



CITY OF WATERTOWN
Planning Board
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

Telephone (617) 972-6417

The City of Watertown Planning Board will hold a public hearing **on Wednesday, December 13, 2023** with the meeting starting **at 7:00 pm** in the City Council Chambers, Administration Building, 149 Main St., Watertown, Massachusetts. Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

1. Televised on Watertown Cable Access Television: RCN 13; Comcast 99 or on the web: <http://vodwcatv.org/CablecastPublicSite/watch/3?channel=3>
2. Join the virtual meeting online: <https://watertown-ma.zoom.us/j/92709029148>
3. Join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Meeting ID#: **92709029148**
4. Email comments to PB@watertown-ma.gov prior to the meeting

ADMINISTRATIVE BUSINESS

1. Minutes of 11/08/2023 Meeting

PUBLIC HEARINGS

1. [9-11-13 Boyd St](#)—First Path Daycare. d/b/a First Path Day Care Center

Site plan review in accordance with WZO § 5.01 (2) (a) (2) and Licensed day care use as defined by M.G.L.c. 40A, § 3, for the conversion to a daycare use of the industrial portion of a mixed-use and nonconforming building and site. Located in the Two-Family (T) Zoning District. **PB-2023-05**

2. [10-30 Manley Way](#) (aka 20 Seyon St)-PPF Industrial 20 Seyon LLC – **not to be heard tonight, continued to February 14, 2024 meeting**

Requests a Special Permit with Site Plan Review for the reuse of a 95,000 SF light industrial building. The project would repurpose the existing structure for lab/R&D/non-nuisance manufacturing use. Located in the Pleasant Street Corridor District-3 (PSCD-3). **PB-2023-03**

3. [Pleasant St. 313 and 275, Rosedale Rd. 84-86, Acton St. 60](#) – **Please note that this has been continued to the Planning Board Meeting on January 10, 2024**

Special Permit with Site Plan Review to redevelop the site into a life science campus with a four story lab/R&D/Office building, a two story 9,847 GFA retail space attached to an adjacent six level above-ground parking structure, and retaining an existing four story 53,183 GFA Lab/R &

D/Office building on Pleasant St. Located in the PSCD-3 Zoning District (Pleasant Street Corridor District-3). **PB 2023-04**

OTHER

[Watertown Square Area Plan](#) - Please see the project webpage for updates on the recently held design charrette, check out links to videos and presentations of the various events, and sign up for project updates to learn more about the process.