

FEBRUARY 11, 2025



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

CITY COUNCIL MEETING TUESDAY, FEBRUARY 11, 2025, 7:00 P.M. RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

- A. This meeting will be held on February 11, 2025 at 7:00 PM in the Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

1. ROLL CALL

Council President Sideris called to order a regular meeting of the City Council at 7:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G. Gannon, Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis City Manager, Mark Reich, City Attorney, Brendan T. McCarthy, Council Clerk, and Doug Newton, Municipal Policy Analyst

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

There were no participants in Public Forum.

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes from City Council Meeting January 14, 2025

Councilor Piccirilli moved to adopt the minutes and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

B. Minutes from City Council Meeting January 28, 2025

Councilor Piccirilli moved to adopt the minutes and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

5. PRESIDENT'S REPORT

President Sideris thanked the Public Works and Public Outreach staff for their work during the recent snow emergency. He encouraged the community to sign up for the Everbridge notification system as it is a valuable tool for public notifications in town.

6. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

A. First Reading on a Proposed Ordinance Establishing the Memorialization Committee

City Manager Proakis noted this item relates to Item 7A, and that it will be on the next agenda as a public hearing and vote.

B. Discussion and Vote on Two Proposals from the Community Preservation Committee for Funding

Chair of the Community Preservation Committee Mark Krackiewicz presented the two proposals as follows:

Willow Park Redevelopment

- Preservation of Affordable Housing and the Watertown Housing Authority request \$4,000,000 to redevelop Willow Park by demolishing and reconstructing 60 existing units while creating an additional 78 new units.
- Mix of 100% affordable units to 80% Area Median Income units
- Includes 3 sensory-accessible and 7 mobility-accessible units

- Structure is expected to meet Passive House energy standards and comply with Special Stretch Code
- Seeking a comprehensive permit through “friendly” 40B filing and plans to close by late 2026
- The total project estimation cost is \$107,517,792 will be financed with Low-Income Housing Tax Credits, Mass Housing, construction loans, and other state programs

1630 and 1930 Geographical Paintings

- \$14,503 requested by the Historical Society of Watertown and the Department of Community Development and Planning to continue work on restoring two historic paintings in residence at City Hall
- Previous efforts to restore the paintings were approved at \$33,000, which lead to much improved paintings, but they were in worse shape than anticipated, and the current proposal is to further the restoration process

Councilor Piccirilli moved to approve the Willow Park Redevelopment proposal and Council Feltner seconded.

Councilor Piccirilli remarked that the Council has prioritized affordable housing, and that he is proud that this proposal is now before the Council. He believes that the seven funding conditions in the proposal are important and will allow the Council to maintain a level of control and influence in the development.

Councilor Palomba echoed his appreciation to the CPC for this proposal. He added that the scale of the project is particularly impressive.

Councilor Feltner extended her congratulations to the CPC. She asked for further explanations on accessible and passive housing.

A representative replied that the accessible units are customized to fit the needs of specific disabilities – features may include walk in showers, larger doorways, and modified appliances.

Councilor Gannon congratulated the CPC and remarked that it is unfortunate that that federal funding has dried up in the field, but that he is encouraged with partnerships like Preservation Of Affordable Housing. He asked for a representative of POAH to speak more on their work.

Senior Vice President of Preservation of Affordable Housing Cory Mian stated that they were founded in 2001 and have worked to build affordable housing in the Midwest as well as the east coast, including about 5,000 apartments in Massachusetts. She continued by saying that she has worked on similar projects as Willow Park where they maneuver a redevelopment without displacing the tenants.

Councilor Gardner remarked on the impressive degree of interaction POAH has had with tenants and the neighborhood on the whole regarding the entire process.

Councilor Gannon asked to confirm that Watertown Housing Authority will maintain a level of control of the property.

Cory Mian replied that WHA will maintain a ground lease to the land as well as a 27.5% partnership in the entity that will control the project.

The WHA will also maintain tenant interest in the development.

President Sideris thanked the CPC, the community, and POAH for their efforts. He believes that this investment represents a very important message that Watertown has skin the game.

The motion carried unanimously in a Roll Call Vote.

Councilor Piccirilli moved to approve the Historic Painting Restorations proposal and Councilor Feltner seconded.

President Sideris remarked on his appreciation for the work being done to restore the paintings.

The motion carried unanimously in a Roll Call Vote.

7. REPORTS OF COMMITTEES

- A. Committee on Rules and Ordinances Report regarding its meeting on December 16, 2024 – Gannon, Chair

ACTION ITEM:

Recommend the City Council Bring Forward a First Reading of the Amended Draft Ordinance to Establish a Memorialization Committee

Councilor Gannon read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

Councilor Gardner asked for clarification if the Library and Schools would be included in public spaces concerning memorialization.

President Sideris replied, no, that those spaces are in the power of the School Committee and Library separately, but the issue can be addressed when the actual ordinance is up for discussion.

The motion carried unanimously in Voice Vote.

- B. Committee on Public Works Report regarding its meeting on February 3, 2025 – Piccirilli, Chair

ACTION ITEM:

To recommend to the City Council that Joseph Ganno be appointed to the Stormwater Advisory Committee for a term ending July 15, 2025

ACTION ITEM:

To recommend that the City Council agree with the naming of the intersection of Dexter Avenue and Hazel Street for Arshile Gorky subject to the coordination with the Department of Public Works for a sign similar in size of Veterans signs with the location and wording being approved by the Department of Public Works

Councilor Piccirilli read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

Councilor Piccirilli moved to approve the first action item and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

Councilor Piccirilli moved to approve the second action item and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

8. COMMUNICATIONS FROM THE CITY MANAGER

A. Request for Confirmation of Appointment to the Public Arts & Culture Committee

City Manager Proakis requested the confirmation of Jesse Needleman's appointment as a member of the Public Arts and Culture Committee to a term expiring November 15, 2027.

President Sideris stated that this referral goes to the Committee on Economic Development and Planning.

B. Request for Confirmation of Appointment to the Environmental & Energy Efficiency Committee

City Manager Proakis requested the confirmation of Wallace Cole's appointment as a member of the Watertown Environment & Energy Efficiency Committee to a term expiring November 15, 2027.

President Sideris stated that this referral goes to the Committee on Climate and Energy.

City Manager Proakis announced a Watertown Chats event on February 25th at the Four Seasons Cafe and that City buildings will be closed in observance of Presidents Day.

9. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS

There were no Requests for Information.

10. ANNOUNCEMENTS

Councilor Palomba announced a meeting of the Committee on Parks and Recreation to discuss lights in parks during the night hours.

Councilor Feltner announced her annual meeting on February 24th at the Parker Annex.

11. PUBLIC FORUM

There were no participants in Public Forum.

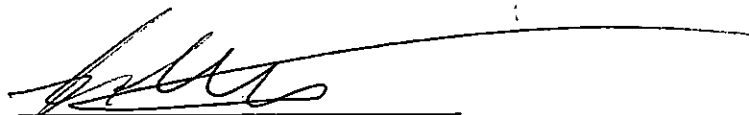
12. RECESS OR ADJOURNMENT

Councilor Piccirilli made a motion to adjourn and Councilor Feltner seconded.

The motion was adopted unanimously in a Roll Call Vote.

The meeting adjourned at 7:44 p.m.

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above minutes were adopted by a vote of 8 for, 0 against, and 0 present on February 25, 2025.



Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

City Council Meeting
Tuesday, February 11, 2025 at 7:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. Proposed Memorialization Committee – Item 6A
2. FY25 CPC Proposals to City Council – Item 6B
3. Committee on Rules and Ordinances Report 12/16/24 – Item 7A
4. Committee on Public Works Report 2/3/25 – Item 7B
5. Request for Confirmation – PACC – Item 8A
6. Request for Confirmation – WE3 – Item 8B

**ADDENDUM TO THE
MINUTES OF THE FEBRUARY
11, 2025 CITY COUNCIL
MEETING**



City Council Meeting

Tuesday, February 11, 2025 at 7:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on February 11, 2025, at 7:00 P.M. Location: Richard E. Mastrangelo Council Chamber
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
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- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. PUBLIC FORUM
- 4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from City Council Meeting January 14, 2025
 - B. Minutes from City Council Meeting January 28, 2025
- 5. PRESIDENT'S REPORT
- 6. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
 - A. First Reading on a Proposed Ordinance Establishing the Memorialization Committee
 - B. Discussion and Vote on Two Proposals from the Community Preservation Committee for Funding
- 7. REPORTS OF COMMITTEES
 - A. Committee on Rules and Ordinances Report regarding its meeting on December 16, 2024 - Gannon, Chair

ACTION ITEM:

Recommend the City Council Bring Forward a First Reading of the Amended Draft Ordinance to Establish a Memorialization Committee

- B. Committee on Public Works Report regarding its meeting on February 3, 2025 - Piccirilli, Chair

ACTION ITEM:

To recommend to the City Council that Joseph Ganno be appointed to the Stormwater Advisory Committee for a term ending July 15, 2025

ACTION ITEM:

To recommend that the City Council agree with the naming of the intersection of Dexter Avenue and Hazel Street for Arshile Gorky subject to the coordination with the Department of Public Works for a sign similar in size of Veterans signs with the location and wording being approved by the Department of Public Works

8. **COMMUNICATIONS FROM THE CITY MANAGER**

- A. Request for Confirmation of Appointment to the Public Arts & Culture Committee
B. Request for Confirmation of Appointment to the Environment & Energy Efficiency Committee

9. **REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS**

10. **ANNOUNCEMENTS**

11. **PUBLIC FORUM**

12. **RECESS OR ADJOURNMENT**

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John G. Gannon,
Councilor At Large
Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor

CITY COUNCIL ATTENDANCE
MEETING DATE: FEBRUARY 11, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 11, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to adopt the minutes from City Council Meeting January 14, 2025

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 11, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to adopt the minutes from City Council Meeting January 28, 2025



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: February 5, 2025

RE: Agenda Item – First Reading on a Proposed Ordinance Establishing the
Memorialization Committee

I respectfully request that the attached ordinance be included on the agenda for the City Council's meeting on February 11, 2025, as a First Reading.

At the November 12, 2024 City Council Meeting, there was a First Reading on a Proposed Ordinance Establishing the Memorialization Committee, which was subsequently referred to the Committee on Rules and Ordinances for further review. The Committee on Rules and Ordinances convened on December 16, 2024, to discuss this proposed ordinance. At that meeting, the committee was satisfied with the changes discussed to the draft and recommended that City Council accept the ordinance for a First Reading to create a Memorialization Committee as amended.

Please find the attached ordinance for your review and consideration.

Thank you for your consideration in this matter.



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ORDINANCE #

O-2025-

AN ORDINANCE ESTABLISHING THE MEMORIALIZATION COMMITTEE

WHEREAS, the City Council seeks to create a uniform process for the naming of public spaces, streets, squares, intersection, and City buildings under the City Manager's jurisdiction as well as for the installation of memorial objects in public spaces; and

WHEREAS, in undertaking this process, the City Council seeks to establish a permanent committee to undertake the review of and make recommendations on proposals for such namings and installations; and

WHEREAS, a Memorialization Committee established for this purpose may make recommendations to the City Council for the naming of these spaces and installation of these objects based on established policies and procedures, including consideration of the contribution honored individuals have made to the City as well as their representation of the broad diversity of those who have contributed to the City.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Watertown that the Watertown Code of Ordinances is hereby amended by deleting Subchapter I of Chapter 38, Naming of Squares or Intersections for Non-Veterans, in its entirety, and Subchapter II, Flag and Delta Lighting Policy and the subsections therein shall be renumbered accordingly; and

BE IT FURTHER ORDAINED, that the Watertown Code of Ordinances is hereby amended by adding new Subchapter V of Chapter 36, entitled Memorialization Committee, as follows:

§36.16 Purpose

The City Council believes that the naming of public spaces and the installation of memorial objects in public spaces is a matter of substantial or significant public interest and deserves careful consideration, and the City Council will have sole authority for the naming of public spaces and installation of memorial objects in public spaces under the control of the City of Watertown. Public spaces include but are not limited to parks, playgrounds, and other open spaces; streets, squares, and intersections; and City buildings under the City Manager's jurisdiction.

- a. The City Council understands that such namings and memorials may have long-lasting effects and will span future generations, whose perceptions and values may change.
- b. The City Council intends to be cautious in exercising its authority to name public spaces or install memorial objects in public spaces.

§36.17 Establishment

There is hereby established a Memorialization Committee (the "Committee"), consisting of five voting members. The Committee is established to provide a systematic, consistent, and transparent approach for making recommendations to the City Council for the naming of all public spaces and the installation of all memorial objects in public spaces, except for veteran memorials and dedications. Veteran memorials and dedications are separately processed through the Veterans' Services Officer and approved by the City Council.

§36.18 Membership and Term

- (1) Composition. The composition of the Committee and the appointment authority for the Committee members is as follows:
 - a. City Manager or their designee
 - b. Representative member of the City Council as designated by the City Council President
 - c. Three residents of Watertown appointed by the City Manager, subject to City Council confirmation
- (2) Term. The appointed resident members first appointed shall have staggered terms, with one initially serving a one-year term and the remaining two each serving a two-year term. Thereafter, all appointments and reappointments for resident members shall be for a period of two years. Resident members may be reappointed for additional terms.
- (3) Vacancy. Any vacancy in membership shall be filled for the remainder of the unexpired term in the same manner as the original appointment.
- (4) Qualifications. Resident members appointed by the City Manager should, when possible, have relevant experience and knowledge related to Watertown's diversity and local history.
- (5) Any resident member who ceases to be a resident of Watertown shall promptly provide written notification of their change in residence to the Committee chair and to the City Clerk. The Committee member may serve as a hold-over until a successor is appointed.

§36.19 Meetings and Officers

- (1) Meetings. The Committee shall meet as necessary. Notice of all meetings shall comply with the provisions of the Open Meeting Law, M.G.L. c. 30A, §§ 18 through 25, as may be amended. A majority of the members of the Committee constitutes a quorum. The committee shall keep a written record of its proceedings.
- (2) Officers. At the first meeting of the Committee, and annually thereafter, the Committee shall elect one of its members to serve as chairperson and may elect such other officers, adopt

procedural rules and regulations, and establish such subcommittees as it deems appropriate.

§36.20 Process

- (1) The Committee shall review a matter involving memorialization upon referral by the City Manager or the City Council and develop a recommendation for the City Council.
 - a. The Committee shall adopt policies and procedures for making such recommendations.
 - i. The Committee shall allow for public participation in establishing those policies and procedures and in the Committee's review and recommendation process.
 - ii. The policies and procedures may include differing considerations depending on the memorialization matter the Committee is reviewing, as determined by the Committee; as an example, memorial trees may have a different threshold for consideration than the naming of a recreational facility.
 - iii. The Committee shall review and update its policies and procedures as necessary but shall strive to maintain consistency in its approach to memorialization.
 - b. To the extent the Committee recommends naming public spaces in honor of specific individuals, the Committee shall consider the following:
 - i. The public interest to be served by honoring the individual.
 - ii. The leadership role or distinguished service of the individual, considering the quality of contribution along with the length of service.
 - iii. The association the individual has with the proposed naming location.
 - c. The Committee shall seek to honor those who represent the broad diversity of individuals who have contributed to the City.
 - d. The Committee may recommend that the requestors for the installation of memorial objects in public spaces pay a reasonable fee to cover associated costs of the purchase, installation, and maintenance of the object.
- (2) Recommendations made by the Committee are not binding and are subject to consideration by the City Council in their discretion.

§36.21 Review

The City Council has sole authority to remove or replace the naming of any public space or memorial object if, with the passage of time, it determines the public interest is no longer being served by such naming.

AND FURTHER, that this Ordinance shall take effect upon passage.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of ___ for, ___ against and ___ present on _____.

Brendan T. McCarthy, Council Clerk

Mark S. Sideris,
Council President

Caroline Bars,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
John G. Gannon,
Councilor At Large
Lisa J. Feltner,
District B Councilor

Mark S. Sideris, Council President

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 11, 2025**

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the Willow Park Redevelopment proposal from the CPC with stated financial provision

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 11, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the geographic Watertown paintings restoration proposal from the CPC



FY 2025 CPA FUNDING RECOMMENDATION

Submitted to the City Council
by the Community Preservation Committee

February 5, 2025



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jonathan Bockian, Vice Chair
Bob DiRico
Dennis J. Duff
Allen Gallagher
Abigail Hammett
Jamie O'Connell
Elodia Thomas
Matthew Walter

Date: February 5, 2025

To: The Honorable City Council

At its January 16, 2025, meeting, the Community Preservation Committee voted to recommend to the City Council a total expenditure of \$4,014,503 in CPA funds for two (2) projects. The CPC determined that the Willow Park Redevelopment project would meet the goals expressed in the Community Preservation Plan, provide a public benefit, address a need, and demonstrate ability to leverage substantial non-CPA funds, among other factors. The other recommendation is to fund a budget overage in the 1630 and 1930 Geographical Paintings project.

If approved by the City Council, private organizations must enter into a Grant Agreement with the City and City Departments must comply with the terms of a Memorandum of Agreement with the CPC. All entities are required to submit regular progress and budget reports. Additional specific conditions are listed as applicable to each project.

CPA FY 2025 PROJECT RECOMMENDATION SUMMARY			
CPA CATEGORY	RECOMMENDED SOURCE	RECOMMEND AMOUNT	ACCOUNT BALANCE (less recommendation)
Community Housing	CPA Fund Balance	(\$4,000,000) (to be encumbered)	\$11,537,616
Historic Preservation	Historic Preservation Reserve	(\$14,503)	\$2,035,887

Category Reserves are one of three eligible CPA spending purposes. 10% of CPA total annual revenue was allocated to each category reserve in FY2025. The **Budgeted Reserve**, to which 65% of CPA annual revenue was allocated in FY 2025, is available for any CPA spending purpose. The **CPA Fund Balance** is available for appropriation for any CPA spending purpose. At the end of the year all unspent funds including administrative funds (5% allocated) and budgeted reserve funds drop to the CPA fund balance. At the time of this recommendation, the CPA Fund starting balance is \$15,537,616. There is \$2,050,390 in the Historic Preservation Category Reserve. While \$2,160,000 is available in the Community Housing Category Reserve, the CPC anticipates recommending funds for the 103 Nichols Avenue Group Home construction project using that reserve as the funding source. The Open Space Category Reserve has \$365,000 available and the FY 2025 Budgeted Reserve has a balance of \$2,372,500.

PROJECT TITLE:	Willow Park Redevelopment
PROJECT LOCATION:	8 Quimby Street
APPLICANT/ORGANIZATION:	Preservation of Affordable Housing and Watertown Housing Authority
PROJECT MANAGER:	Mel Miller
CPA CATEGORY:	Community Housing
CPC RECOMMENDED FUNDING AMOUNT:	\$4,000,000
CPC RECOMMENDED FUNDING SOURCE:	CPA Fund Balance

PROJECT DESCRIPTION

Preservation of Affordable Housing (POAH) and the Watertown Housing Authority (WHA) request \$4,000,000 to redevelop Willow Park by demolishing and reconstructing the 60 existing apartments and creating 78 new apartments. The project involves incorporating an additional 0.11-acre parcel into the development plan of the current 2.2-acre site. A mix of 100% affordable units ranging from deeply affordable public housing units to housing at 80% Area Median Income would be created. Spread across three buildings, the total 138 units will include 3 sensory-accessible and 7 mobility-accessible units. Overall, the development is expected to meet Passive House energy standards and comply with the Specialized Stretch Code.

POAH and WHA assembled a development team that brings significant experience to the project. The team includes MASS Design (Architect), Copley Wolff (Landscape Architect), Nitsch Engineering (Civil Engineer), and Howard Stein Hudson (Traffic Engineer).

POAH is seeking a comprehensive permit through a “friendly” 40B filing. Contingent on receiving zoning and financing approvals, the proponents expect to close on financing in late 2026. The total project cost is currently estimated at

\$107,517,792. A variety of sources are to be used to finance the project, principally Low-Income Housing Tax Credits, but supplemented by a mortgage from Mass Housing, a construction loan, and other state programs, including workforce housing and the Public Housing Innovations Demonstration Program. Importantly, only the mortgage finance will require debt service payments after project completion, meaning that



Willow Park Rendering

project rental income should be sufficient to cover operating and maintenance costs, plus debt service on the mortgage finance. Commitment of CPA funds to the Willow Park Redevelopment project is deemed essential to show to state funding agencies strong local commitment to the project.

RECOMMENDED FUNDING

On December 9, 2024, by a vote of 9-0, the Community Preservation Committee recommended appropriation of \$4,000,000 for the project in accordance with the terms and conditions of a Memorandum of Agreement and

the overall purposes summarized in this document. On January 16, 2025, the committee voted to recommend funding from the CPA Fund Balance and that full financing be secured with 18 months of the City Council vote.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The project would align with the guiding principles and priorities outlined in the Community Preservation Plan as well as the following community housing goals:

- Support economic and demographic diversity by funding the creation of community housing.
- Preserve long-term affordability for existing income-restricted housing units.
- Support community housing initiatives that include local preference policy under the limits of the law and regulations set by the Executive Office of Housing and Livable Communities.

PROJECT OUTCOME

This project would increase the supply of affordable housing, serving low- and moderate-income families, seniors, and those with disabilities. The project would provide the current residents with the right to return and strive for up to 70% local preference consistent with the state's guidance to balance local housing needs with serving a diverse and inclusive population.

SPECIFIC FUNDING CONDITIONS

- Grantee shall furnish copies of executed legal agreements between or among, Preservation of Affordable Housing and Watertown Housing Authority, and its closely controlled entities related to long-term lease of Willow Park land, and operation and management of the project as set out in the grantee's application to the CPC.
- Grantee shall demonstrate that prior to disbursement of CPA funds, the project's full financial closing has occurred, and sufficient financing has been secured (including CPA funds) to cover construction hard costs as well as then remaining soft costs. Further, the then current operating cost proforma must demonstrate comparative revenue and operating and maintenance costs to assure financial feasibility.
- CPA funds shall be available for disbursement for up to 40 months after City Council approval; extension beyond that must be requested in writing 60 days prior to the 40-month deadline.
- CPC shall seek to be a Joinder for any Lender Advisory Agreement for cost review and construction monitoring services entered into by financing entities of the Commonwealth of Massachusetts for the project.
- All owners and the ground lessee of the project property shall enter into a perpetual affordable housing restriction consistent with the state of Massachusetts affordable housing restriction.
- The grantee shall strive to secure up to 70% local preference in accordance with local, state, and federal laws and regulations.

STANDARD FUNDING CONDITIONS

- Prior to disbursement of any CPA funds, the grantee shall enter into a CPA grant agreement with the City for the project as set out in the grantee's application to the city.
- Notification of Community Preservation Coordinator about key events of project implementation such as project kick-off events, initial site meetings with contractors, initial plan reviews, and site visits when construction milestones are reached.
- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.

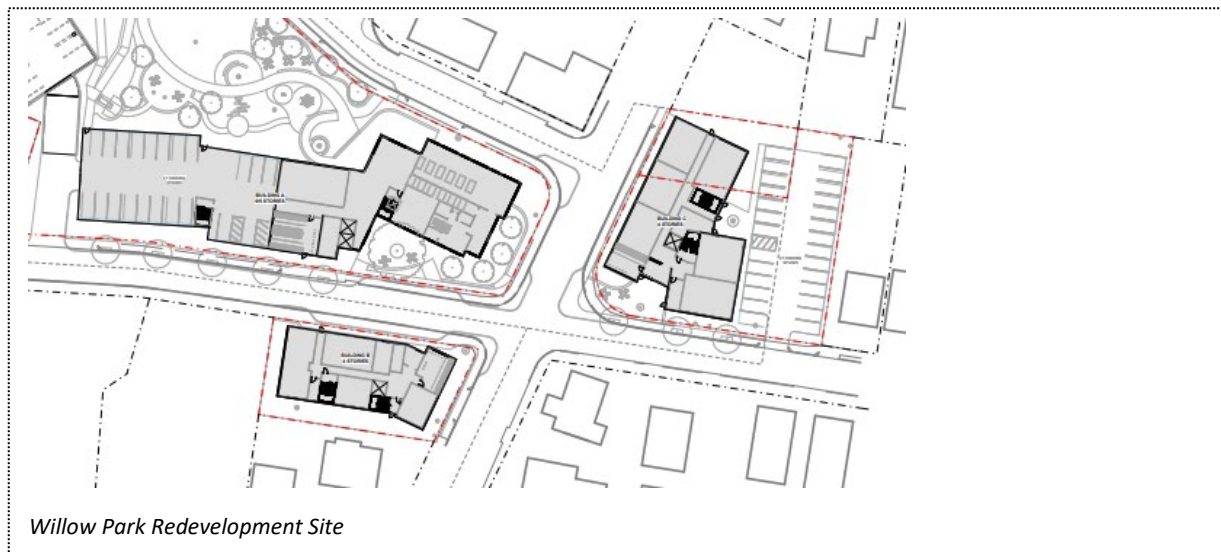
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the Agreement.

APPLICANT'S PROPOSED TIMELINE (revised January 21, 2025)

Date	Task
Winter/Spring 2025	Secure zoning approvals
Fall/Winter 2025	State funding pre-applications
Q1 2026	State funding applications
Q2 – Q3 2026	Secure state project financing
Q3 2026 – Q2 2027	Relocate families, Close on project financing
Q2 – Q3 2027	Construction begins

PROJECT BUDGET

Item	Other Sources	CPA Request
Construction	\$73,735,298	\$4,000,000
Acquisition	2,485,151	
Soft Costs	19,214,754	
Reserves	1,791,572	
Paid Developer Fee	6,291,018	
TOTAL	107,517,792	\$4,000,000



The full proposal is available at: [Record CPF-24-5 - ViewPoint Cloud](#)

PROJECT TITLE:	1630 and 1930 Geographical Paintings
PROJECT LOCATION:	149 Main Street, City Hall
APPLICANT/ORGANIZATION:	Historical Society of Watertown and Department of Community Development and Planning
PROJECT MANAGER:	Joyce Kelly
CPA CATEGORY:	Historic Preservation
CPC RECOMMENDED FUNDING AMOUNT:	\$14,503
CPC RECOMMENDED FUNDING SOURCE:	Historic Preservation Reserve

PROJECT DESCRIPTION

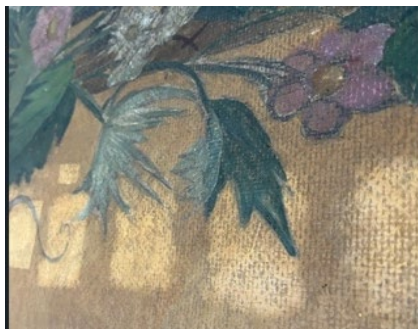
At its April 21, 2022, meeting, the CPC voted to recommend \$33,000 in funding for the restoration of the City Hall 1630 and 1930 Geographical Paintings. All the project components below were completed except for the final bullet point:

- Deinstallation and transport of the paintings to the fine art conservator's studio
- Stabilization of the painting panel edges with conservation grade adhesives
- Cleaning of the paintings
- Filling of holes, scratches, abrasions, and other paint loss with conservation grade paint
- Refurbishment of existing portions of brass frames and fabrication of missing sections with wood covered in metal leaf over materials toned to match the brass of the surviving sections.
- Construction of a steel and wooden barrier
- Panels featuring the names of the paintings, descriptions of the paintings and related Watertown history, and acknowledgement of CPA funding

At its January 16, 2025, meeting, the CPC voted to recommend an additional \$13,503 requested by the Historical Society of Watertown, plus \$1,000 for project sign panels. As described in [Joyce Kelly's letter \(project manager\)](#) and [Louise Orsini's letter \(conservator\) linked](#) to this document, the conservator's costs increased for a number of reasons. First, the project was held up for one year due to contract delays in the procurement department. Meanwhile, the conservator stored the paintings in her home as they were too large to fit in her studio. As a funding condition, the CPC required the paintings be insured, adding an unanticipated cost of \$990 to the conservator's budget.



Comparison of pre- and post-cleaning of mural section. Left side is cleaned



Cleaning test swatches

During treatment, the paintings were discovered to be much dirtier than they appeared on the initial visual inspection when the original cost estimate was made in the fall of 2021. Further, during the delay, the cost of materials increased significantly and could no longer be absorbed as first estimated. Though there was a communication failure and process breakdown when the conservator tallied her hours for cleaning after already completing the work, the conservator performed skilled and careful restoration work. Though the project contingency covered the art transport company's small increase for fuel and labor, it only covers a portion of the conservator's cost overrun.

Additionally, the conservator will perform more work to touch up the focal points of the murals now that mismatched lighting was made consistent with bulbs of the same brightness recommended by the conservator. She will also apply paint to soften the appearance of screws used to reinstall the painting.

COMPARISON OF ORIGINAL AND REVISED PROJECT BUDGETS

As previously mentioned, due to extensive delays in contracting the one-year proposed timeline for this project extended the project for another year and quotes were two and one-half years old. In addition, the CPC requested design changes to the sign panels that will increase costs by \$1,000, from \$1,815 to \$2,815.

Revised Budget Comparison

Item	Original Budget	Actual	Difference
Conservator/Restoration	8,675	30,207*	+21,532
Art Transport, Deinstallation and Reinstallation	4,993	5,831	+838
Frame Restoration	4,150	4,150	-
Barrier Construction and Installation	4,500	4,500	-
Signage	3,300	2,815	-485
Project Management (In-kind) Historical Society of Watertown	(1,375)	(1,375)	-
Contingency	7,382	7,029	-353
TOTAL	\$33,000	\$47,503	+14,503
	Less original	\$33,000	
*Includes original fee and the total requested overage	New Request	**\$14,503	
**Assumes contingency of \$7,029 used to cover a portion of the cost overrun.			



*The Towne Upon Charles River Shall be Called Watertown
(Restored with protective barrier)*



*View of Watertown from Airplane 1930
(Restored with protective barrier)*

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 11, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the report from the Committee on Rules and Ordinances meeting from
December 16, 2024



City Council Committee on Rules and Ordinances

Meeting Minutes of Monday, December 16, 2024 at 6:00 p.m.
Richard E. Mastrangelo Chamber, with hybrid remote participation
149 Main Street, 2nd Floor, Watertown, MA 02472

Present: Councilors John Gannon, chair; John Airasian, vice chair; Lisa Feltner, secretary.
Also present: City Manager George Proakis, Deputy City Manager Emily Monae, Councilor Vincent Piccirilli; and Councilor Palomba via zoom.

Chair Gannon called the meeting to order at 6:02 p.m. and asked staff to present the proposed language establishing a Memorialization Committee (attached). The goal is to provide a consistent way and reasons for naming public spaces and objects, including streets, squares, buildings, facilities, benches, trees, etc.

The proposed establishment of a Memorialization Committee, by modifying the existing process under Council Resolution #85 (2019 attached), began in earnest through discussions between the City Manager, Deputy City Manager and Council President in January; it is separate from the process for memorials and dedications for veterans (2016 attached). It is much broader than just the naming of “squares and intersections” and includes public spaces and memorial objects.

The City Council will make the final decision on naming, upon recommendation of the new Memorialization Committee. (Council also votes on veteran memorials). Thus, the committee agreed to move existing resolution language and make amendments to proposed text, as follows:

38.13 Process

(1) The City Council shall have sole authority for the naming of public spaces or memorial objects, including all public right-of-way areas under the control of the City of Watertown.

- a. The City Council understands that said naming may have long-lasting effects and will span future generations, whose perceptions and values might change.
- b. The City Council intends to be cautious exercising the policy to avoid over-naming public spaces or objects.

(2) Any Watertown resident, *including City Council President*, may propose in writing that a ~~square or intersection~~ *public space or object* be named for a notable non-veteran with specific ties to Watertown.

(3) The proposal shall be submitted to the City Council President, who shall refer it to the Memorialization Committee for review.

proposed (1)-(4) becomes new (4)-(7)

(8) The Memorialization Committee shall provide its recommendation to the City Council President, who may then place it on a City Council Agenda for consideration.

As the process is initiated by vote of City Council, the committee suggested clarifying the City Manager role in the proposed language of 38.10 Purpose “Upon referral to the Committee by the City Manager or the City Council of a matter involving memorialization, ...” because all referrals are approved by City Council through the Council President, and this might be interpreted that the City Manager could refer directly to the Memorialization Committee.

More questions and a discussion of the proposal included the committee recognizing this would be a new ordinance, not a mere change to the existing resolution (Ch 38), thus the text and numbering of sections for a different chapter would reflect the relevant changes in the final draft ordinance, and it would replace Resolution 85 of 2019 in its entirety if accepted by Council. Staff suggested adding this ordinance to Title III Administration, Chapter 36 Committees, as a new subchapter V; this will be confirmed with the city’s attorney KP.

Staff suggested not being overly specific on qualifications of resident members who may be interested in serving on this new Memorialization Committee. It was confirmed that interested residents would be vetted

through the Residents' Advisory Committee consistent with the process for other boards and committees. The administration also stressed that "The Committee is responsible for adopting policies and procedures for making recommendations to the City Council..." A few reasons for honoring individuals are also included, in (2).

The Rules and Ordinances committee feels it is important to note for the record, and staff concurred, that we expect opportunities for public participation in the Memorialization Committee's formulation of their rules of governance, as well in the naming of our public infrastructure, space, facilities, benches, trees, etc.

The implementation of what a memorial looks like would receive guidance and technical assistance from city administration. The Memorialization Committee would be empowered to consider different thresholds in determining worthy dedications; for example, we expect differences between naming of trees or tree donations or small memorial objects compared to naming of a park or recreational facility. These differences would also be reflected in reasonable fees and/or maintenance, as proposed in 38.13 (4).

The committee also agreed to:

- insert a beginning sentence, taken from the resolution for the proposed ordinance 38.10 Purpose, "The City Council believes that the naming of public spaces or infrastructure and objects is a matter of substantial or significant public interest and deserves careful consideration."

- add review provision (38.14), taken from the existing resolution 38.05 Review text, to conclude the proposed new ordinance with "The City Council shall have sole authority to remove the naming of any public space or object if, with the passage of time, it determines the public interest is no longer being served."

The committee was satisfied with the discussed changes to the draft. Motion by Feltner to recommend that City Council accept the ordinance for a first reading to create a Memorialization Committee as amended; staff will provide a clean copy with amendments, with KP review as is standard; seconded by Airasian; approved 3-0.

7:04 p.m. Motion to Adjourn by Feltner, seconded by Airasian, approved 3-0.

Report prepared by Lisa Feltner.

Attached:

Draft text from staff for an ordinance establishing a Memorialization Committee;
Current Council Resolution #85-2019 Naming Policy for non-veterans;
Current Policy of Veterans' Services for naming of dedications and memorials, 2016.

John G. Gannon,
Chair

John M. Airasian,
Vice Chair

Lisa J. Feltner
Secretary



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ORDINANCE #

O-2024-

AN ORDINANCE ESTABLISHING THE MEMORIALIZATION COMMITTEE

WHEREAS, the City Council seeks to create a uniform process for the naming of public spaces, streets, squares, intersection, and City buildings under the City Manager's jurisdiction as well as for the installation of memorial objects in public spaces; and

WHEREAS, in undertaking this process, the City Council seeks to establish a permanent committee to undertake the review of and make recommendations on proposals for such namings and installations; and

WHEREAS, a Memorialization Committee established for this purpose may make recommendations to the City Council for the naming of these spaces and installation of these objects based on established policies and procedures, including consideration of the contribution honored individuals have made to the City as well as their representation of the broad diversity of those who have contributed to the City.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Watertown that the Watertown Code of Ordinances is hereby amended by adding new Subchapter III of Chapter 38, entitled Memorialization Committee, as follows:

§38.09 Establishment

There is hereby established a Memorialization Committee (the "Committee"), consisting of five voting members.

§38.10 Purpose

Upon referral to the Committee by the City Manager or the City Council of a matter involving memorialization, the Committee shall be responsible for making recommendations to the City Council for the naming of public spaces, streets, squares, intersections, and City buildings under the City Manager's jurisdiction. The Committee shall also make recommendations to the City Council regarding the installation of memorial objects in public spaces. The Committee shall not make recommendations for veteran memorials and dedications, which are processed through the Veteran's Services Department and approved by the City Council. Recommendations made by the Committee shall not be binding and shall be subject to consideration by the City Council in their discretion.

§38.11 Membership and Term

- (1) Composition. The composition of the Committee and the appointment authority for the Committee members shall be as follows:
 - a. City Manager or their designee
 - b. Representative member of the City Council as designated by the City Council President
 - c. Three residents of Watertown appointed by the City Manager, subject to City Council confirmation
- (2) Term. The appointed resident members first appointed shall have staggered terms, with one initially serving a one-year term and the remaining two each serving a two-year term. Thereafter, all appointments and reappointments for resident members shall be for a period of two years. Resident members may be reappointed for additional terms.
- (3) Vacancy. Any vacancy in membership shall be filled for the remainder of the unexpired term in the same manner as the original appointment.
- (4) Qualifications. Resident members appointed by the City Manager shall, when possible, have relevant experience and knowledge related to Watertown's diversity and local history.
- (5) Any resident member who ceases to be a resident of Watertown shall promptly provide written notification of their change in residence to the Committee chair and to the City Clerk. The Committee member may serve as a hold-over until a successor is appointed.

§38.12 Meetings and Officers

- (1) Meetings. The Committee shall meet as necessary. Notice of all meetings shall comply with the provisions of the Open Meeting Law, M.G.L. c. 30A, §§ 18 through 25, as may be amended. A majority of the members of the Committee shall constitute a quorum. The committee shall keep a written record of its proceedings.
- (2) Officers. At the first meeting of the Committee, and annually thereafter, the Committee shall elect one of its members to serve as chairperson and may elect such other officers, adopt procedural rules and regulations, and establish such subcommittees as it deems appropriate.

§38.13 Process

- (1) The Committee shall adopt policies and procedures for making recommendations to the City Council for the naming of spaces and installation of memorial objects in public spaces.
- (2) To the extent the Committee recommends naming public spaces in honor of specific individuals, the Committee shall consider the following:
 - a. The public interest to be served by honoring the individual.
 - b. The leadership role or distinguished service of the individual, considering the quality of contribution along with the length of service.
 - c. The association the individual has with the proposed naming location.
- (3) The Committee shall seek to honor those who represent the broad diversity of individuals who have contributed to the City.
- (4) The Committee may recommend that the requestors for the installation of memorial objects in public spaces pay a reasonable fee to cover associated costs of the purchase, installation, and maintenance of the object.

AND FURTHER, by amending the Watertown Code of Ordinances, Subchapter I of Section 38, Naming of Squares or Intersections for Non-Veterans, as follows, with the bold language inserted and the strike-through language deleted:

§38.01 Authority of ~~Town~~ **City** Council

The ~~Town~~ **City** Council shall have sole authority for the naming of squares or intersections in the public right-of-way under the control of the ~~Town~~ **City** of Watertown.

(A) The ~~Town~~ **City** Council understands that said naming may have long-lasting effects and will span future generations, whose perceptions and values might change.

(B) The ~~Town~~ **City** Council intends to be cautious exercising the policy to avoid over-naming squares or intersections.

§38.02 Purpose and scope

The ~~Town~~ **City** Council believes that the naming of squares or intersections is a matter of substantial or significant public interest and deserves careful consideration.

(A) The ~~Town~~ **City** Council, therefore, creates this policy to establish a systematic, consistent and transparent approach for naming squares or intersections in Watertown.

(B) This policy is for non-veterans only, as there is a separate policy for naming of squares or intersections for veterans processed through the Veterans Service Officer.

§38.03 Process

Any Watertown resident may propose in writing that a square or intersection be named for a notable non-veteran with specific ties to Watertown.

(A) The proposal shall be submitted to the ~~Town~~ **City** Council President, and ~~must include documentation to support the rationale for the naming, including a broad level of community backing~~ **who shall refer it to the Memorialization Committee for review.**

~~(B) The Town Council President, upon determining the proposal is complete, shall place it on a Town Council agenda for a vote of referral to the Public Works Committee for review and recommendation.~~

~~(C) The Department of Public Works shall review the proposal and provide the Public Works Committee an analysis as to the appropriateness of signage at the location, taking into account matters such as traffic conditions, sightlines, and planned road construction projects.~~

~~(DB) The Public Works Memorialization Committee shall review the proposal and the Department of Public Works analysis, and, following its adopted policies and procedures, develop a recommendation for the Town City Council.~~

(C) The Memorialization Committee shall provide its recommendations to the City Council President, who may then place the resolution on a City Council agenda for consideration.

(ED) The ~~Town~~ **City** Council ~~will~~ may consider and vote on a resolution to name a square or intersection ~~per~~ taking into consideration the ~~Public Works Committee~~ **Memorialization Committee's** recommendation.

§38.04 Criteria

~~In deciding the appropriateness of any naming proposal, the Town Council shall consider the following:~~

~~(A) The public interest to be served by honoring the individual.~~

~~(B) The leadership role or distinguished service of the individual, considering the quality of contribution along with the length of service.~~

~~(C) The association the individual has with the proposed naming location.~~

§38.054 Review

The ~~Town~~ **City** Council shall have sole authority to remove the naming of any square or intersection if, with the passage of time, it determines the public interest is no longer being served.

AND FURTHER, that this Ordinance shall take effect upon passage.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of ___ for, ___ against and ___ present on

Brendan T. McCarthy, Council Clerk

Mark S. Sideris, Council President



ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

Caroline Bays
Councilor At Large

Anthony Donato,
Councilor At Large

Susan G. Falkoff,
Councilor At Large

Anthony Palomba,
Councilor At Large

Angeline B. Kounelis,
District A Councilor

Lisa J. Feltner,
District B Councilor

Kenneth M. Woodland,
District D Councilor

Watertown Town Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION # 85

2019 – R – 85

NAMING POLICY FOR SQUARES OR INTESECTIONS FOR NON-VETERANS

WHEREAS: The Town of Watertown seeks to have a formal policy for the naming of Squares or Intersections for non-Veterans, as a formal policy for Veteran Memorials and Dedications was adopted by the Town Council on July 12, 2016.

THEREFORE BE IT RESOLVED: That the Town Council of the City known as the Town of Watertown adopts this Naming Policy for Squares and Intersections for Non-Veterans:

1. **INTRODUCTION** – The Town Council shall have sole authority for the naming of Squares or Intersections in the public right-of-way under the control of the Town of Watertown.
 - a) The Town Council understands that said naming may have long-lasting effects and will span future generations whose perceptions and values might change.
 - b) The Town Council intends to be cautious exercising the Policy to avoid over-naming Squares or Intersections.
2. **PURPOSE** – The Town Council believes that the naming of Squares or Intersections is a matter of substantial or significant public interest and deserves careful consideration.
 - a) The Town Council, therefore, creates this policy to establish a systematic, consistent and transparent approach for naming Squares or Intersections in Watertown.
 - b) This policy is for non-veterans only, as there is a separate policy for naming of Squares or Intersections for veteran processed through the Veterans Service Officer.
3. **PROCESS** – Any Watertown resident may propose in writing that a Square or Intersection be named for a notable non-veteran with specific ties to Watertown.

- a) The proposal shall be submitted to the Town Council President, and must include documentation to support the rationale for the naming including a broad level of community backing.
 - b) The Town Council President, upon determining the proposal is complete, shall place it on a Town Council agenda for a vote of referral to the Public Works Committee for review and recommendation.
 - c) The Department of Public Works shall review the proposal and provide the Public Works Committee an analysis as to the appropriateness of signage at the location taking into account matters such as traffic conditions, sightlines, and planned road construction projects.
 - d) The Public Works Committee shall review the proposal and the Department of Public Works analysis, and develop a recommendation for the Town Council
 - e) The Town Council will vote on a resolution to name a Square or Intersection per the Public Works Committee recommendation.
4. **CRITERIA** – In deciding the appropriateness of any naming proposal, the Town Council shall consider the following:
- a) The public interest to be served by honoring the individual.
 - b) The leadership role or distinguished service of the individual, considering the quality of contribution along with the length of service.
 - c) The association the individual has with the proposed naming location.
5. **REVIEW** – The Town Council shall have sole authority to remove the naming of any Square or Intersection if, with the passage of time, it determines the public interest is no longer being served.



Council Member

I hereby certify that at a Meeting of the Town Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, 0 present on October 22, 2019.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President
MWP



TOWN OF WATERTOWN

Veterans' Services
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Phone: 617-972-6416
Fax: 617-972-6403
www.watertown-ma.gov
mcomeiro@watertown-ma.gov

Watertown Veteran Memorials and Dedications

This policy covers the issuance and presentation of Memorials and Dedications in the community to include sidewalk signs, Street dedications, Square dedications, Stones, Plaques, Parks and Buildings.

To be considered for a Veteran Memorial or Dedication, the individual to be honored must meet the following requirements:

- Watertown resident at the time of enlistment into the Armed Forces
 - Veteran Killed in Action (KIA)
- Or**
- Medal of Honor Recipient

The Process for Veterans Memorials and Dedications

- All requests for Veterans' Memorials must be submitted through the Veteran's Services Officer.
- A member of the family must make a written request indicating the name of the Veteran, service, rank and area of designation along with proof that the veteran was a Watertown resident at the time of enlistment, killed in action (KIA), or a Medal of Honor Recipient. Examples include: newspaper clipping, telegram, notice of death, DD-214 stating the veteran was killed in action, etc.
- The Veteran's Services Officer will verify the applicant's eligibility.
- The Veteran's Services Officer will forward the completed request to the Town Council.
- The Town council shall approve or disapprove any Memorial or Dedication by resolution.
- The Town Manager, upon approval by the Town council, shall implement the Memorial or Dedication requested.
- The name is then placed on a permanent list of Memorial dedications tracked by the Veteran's Services Department.
- The Veteran's Services Officer shall be the caretaker of all Veteran Memorials.

Mail the application and all supporting documents to:

ATTN:
Watertown Veterans' Services Department
Memorial and Dedications
149 Main Street
Watertown, MA 02472

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 11, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the report from the Committee on Public Works meeting from February 3, 2025

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 11, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the first action item from the Committee on Public Works meeting report of February 3, 2025

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 11, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the second action item from the Committee on Public Works meeting report of February 3, 2025

Watertown City Council
Committee on Public Works

Councilor Piccirilli, Chair, Councilor Feltner, Vice Chair, Councilor Palomba, Secretary

Committee Report – February 3, 2025

Presented to the City Council – February 11, 2025

The Committee on Public Works met on Monday, February 3 at 6:00 PM in the City Council Chambers. Present at the meeting were Councilor Piccirilli, Chair, Councilor Feltner, Vice-Chair, and Councilor Palomba, Secretary. Also present was Councilor Gardner.

For the first agenda item, the Committee moved to the Council Office to interview Joseph Ganno for appointment to the Stormwater Advisory Committee

Mr. Ganno explained that he had first applied to be on the Solid Waste and Recycling Committee, but was not selected. Then the Resident Advisory Committee reached out to him to see if he would be interested in serving on the Stormwater Advisory Committee (SAC). He expressed a strong interest in serving and felt his particular contribution would be in public outreach and education.

Councilor Piccirilli shared the two challenges facing Watertown regarding stormwater - meeting the federal regulations and taking steps to prevent leaks from sewer systems into the stormwater systems.

Mr. Ganno said he has attended two SAC's monthly meetings and read the minutes of other meetings. He was impressed with the extensive knowledge of the members and the DPW staff regarding key stormwater-related issues. He expressed a willingness to learn about the technical aspects and the federal regulations that impact stormwater.

Councilor Feltner asked if Mr. Ganno would have a problem meeting at 4:30 PM when the SAC meets. Mr. Ganno said this would not be an issue and if he was not able to attend a particular meeting in-person he would join via zoom.

Mr. Ganno wondered if he would have to be interviewed again since he will be fulfilling a vacancy on the SAC with a term ending in five and a half months. Council Piccirilli responded that he would have to meet again with the Committee.

Councilor Palomba made the following motion:

The Committee on Public Works recommends to the City Council that Joseph Ganno be appointed to the Stormwater Advisory Committee for a term ending July 15, 2025.

Council Feltner seconded the motion, and it was passed 3 - 0.

At 6:20 PM the Committee moved back to the Council Chambers to take up the second agenda item to discuss a proposal to name the intersection of Dexter Avenue and Hazel Street for Arshile Gorky. Joining the meeting were Erika Oliver Jerram, Director of Community Design; Liz Helfer, Public Arts and Cultural Planner; and resident Jack Dargon.

The meeting began with a presentation by Ms. Helfer about the request to name the intersection of Dexter Avenue and Hazel Street for Arshile Gorky. She explained that the request was being put forth by a Working Group, including herself, Mr. Dargon, and representatives of the Armenian Museum of America, the Mosesian Center for the Arts and the Historical Society of Watertown. The Working Group is part of a larger coalition of organizations who are collaboratively to celebrate “100 Years of Arshile Gorky”. Ms. Helfer referenced the letter to City Manager Proakis from the Working Group (attachment 1) that provides a brief history of Mr. Gordy’s contribution to the arts community and the school of Abstract Expressionism, his experience as an immigrant from Armenia, and the period of time (1920-1925) he lived in Watertown. She mentioned that the Working Group will work with the Department of Public Works on where in the intersection a pole and plaque should be placed and that it would be similar to what is used to name an intersection for a veteran.

The location changed from the original Council agenda item on October 8, 2024 that requested Artsakh St and Elton Ave (attachment 2). Ms. Helfer noted the Working Group, based on feedback from the Armenian community, felt Dexter and Hazel would be more appropriate.

Ms. Helfer also provided the Committee a draft flyer (attachment 3) that announced a series of events celebrating “100 Years of Arshile Gorky” that would be kicked off at the commemoration of the naming of the intersection. In addition, she shared the design of two plaques honoring Mr. Gorky that would be placed near the homes where he and his family lived while in Watertown – 86 Dexter Avenue and 14 Coolidge Hill Road.

There was some concern that the request to name the intersection might not align with our present policy “Naming Policy for Squares and Intersection for Non-Veterans” that is described in the Watertown Code. See <https://ecode360.com/42229328#42229328>. In addition there was concern that Mr. Gorky’s stay in Watertown was very short and there are other luminaries who have connections with Watertown. However, Mr. Gordy’s national reputation in the arts community qualified him for an intersection in his name.

Councilor Feltner made the following motion:

The Committee on Public Works recommends that the City Council agree with the naming of the intersection at Dexter Avenue and Hazel Street for Ashile Gorky subject to the coordination with the Department of Public Works for a sign similar in size of Veterans signs with the location and wording be approved by the Department of Public Works.

Councilor Palomba seconded the motion, which passed 3-0.

The Committee also discussed the proposed sidewalk markers (attachment 4), which will be provided under a grant from the Cultural Council, and their location, size, and materials. Ms. Helfer said the DPW will include the coordination of these sidewalk markers, along with the intersection sign. The Committee requested the Council be advised of the DPW assessment of the sign and sidewalk markers before implementation.

Councilor Palomba made a motion to adjourn, seconded by Councilor Feltner and passed 3-0. The meeting adjourned at 7:02 and the minutes were prepared by Councilor Palomba.

Attachments:

1. Revised request for naming dated September 9, 2024
2. Original request for naming dated February 28, 2024
3. 100 Years of Arshile Gorky Flyer
4. Proposed Sidewalk Markers

George Proakis, City Manager
149 Main Street
Watertown, MA 02472

September 9, 2024

Dear Manager Proakis,

A working group of Watertown cultural organizations, Watertown resident and artist, Jack Dargon, and the Public Arts & Culture Planner, Liz Helfer, have been collaborating on commemorating artist Arshile Gorky who lived and painted in Watertown between 1920 and 1925, and returned regularly throughout his life. Gorky is a luminary of 20th century art in America, and conceiver of the New York School of art, commonly referred to as Abstract Expressionism. The working group has identified a square in the east end of Watertown and requests that it be named after Arshile Gorky.

Commemorating Gorky's time in Watertown will help call attention to the City's past and present welcoming tradition, and history of offering refuge and opportunity to immigrants newly arrived from countries around the world and concurrently pay tribute to Watertown's large Armenian community to which Gorky belonged. Today, immigrants continue to be drawn to Watertown because of its history and reputation as a welcoming community and a public commemoration of Arshile Gorky would serve as a reminder of the City's values, its living history, and serve as an educational opportunity for residents and visitors alike. As part of the planned multi-faceted commemoration, the working group hopes to oversee the permanent placement of markers at the homes where the artist lived and establish a self-guided Arshile Gorky walking tour which would include the newly named "Gorky Square." Given the Gorky's international reputation, the working group anticipates an economic benefit to Watertown from visitors to greater Boston eager to see where Arshile Gorky began his maturity and training as an artist.

The story of Arshile Gorky is one of determination and resilience. In Watertown there was pressure within the community, and sometimes from within the artist's own family, to put aside his artistic ambitions and take up manual labor like most of his contemporaries. Instead, Gorky established relationships within the small artistic community in Watertown that was part of the Armenian immigrant diaspora and began taking art classes in Boston where he quickly advanced to teaching classes. The name Arshile Gorky is synonymous with Abstract Expressionism, and inseparable from the historic gravitational shift of the world of art from Paris to New York in the 1950's. Arshile Gorky arrived in Watertown in 1920 in the immediate aftermath of witnessing his mother's death by starvation and after surviving the political persecution and ethnic cleansing of the 1915 Armenian Genocide. His perseverance beyond all odds is a tribute to the human spirit.

The working group has identified the intersection of Dexter Ave and Hazel St for naming. After arriving in Watertown from New York's Ellis Island, Arshile Gorky lived at 14-16 Coolidge Hill Road in Watertown with his sister Akabi and her family before the family purchased and relocated to 86 Dexter Ave. Coolidge Hill Road and Dexter Ave are located directly west and east of the heart of Watertown's historical Armenian cultural district between Elton Road and Bigelow Ave, almost epicenter of both homes. The working group requests the city name this location "Arshile Gorky Square" and include subtitles of the artist's Armenian birth name, Vostanik Adoian.

With your support, this initiative for commemorating Arshile Gorky in Watertown will move forward. A map of the proposed location is included. If you have any questions, please contact Liz Helfer, Public Arts & Culture Planner.

Sincerely,
100 Years of Arshile Gorky Working Group

Jason Sohigian,	The Armenian Museum of America
Boriana Kantcheva,	The Mosesian Center for the Arts
Joyce Kelly,	The Historical Society of Watertown
Jack Dargon,	Watertown Resident
Liz Helfer,	Public Arts and Culture Planner

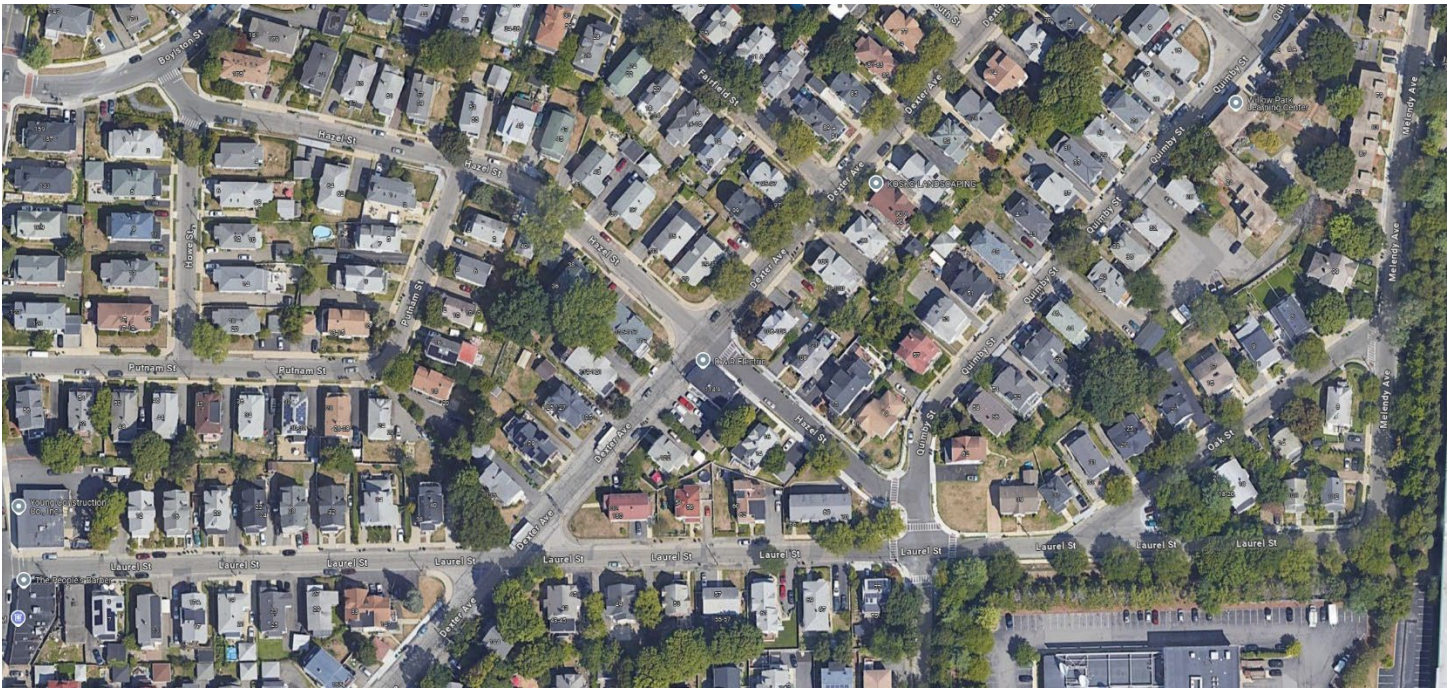


Image from Google Maps.



Image from Google Street View.

George Proakis, City Manager
149 Main Street
Watertown, MA 02472

February 28, 2024

Dear Manager Proakis,

A working group of Watertown cultural organizations, Watertown resident and artist, Jack Dargon, and the Public Arts & Culture Planner, Liz Helfer, have been collaborating on commemorating artist Arshile Gorky who lived and painted in Watertown between 1920 and 1925, and returned regularly throughout his life. Gorky is a luminary of 20th century art in America, and conceiver of the New York School of art, commonly referred to as Abstract Expressionism. The working group has identified a square in the east end of Watertown and requests that it be named after Arshile Gorky.

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Sincerely,
100 Years of Arshile Gorky Working Group

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Boriana Kantcheva,	The Mosesian Center for the Arts
Joyce Kelly,	The Historical Society of Watertown
Jack Dargon,	Watertown Resident
Liz Helfer,	Public Arts and Culture Planner



Image from Google Street view.

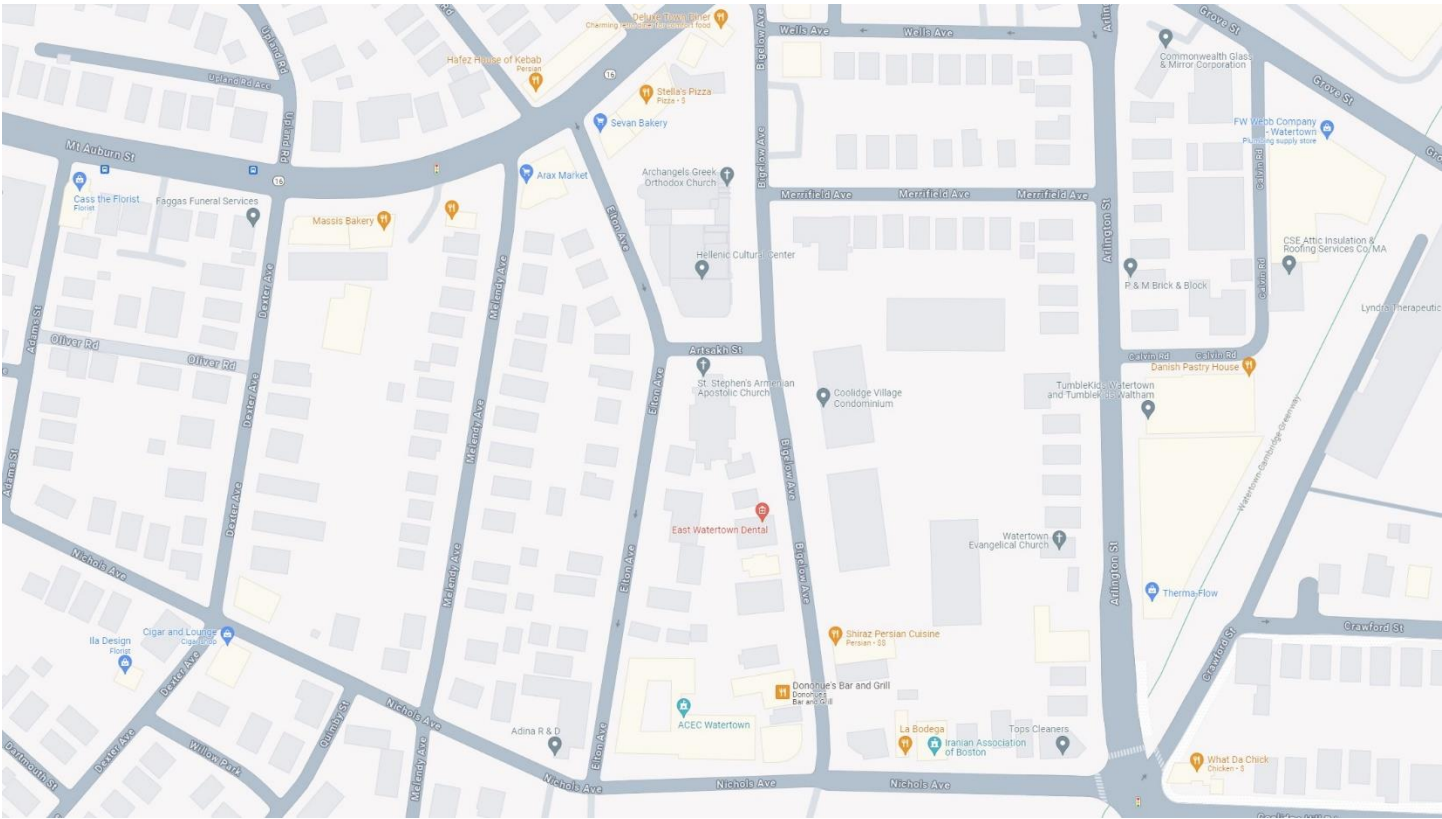


Image from Google Maps.

100 Years of Arshile Gorky

In 2025, Watertown, MA, is celebrating the life and work of artist Arshile Gorky (born Vosdanig Adoian). Arshile Gorky is a seminal figure of the Abstract Expressionist movement in the United States. After surviving the 1915 Armenian genocide and its aftermath, Gorky arrived in Watertown in March 1920, as part of a third wave of Armenians immigrants arriving in the United States to escape persecution. He lived in Watertown with his sisters until early 1925, when he moved to New York City. Gorky's impact on art history and his continued influence on contemporary art cannot be overstated. One hundred years later, we celebrate Gorky's legacy as an artist, an immigrant, and a luminary of Watertown.

Commemoration: Naming a Square
Dexter Avenue and Hazel Street

March 1

Arshile Gorky Capsule Collection
Watertown Free Public Library

March 1 - 31

Exhibition: Gorky and the Language of Drawing
Mosesian Center for the Arts

March 7 - April 25
Reception: March 13, 5:30-7:30pm

Film Screening: "Finding Gorky"
Mosesian Center for the Arts

March 28, 7:30pm
Panel Discussion following

Mural Reception: Legacy of Gorky
by artist Brandon Marshall
Reception at the Grove Street underpass
on the Watertown-Cambridge Greenway

June 12, 5:30-7pm

Guided Tour: Walk with a Doc
Live Well Watertown's Walk Series

June 12, 1-2pm

Exhibit curated by Kim Theriault
Armenian Museum of America

Fall 2025
Reception: date forthcoming

Self-Guided Tour: "Arshile Gorky in Watertown"
Discover where he lived and worked



Learn more:
<https://arcg.is/04bOWS>



THE DOROTHY AND CHARLES
MOSESIAN
CENTER FOR THE
ARTS



WATERTOWN
COMMUNITY
FOUNDATION



MOUNT AUBURN CEMETERY
A National Historic Landmark



The Historical Society of Watertown



Watertown
Public Arts
& Culture
Committee





Mural by Brandon Marshall
Grove St underpass
Watertown-Cambridge
Greenway

Former Residence
14 Coolidge Hill Rd

Former Residence
86 Dexter Ave

Arshile Gorky Square
Intersection of Hazel & Dexter

Former Hood Rubber
behind the Watertown Mall

Moesian Center for the Arts
321 Arsenal St

Arshile Gorky in Watertown

**86 Dexter Avenue
Arshile Gorky
(born Vosdanig Adoian)
c. 1904 – 1948**

Artist Arshile Gorky lived at 86 Dexter Avenue from 1920 to 1924. It was here that Gorky began to develop his artistic style and ideas that remain central to modern art. After moving to New York City, the artist returned to Watertown regularly until 1944, a year before his sister Akabe sold the house.

Arshile Gorky in Watertown

**14 Coolidge Hill Road
Arshile Gorky
(born Vosdanig Adoian)
c. 1904 – 1948**

**Arshile Gorky lived at 14 Coolidge Hill Road
in March 1920, after surviving the 1915
Armenian Genocide. The future luminary
of the art world and originator of Abstract
Expressionism settled into what was then
an informal rooming house for Armenian
men. Six members of Gorky's family also
resided here in 1920, including his sister
Akabe, who managed the property.**



Watertown City Council

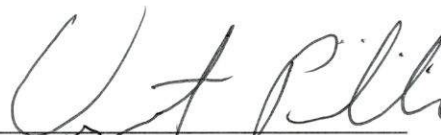
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION # 13

2025 – R - 13

RESOLUTION CONFIRMING THE APPOINTMENT OF JOSEPH GANNO TO THE STORMWATER ADVISORY COMMITTEE

BE IT RESOLVED: That pursuant to the provisions of the Watertown Home Rule Charter, the City Council of the City of Watertown hereby confirms the appointment of Joseph Ganno to the Stormwater Advisory Committee for a term to expire on July 15, 2025.



Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on February 11, 2025



Brendan T. McCarthy, Council Clerk



Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: February 6, 2025

RE: Request for Confirmation – Appointment to the Public Arts & Culture Committee

Pursuant to the provisions of the Watertown Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions, and Committees, I hereby submit a request for the appointment to the Public Arts & Culture Committee, which requires Council confirmation.

- Jesse Needleman - Appointment as a member of the Public Arts & Culture Committee to a term expiring November 15, 2027

Thank you for your anticipated consideration in this matter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: February 4, 2025

RE: Request for Confirmation – Appointment to the Environment & Energy Efficiency Committee

In accordance with the provisions of the Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions and Committees, I am transmitting herewith a request for appointment to the Environment & Energy Efficiency Committee which requires Council confirmation.

- Wallace Cole - Appointment as a member of the Environment & Energy Efficiency Committee to a term expiring November 15, 2027

Thank you for your anticipated cooperation in this matter.