion of the basement of a single-family structure to a protected use Accessory Dwelling Unit (ADU). PZ-25-20. Located in the S-6 (Single-Family) Zoning District. [Link](#)
- C. **34 Walnut St:** Request for a Site Plan Review to convert a portion of the basement of a multi-family structure to a protected use Accessory Dwelling Unit (ADU). PZ-25-21. Located in the SC (Single-Family Conversion) Zoning District. [Link](#)
- D. **885 Belmont St:** Request for a Site Plan Review to convert and expand a garage to

- a protected use Accessory Dwelling Unit (ADU). PZ-25-22. Located in the T (Two-Family) Zoning District. [Link](#)
- E. **61 Oakley Rd:** Request for a Site Plan Review to convert the basement of a single-family structure to a protected use Accessory Dwelling Unit (ADU). PZ-25-24. Located in the S-10 (Single-Family) Zoning District. [Link](#)
- F. **108 Water St:** Request for a Special Permit with Site Plan Review to allow a 52-unit multi-family housing development with 27 below grade and rear parking spaces, to replace an office building. ZBA Case PZ-25-25. Located in the WSQ2 - Watertown Square 2 Zoning District. [Link](#)
- G. **25 Clarendon St:** Request for Comcast to be able to occupy the building to provide a Broadband Digital Equipment Center to provide broadband internet and other related utility services to the public with site plan updates including increased landscaping, defined parking, and reduced pavement. PZ-25-26. Located in the I-2 (Industrial 2) Zoning District. [Link](#)