



# Planning Board Meeting

Wednesday, June 10, 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 **June 10, 2026 at 7:00 PM**. 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](mailto: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--May 13, 2026
- B. Progress Update--Request for extension for 532/560 Pleasant St (PB 2022-02 SP/SR) with current extension set to expire November 25, 2026. [Link](#)
- C. Officer Elections--Elections for positions of Chair, Vice Chair and Clerk.

### 2. CASES

- A. **66 Galen St--** Request for Continuance *to July 8, 2026*. Request for a Sign Special Permit for existing and proposed signs to define type, amount, area and locations, and to permit signs above 20' height. Located in the I-3 (Industrial 3) Zoning District. **PZ-26-8** [Link](#)

### 3. STAFF UPDATES

- A. DCDP is advancing multiple park improvement projects, with five parks under

construction this year, new design phases beginning for Walker Pond and Historic Cemeteries. Project details are posted on the [Open Space](#) page

- B. Affordable Housing Trust (AHT) will have a public hearing on June 16 to seek feedback on funding improvements for the affordable housing development at 1060 Belmont Street, with comments accepted through July 16.

4. ADJOURN

June 5, 2026

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

On behalf of BDPF Pleasant Street Owner, LLC (“Owner”), 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 extended on September 13, 2023 to November 25, 2025, and extended by this Honorable Board on September 10, 2025 to November 25, 2026. Pursuant to Condition #9 of the Permit, which allows extensions for “good cause,” this request is submitted on that basis.

This letter provides an update on the Property since the last hearing in September 2025 and requests a two-year extension of Special Permit/Site Plan Review #PB-2022-02 through November 25, 2028. Since the last hearing, the Owner has undertaken meaningful site improvements and is actively evaluating both interim uses and long-term redevelopment scenarios. While a two-year extension is preferred, the Owner is open to discussing a one-year extension if that better serves the Board.

## **I. Permit History and Procedural Background**

The Permit was originally issued on October 25, 2022, with a Certificate of Grant recorded on November 15, 2022. Pursuant to applicable statutory tolling and extension provisions adopted by the Commonwealth in response to the COVID-19 state of emergency, including Chapter 53 of the Acts of 2020, certain permit expiration periods were tolled and extended by operation of law. Thereafter, this Honorable Board approved a one-year extension of the Permit on September 10, 2025, extending the Permit through November 25, 2026.

Accordingly, while the procedural history reflects prior extensions and tolling periods, the present request is substantively only the second discretionary extension request associated with the original Permit approval.

## **II. Basis for Good Cause**

Good cause exists for the requested extension because the Owner continues to actively advance site improvement efforts, evaluate interim and long-term redevelopment opportunities for the Property, and respond to evolving market conditions affecting implementation of the originally approved project. The requested extension will allow sufficient time to continue these efforts and position the Property for successful redevelopment that benefits the City and surrounding community.

### **III. Site Improvement Efforts**

Since November 2025, Owner has made a concerted effort to improve the conditions of the site in accordance with the City of Watertown's guidance. An extensive property cleanup and maintenance plan was implemented to improve current aesthetic conditions of the existing site. This plan consisted of existing building debris cleanup, general improvement of the landscaping around the site, and installation of a private, screen fence to improve property security and visually improve the site for neighbors and the community.

### **IV. Anticipated Near-Term Site Actions**

In a further effort to continue this site improvement process, Owner intends to accelerate plans to raze the existing structure on site, install temporary landscaping and erosion control measures, and coordinate with City staff regarding potential interim uses for the Property that may provide community benefit while permanent redevelopment plans continue to be evaluated. Such temporary uses may include shared parking arrangements or other complementary neighborhood-oriented uses.

### **V. Long-Term Redevelopment Strategy and Market Conditions**

In addition, the Owner continues to evaluate the long-term redevelopment strategy for the Property in light of current market conditions. While the originally approved life sciences campus remains a viable long-term vision for the site, broader market conditions within the Greater Boston life sciences sector, including elevated vacancy levels, increased construction costs, constrained capital markets, and reduced tenant demand, have created significant challenges for immediate implementation of the approved project. However, Owner remains encouraged by recent increases in leasing activity within the sector and maintains full confidence in the long-term strength of the Watertown submarket and the Property's strategic location. An extension to the existing approvals and permits would provide Owner sufficient time to evaluate and execute on the strategy in place, maximizing benefits to the City of Watertown and the broader community.

### **VI. Evaluation of Alternative Redevelopment Scenarios**

Consistent with prudent development practice and at the City and Board's request, Owner has also been evaluating alternative redevelopment scenarios for the Property, including mixed-use, multifamily residential, medical office, healthcare, and other commercial uses. Preliminary due diligence efforts indicate that the Property may be well-suited for alternative redevelopment approaches; however, the current zoning limitations within the current PSCD-3 Zoning District prohibit any sort of residential development. A rezoning process to PSCD-2 could accommodate up to 210 residential dwelling units, but this would require further coordination and discussion with the City, particularly with respect to residential or mixed-use development opportunities. Since the last hearing in September 2025, Owner has engaged with various architects, designers, and engineers to

evaluate potential alternative use developments (i.e., non-Life Science and Office) for this site. Owner will continue to advance these planning and diligence efforts while evaluating market conditions and coordinating with the City regarding the long-term future of the Property.

## **VII. Conclusion and Request for Extension**

The requested extension would provide Owner sufficient time to complete the razing of the existing building and site improvement plan, advance discussions with the City regarding potential interim and long-term uses, complete additional due diligence and planning efforts, and ultimately position the Property for redevelopment in a manner that maximizes benefits to the City of Watertown and the surrounding community. Owner will commit to continued diligence for alternative uses (both interim and permanent) that will benefit the community and City. Accordingly, the Owner respectfully requests that the Board extend the Permit for an additional two (2) years through November 25, 2028. While a two-year extension is the Owner's preference, the Owner is open to a one-year extension should the Board determine that a shorter period is more appropriate under the circumstances.

June 2, 2026

Watertown Planning Board  
c/o Planning & Zoning Department  
149 Main Street  
Watertown, MA 02472

**Re: Request for Continuance of Sign Special Permit for 66 Galen Street (Record No. PZ-26-8)**

Dear Chair and Members of the Planning Board:

On behalf of Galen Street Owner, LLC, the applicant and owner of the property located at 66 Galen Street, we respectfully request a continuance of the public hearing currently scheduled for June 10, 2026 regarding the 66 Galen Street Sign Special Permit, Record No. PZ-26-8.

We are requesting this continuance because we are continuing to work with the building tenants to modify their proposed signage, which is included within the master plan package, and we would like the opportunity to review and incorporate feedback, to the extent reasonable, prior to your review.

Accordingly, pursuant to the applicable provisions of Massachusetts General Laws Chapter 40A and the rules and procedures of the Watertown Planning Board, we hereby request that the public hearing be continued to the next available meeting date as determined by the Board and Planning staff.

We appreciate the Board's consideration of this request and look forward to continuing to work collaboratively with staff and the Board on this application. Please do not hesitate to contact us should you require any additional information.

Respectfully submitted,



Jason Tilley  
Galen Street Owner, LLC