



Watertown Town Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

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

Caroline Bays
Councilor At Large

Anthony J. 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

TOWN COUNCIL MEETING TUESDAY, MAY 22, 2018 AT 6:30 P.M. RICHARD E. MASTRANGELO COUNCIL CHAMBER MINUTES

1. ROLL CALL

Council President Sideris called to order a regular meeting of the Town Council at 7:15 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors Caroline Bays, Anthony J. Donato, Susan G. Falkoff, Lisa J. Feltner, Angeline B. Kounelis, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Councilor Anthony Palomba arrived at 6:34 p.m.; Councilor Kenneth M. Woodland arrived at 6:45 p.m. Also present were Michael J. Driscoll, Town Manager, Mark Reich, Town Attorney, and Marilyn W. Pronovost, Council Clerk

2. EXECUTIVE SESSION – 6:30 P.M.

To Conduct Strategy Sessions in Preparation for Negotiations with Non-Union Personnel or to Conduct Collective Bargaining Sessions or Contract Negotiations with Non-Union Personnel – Town Manager, Michael J. Driscoll

Councilor Piccirilli moved to enter into executive session; Councilor Feltner seconded the motion. The motion was adopted unanimously on a roll call vote.

3. RETURN TO SESSION – 7:15 P.M.

4. PLEDGE OF ALLEGIANCE

5. PUBLIC FORUM

There were no speakers for the Public Forum.

6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

Minutes of the May 1, 2018 Town Council Meeting

Councilor Piccirilli moved to adopt the minutes of May 1, 2018 as written; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

Minutes of the May 8, 2018 Town Council Meeting

Councilor Piccirilli moved to adopt the minutes of May 8, 2018 as written; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

7. PRESIDENT'S REPORT

President Sideris stated the Council had an executive session to discuss the Town Manager's employment; that he was authorized by the Council to negotiate a successor agreement beginning July 1, 2018; and that he would report back.

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

B. An Order Authorizing a Five-Year [Contract for School Bus](#) Transportation Service.

Councilor Piccirilli made a motion to move up the Item 9B in the agenda; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

Mr. Driscoll stated that the School Department completed an Invitation for Bid (IFB) and the most financially advantageous one was a five-year contract. In order for the Town to enter into a contract longer than three years, the Town Council must approve the contract. Councilor Piccirilli moved to authorize the Order authorizing a five-year school bus transportation contract; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

8. PUBLIC HEARINGS

Public Hearing and Vote on a Request to Amend the Zoning Ordinance, Article V, Table of Use Regulations, Section 5.01.5 (i) by Changing the Land Use Category from SP/SR to N in the I-1 and I-2 Districts and by Striking [Self Storage Facility](#) from Article VI, the Automotive and Bicycle Parking Requirements

Mr. Magoon provided background on the matter. The Planning staff analyzed the matter and suggested language changes if self-storage were permitted. The Planning Board felt self-storage was a community needed use and that the Special Permit process would allow the Town to place appropriate conditions on such a facility; therefore, they recommended no wording change to the Ordinance.

President Sideris opened up the hearing for public comment.

Curtis Whitney – 43 Grandview Avenue – Spoke in favor of Self-Storage, as there is a need for the use; it would require few services and provide tax

revenue. The Town should consider the neighborhoods when the permits are requested.

Bill Dillon – Real Estate Broker – 40 years experience – Stated that this is a benign use that fills a need for Watertown residents who must go to another town to store their items. He also provided a letter from Pat Stenson, Watertown Mall Manager, stating that many of her tenants are often seeking storage facilities for their stores.

There being no other speakers, President Sideris closed the Public Hearing.

Councilor Piccirilli moved to adopt the zoning amendment to prohibit self-storage as a land use in Watertown where a no vote will be consistent with the Planning Board's unanimous recommendation to deny the request and keep the current zoning language as is; Councilor Feltner seconded the motion.

President Sideris read the letter from [Ms. Stenson, Watertown Mall Manager](#). He then opened the meeting for comments from the Council. Those favoring the self-storage stated that the use was something needed in the community; that it was not a noxious use needing to be prohibited; and that the Special Permit process would be the way to resolve resident concerns. Those opposing the use believed that the use was aesthetically unpleasing; a use not needed for the community, and a use that was inconsistent with the Comprehensive Plan. Councilor Kounelis read a [statement into the record of her opposition](#) as it primarily affected the residents of her district in the East End.

Councilor Feltner moved to amend the motion by inserting language provided by staff that states:

Section 5.03(9) – Self-Service Storage Facility must be setback 50 feet from all lot lines abutting a residential use.

Additionally, any self-storage facility shall either incorporate a minimum of 20% of the building footprint of the ground floor to a use other than self-storage, or, incorporate a mix of uses on multiple floors that contribute a minimum of 10% of the total gross floor area to uses other than self-storage.

Councilor Palomba seconded the motion.

Councilor Piccirilli stated that if the motion was to prohibit use, the amended motion was inconsistent because it was trying to use language that would permit the use under certain conditions. Attorney Reich stated that this appeared to be a substitute motion and not an amendment to the motion. It was determined that the motion would need to be voted on and if it failed then a substitute motion could be made. Councilor Falkoff stated that if the original motion were withdrawn then the substitute motion could be voted upon. Councilor Piccirilli declined to withdraw his motion. Councilor Palomba questioned whether or not the matter needed to be referred back to the Planning Board. Attorney Reich

advised that the Council could take up other motions if the current motion failed if it was within the scope of the matter. Other Councilors stated they were not prepared to discuss amendments should the current motion fail.

President Sideris stated that he was concerned about dealing with amendments at this meeting and requested a roll call on the current motion. The vote was 4-5, the motion failed. Councilors Bays, Falkoff, Feltner, and Kounelis voted in the affirmative; Councilors Donato, Palomba, Piccirilli, Woodland, and President Sideris voted in the negative.

Councilor Falkoff raised a point of order: The motion should have a 2/3's vote to amend. Attorney Reich stated that in this case, the Council failed to achieve the 2/3's vote to amend the Zoning Ordinance to prohibit the self-storage use; therefore, the motion failed.

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. Resolution Authorizing Acceptance and Expenditure of Gifts of Funds in the Amount of \$1,800 from Watertown Savings Bank and an Anonymous Source to [Offset Expense Related to the "Summer Concert Series."](#)

Mr. Driscoll stated that the Concert series would begin June 28 and end on August 16. The anonymous donor provided funds in memory of Ken Thompson. Councilor Piccirilli moved to accept the gift of funds; Councilor Feltner seconded the motion. The motion was adopted unanimously on a voice vote.

- B. An Order Authorizing a Five-Year [Contract for School Bus](#) Transportation Service.

Please see previous notes on this item above after Item 7 – President's Report.

- C. First Reading on a Proposed Loan Order Authorizing the Town Treasurer, with the Approval of the Town Manager, to Borrow and/or Expend Monies in the Amount of \$2,500,000 under Chapter 44, Section 7(1) of the General Laws or Any Other Enabling Authority to Pay [Costs of Street and Sidewalk Work](#), Including If Necessary, Convenient or Desirable, Underground Duct or Conduit Improvements, and the Payment of All Other Costs Incidental and Related Thereto. Any Premium Received by the Town Upon the Sale of Any Bonds or Notes Approved by this Vote, Less Any Such Premium Applied to the Payment of the Costs of Issuance of Such Bonds or Notes, May be Applied to the Payment of Costs Approved by this Vote in Accordance with Chapter 44, Section 20 of the General Laws, Thereby Reducing the Amount Authorized to be Borrowed to Pay Such Costs by a Like Amount.

Mr. Driscoll provided background and that the matter would be taken up on June 5, 2018.

9. REPORTS OF COMMITTEES

- A. Committee on Human Services Report Regarding the Current Status of [Affordable Housing in Watertown](#) – Anthony Palomba, Chair

Councilor Palomba read the Committee Report. Councilor Piccirilli moved to accept the report; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

- B. Committee on Human Services Report Regarding the Reappointment of [Dr. Barbara Beck to the Board of Health](#) for a Term that Expires on February 1, 2021

ACTION ITEM:

That the Town Council Confirm the Reappointment of Dr. Barbara Beck to the Board of Health for a Term that Expires on February 1, 2021

Councilor Palomba read the Committee Report. Councilor Piccirilli moved to accept the report; Councilor Feltner seconded the motion. The motion was adopted unanimously on a voice vote.

Councilor Piccirilli moved that the Town Council confirm the reappointment of Dr. Barbara Beck to the Board of Health for a term that expires on February 1, 2021; Councilor Palomba seconded the motion. The motion was adopted unanimously on a voice vote.

10. NEW BUSINESS

There were no new business items.

11. COMMUNICATIONS FROM THE TOWN MANAGER

Appointment of [Town Attorney](#)

Mr. Driscoll asked to approve KP Law as the Town Attorney. He stated the firm has served Watertown since April, 1993 with 45 attorneys available for legal service; that Attorney Reich has served as Watertown's primary attorney since 2003; and that the firm serves 129 communities within the Commonwealth.

President Sideris stated that approval would be taken up at a later meeting.

Mr. Driscoll also stated that on Monday, May 28, 2018, there would be a Memorial Day Parade beginning at noon – from Grove Street to Saltonstall Park. He mentioned that other events would be listed online.

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

There were no requests for information.

13. ANNOUNCEMENTS

President Sideris announced that the Senior Center would be celebrating its 25th Anniversary in cooperation with the Council on Aging with a luncheon on Friday, June 15, 2018 from 11:00 am – 2:00 pm at the Hibernian Hall. The cost will be \$15; tickets will be sold at the Senior Center starting June 4, 2018; and the event will be sponsored by the Friends of the Watertown Council on Aging. He mentioned that a Proclamation will be presented at a later date.

Councilor Kounelis announced that on Thursday, May 24, 2018 at 6:30 pm in the Town Council Chamber, the Recreation Department will be hosting a meeting regarding the use of Filippello Park fields during the renovation. She encouraged all to participate especially the abutters.

Councilor Feltner announced that on Wednesday, May 23, 2018 at 6:30 pm in the Lower Conference Room of the Administration Building, there would be a community meeting regarding the updated proposal for 101-103 Morse for 36 Units. All are invited.

14. PUBLIC FORUM

There were no speakers for the Forum.

15. RECESS OR ADJOURNMENT

Councilor Piccirilli moved to adjourn the meeting; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote. The meeting adjourned at 8:19 p.m.

[ADDENDUM](#)

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above minutes were adopted by a vote of _ 8_ for, _0_ against, __0__ present on June 12, 2018.

Mark S. Sideris, Council President
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**TOWN COUNCIL MEETING
TUESDAY, MAY 22, 2018 AT 6:30 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
LIST OF DOCUMENTS**

1. Minutes of May 1, 2018 Special Town Council Meeting – Item 6A
2. Minutes of May 8, 2018 Town Council Meeting – Item 6B
3. Planning Board Report Regarding Self-Storage – April 11, 2018 – Item 8
 - A. Various Emails Regarding Self-Storage
 - B. Memorandum of 80 Elm Street Partners, LLC in Opposition to Zoning Amendment to Prohibit Self Service Storage as a Land Use in Watertown with Exhibits 1 – 4
4. Letter of Support for Self-Storage – Patricia Stenson, General Manager, Watertown Mall – May 22, 2018 – Item 8
5. Email from Councilor Angeline B. Kounelis Regarding Self Storage Proposal – April 9, 2018 – Item 8
6. Agenda Item – Approval of Gift Expenditures to Offset the Expenses of the Summer Concert Series - Michael Driscoll, Town Manager, to Town Council – May 17, 2018 – Item 9 A
7. Agenda Item – An Order Authorizing a Five-Year Contract for School Bus Transportation Service – Michael Driscoll, Town Manager, to Town Council – May 17, 2018 – Item 9B
8. Agenda Item – Proposed Loan Order Regarding Street and Sidewalk Repair – Michael Driscoll, Town Manager, to Town Council – May 17, 2018 – Item 9C
9. Committee on Human Services Report Regarding Affordable Housing – April 23, 2018 Item 10A
10. Committee on Human Services Report Regarding the Reappointment of Dr. Barbara Beck to the Board of Health for a Term that Expires on February 1, 2021 – April 23, 2018 – Item 10B
11. Town Council Approval of Town Attorney – Michael Driscoll, Town Manager, to Town Council – May 17, 2018 – Item 12