Planning Board Meeting

Wednesday, April 8, 2026 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 **April 8, 2026**, 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 in-person meeting will also be televised through WCATV (Watertown Cable Access Television) on Comcast Channel 22 or RCN Channel 13 and can be streamed online at: 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

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1. ADMINISTRATIVE BUSINESS

   A. Approval of Meeting Minutes--March 11, 2026

   B. Members of the Board to consider and discuss update for Planning Board Rules of Practice and Procedure.

   C. **550 Arsenal St.** Project status update for Watertown Mall, including: minor amendment to Special Permit ZBA-1974-1136, as amended by Special Permit 07-20, to approve removal of condition no. 12 and site/building modifications. To be presented to the Zoning Board of Appeals on April 22, 2026. Link

2. CASES

   A. **15-17 Dexter Ave**--Requests for a Site Plan Review Permit to allow a protected use Accessory Dwelling Unit (ADU) in the lower level of the existing two-family structure. Located in the T (Two-family) Zoning district.Link

NATIONAL DEVELOPMENT

2310 Washington Street
Newton Lower Falls, MA 02462

617.527.9800 | www.natdev.com

March 31, 2026

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

Re: Planning Board Decision PB-2023-01

Dear Sir/Madam:

Please be advised that National Development (ND Watertown Mall LLC) acquired the Watertown Mall at 550 Arsenal Street from Alexandria Real Estate Equities (ARE-MA Region No. 90 LLC) in October of 2025. National Development intends to maintain retail operations at this property inclusive of tenant repositioning and other site upgrades and modifications. National Development will not pursue the previously approved Master Plan as granted by Planning Board decision PB-2023-01.

Sincerely,

National Development
ND Watertown Mall LLC

cc:
Gideon Schreiber, City of Watertown