



Planning Board Meeting

Wednesday, September 10, 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 **September 10, 2025 at 7:00PM**. Location: City Council Chamber Second Floor, 149 Main Street, Watertown, MA, 02472
- 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/92709029148>
- D. 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
- E. Public may comment through email: pb@watertown-ma.gov
- F. Please Visit the Planning Board Website here: <https://www.watertown-ma.gov/226/Planning-Board>

1. ADMINISTRATIVE BUSINESS

- A. Approval of Meeting Minutes---July 9, 2025
- B. Request for Extension--[532/560 Pleasant St](#) (PB2022-02 SP/SR). Conditional Approval (5-0), October 12, 2022.

2. CASES

- A. **62 Cottage St**- Getahun Kassahun (owner/petitioner) requests Site Plan Review to convert a portion of the basement of a single-family home to an Accessory Dwelling Unit (ADU), in the T (Two-Family) Zoning District. **Planning Board PZ-25-14**. [Link](#)

3. PLANNING UPDATES FROM STAFF

- A. Zoning Ordinance Amendments.
- B. Open Space Plan Update
- C. Watertown Square Plan Implementation ([See also the Sept 2, 2025, Special City Council Meeting](#))
- D. Watertown Affordable Housing Incentives Study
- E. Mobility Study
- F. Southside Historical Study ([Updates available on the City website](#))

G. Upcoming Community Meetings:

- i. Multi-Family Development at 108 Water St (Sept 15, 2025)
- ii. Multi-Family Development at 72 Mt Auburn St (Sept 16, 2025)

August 19, 2025

Planning Board
City of Watertown
Administration Building
149 Main Street
Watertown, MA 02472

RE: 532-560 Pleasant Street – Special Permit Extension – PB-2022-02

Dear Madam Chair and Members of the Board:

On behalf of BDPF Pleasant Street Owner, LLC, owner of 532-560 Pleasant Street (the “Property”), I am writing to request a further extension of Special Permit/Site Plan Review (the “Permit”) #PB-2022-02 issued on October 25, 2022, with Certificate of Grant on November 15, 2022 and extended by this Honorable Board on September 13, 2023 to November 25, 2025. Pursuant to Condition #9 of the Permit, which allows extensions for “good cause,” this request is submitted on that basis.

We have temporarily delayed development of the campus due to rising construction costs, economic headwinds and market challenges impairing the Life Science industry and broader real estate market. Since our original acquisition of the Property, Life Science tenant demand has significantly weakened, largely due to economic concerns and broader banking constraints. As a result, most Life Science tenants have delayed real estate decisions, leading to an overall weaker market.

I fully expect that Life Science demand will return and remain confident in Watertown as a desirable and foundationally strong market. Historical market cycles, continued innovation, and the area’s exceptional talent base give us strong reason to expect market recovery.

Considering these challenges, we are requesting, for “good cause,” a further three-year extension of the Permit from the date of grant until November 25, 2028. This extension will allow us to execute development of the campus under more favorable market conditions, maximizing potential benefits to the City of Watertown and the broader community.

We appreciate your consideration to this matter and look forward to working with you in the future. As always, please feel free to contact me directly at any time.

Sincerely,



Ted Saraceno
President - Saraceno Properties

CC - via EMail:
Steve Magoon, DCDP
Gideon Schreiber, DCDP