



Planning Board Meeting

Wednesday, December 3, 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. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on **December 3, 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 WCA-TV (Watertown Cable Access Television) on Comcast Channel 22 or RCN Channel 13 and can be streamed online at <http://vodwcatv.org/internetchannel/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--November 5, 2025
- B. Community Preservation Committee-Appointment of a Planning Board designee for the term ending February 1, 2029

2. CASES

- A. **8-10 Kimball Rd:** Request for a Site Plan Review to convert basement of a two-family structure to a protected use Accessory Dwelling Unit (ADU). Located in the T (Two-Family) Zoning District. [Link](#).
- B. **15 Thurston Rd:** Request for a Site Plan Review to convert the lower-level of a single-family home to a protected use Accessory Dwelling Unit (ADU). Located in the T (Two-Family) Zoning District. [Link](#)
- C. **260 Arsenal Pl:** Request for a Sign Special Permit to allow a wall sign located above 20 ft height on a portion of the façade above roofline in-keeping with adopted design

guidelines. Located in the I-3 (Industrial 3) Zoning District. [Link](#)

- D. **33 Mt Auburn St:** Request for a Site Plan Review for the construction of a 5+ story mixed use building comprised of 40 residential units, including 20 car and 46 bicycle parking spaces, site and stormwater enhancements in a sustainable design; Located in WSQ3 (Watertown Square 3) Zoning District. [Link](#)
- E. **72 Mt Auburn St:** Request for an 8-unit multi-family project in a new building and preservation/conversion of the historic structure in the Mt Auburn Historic District. Located in WSQ2 (Watertown Square 2) Zoning District. [Link](#)