



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, SEPTEMBER 11, 2018 AT 7:15 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, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., Kenneth M. Woodland, and Council President Mark S. Sideris. Also present were Michael J. Driscoll, Town Manager, Mark Reich, Town Attorney, and Marilyn W. Pronovost, Council Clerk.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

James Mello – 514 Mount Auburn Street – Stated he favors the School Renovations but feels that the Early Childhood Center should be developed with the High School so that the Town might receive 48% reimbursement for the project.

Elodia Thomas – 67 Marion Street – Raised concerns about Bio-Tech Labs and mentioned that State control is basically non-existent. There is a need for a comprehensive database of such labs; for standards for the level of research; and for the establishment of a Bio-Tech Safety Committee to regulate such labs.

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

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

[Minutes of the August 14, 2018 Town Council Meeting](#)

Councilor Piccirilli moved to approve the minutes with the following correction on page 6, paragraph 2, sentences 2 and 3.

“The Committee had voted to include an increase of 2.25% for Fiscal Year 2018. Councilor Piccirilli moved to amend the action item motion to include a

2.25% increase-for Fiscal Year 2018 and a 2% increase for Fiscal Year 2019; Councilor Feltner seconded the motion.”

Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

5. PRESIDENT’S REPORT

Regulation of [Laboratories](#)

President Sideris stated that the Town of Watertown has fallen short in regulating the Bio Tech Industry. He read a letter from Mr. Magoon, Director of the Department of Community Development and Planning and Mr. Hamdin, the Director of the Board of Health stating that they would be discussing this topic at a September 24th meeting, that greater oversight is needed, and that this is usually completed with a Committee. Both Mr. Magoon and Mr. Hamdin would present their findings to the Town Council at a later date for the Council’s review.

President Sideris stated that he felt oversight is needed; that the Bio-Tech Industry has the #1 growth rate of 8.3% for 2015-2020; and that these jobs are high paying and provide additional benefits to local businesses. Other surrounding communities are inviting the industry: Lexington states that it has 27 development communities providing 2,850 jobs; Newton has eliminated the Special Permit process and provided for select locations within an Innovation District; Needham is a Gold Bio Ready Community; and Bedford is promoting itself ready for this industry.

He felt that there is a need to address the issue; that the community is beginning such a review; but that he did not want to discourage the industry from investing in Watertown. He also mentioned that the Town Council would have the opportunity to review the final recommendation and provide for any further needed requirements.

He also announced that the Faire on the Square would be held on September 22, 2018 from 11:00 a.m. – 4:00 p.m. and that he was looking forward to the changes.

6. INFORMATIONAL PRESENTATIONS

Formal Introduction of the Town’s [Director of Public Health Larry A. Ramdin](#) and a Brief Update on His Efforts to Date.

Mr. Driscoll provided background on Mr. Ramdin’s more than 40 years of experience in Public Health. Mr. Ramdin made a brief statement to the Council. President Sideris congratulated Mr. Ramdin and wished him the best in his new position.

7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- D. Resolution Approving the Acceptance and Expenditure of a Gift of Funds in the Amount of \$1,000 from Harvard Medical School to the [W.A.T.E.R.town \(Watertown Access To Education Resources and Treatment\) Task Force for Substance Use Disorder](#).

Councilor Piccirilli made a motion to move up Item 7D; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

Mr. Driscoll stated that the Harvard Medical School recognized the work of Dr. Laura Kehoe, a founding member of the W.A.T.E.R.town (Watertown Access To Education Resources and Treatment) Task Force, by donating a \$1,000 to honor her efforts.

Councilor Piccirilli made a motion to approve the acceptance of the gift of funds; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

- A. First Reading on a Proposed Ordinance [Adjusting the Salary of Town Council Clerk for Fiscal Years 2018, and 2019](#)

President Sideris stated that this was a First Reading of the item and would be taken up at the next meeting.

- B. First Reading on Proposed Amendments to Chapter 115, Watertown Code of Ordinances, [the Bring Your Own Bag Ordinance](#)

President Sideris stated that this was a First Reading of the item and would be taken up at the next meeting.

- C. First Reading on Proposed Revisions to Chapter 91, Watertown Code of Ordinances, [the Animal Control Ordinance](#)

President Sideris stated that this was a First Reading of the item and would be taken up at the next meeting.

- D. Resolution Approving the Acceptance and Expenditure of a Gift of Funds in the Amount of \$1,000 from Harvard Medical School to the [W.A.T.E.R.town \(Watertown Access To Education Resources and Treatment\) Task Force for Substance Use Disorder](#).

Please see the minutes for this item at the beginning of Item 7.

- E. Resolution Authorizing Acceptance and Expenditure of a Gift of Funds in the Amount of \$7,800 to [Offset Expenses Related to the “Faire on the Square 2018.”](#)

Mr. Driscoll stated that the Town received four donations for the Faire on the Square totaling \$7,800 from:

Watertown Savings Bank	\$5,000
Watertown Community Foundation, Inc.	\$2,000
The Sonny Whooley Foundation, Inc.	\$500
Watertown Police Supervisors Association	\$300

He requested the Council’s favorable consideration.

Councilor Piccirilli made a motion to approve the acceptance of the gift of \$7,800; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

- F. First Reading and Referral to the Planning Board for a Public Hearing of [Four Proposed Amendments to the Zoning Ordinance](#), Which Include Provisions for Retail Marijuana Establishments, Requiring LEED Standards for New Projects, Requiring Solar Installations for New Projects, and Affordable Housing Requirements for Assisted Living Projects.

Mr. Magoon provided background on the changes. These included

- ~ The adoption of the regulations for recreational use of marijuana
- ~ The requirement for LEED Silver Certifiability to apply to all Town projects as currently required for the RMUD
- ~ The requirement of having Solar Energy on 50% of the roof and 90% of uncovered parking structures for projects of more than 10,000 square feet and more than 10 residential units
- ~ Affordable Housing – Creates definitions for Assisted Living, Independent Living and Dementia/Skilled Care Nursing and sets up a tiered system of affordable units based on unit type

The items will be referred to Planning Board for their review and returned to the Council for a final disposition.

8. NEW BUSINESS

There was no new business brought before the Council.

9. COMMUNICATIONS FROM THE TOWN MANAGER

Mr. Driscoll stated that on September 6, 2018, he administered the Oath of Office to Robert J. Quinn, as the Town’s new Fire Chief.

He mentioned that there would be a day of golf at the Oakley Country Club on October 22, 2018 (rain date – October 29, 2018) 1:00 pm for Watertown

residents and Watertown Town Employees. Registration would be held on September 24, at 5pm and would be limited to 100 people. Proceeds would benefit the Council on Aging and the Senior Center.

Mr. Driscoll stated that advertisements would be sent out using various media seeking four citizens for the Community Preservation Committee on the week of September 24, 2018.

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

Councilor Feltner requested the [traffic volume reports](#) for the last five years for Mount Auburn Street including Watertown Square to School Street.

Councilor Kounelis requested any request for [Special Permit Use for 480 Arsenal Street and/or 490 Arsenal Way](#). She further stated that even if the proposed use for Research and Development were acceptable, it would have been wise to inform the community of such change.

Councilor Palomba requested information regarding the [status of the I-Cubed program](#) with athenahealth.

President Sideris requested an update on the use of the new [voting equipment](#) in the primary election.

11. ANNOUNCEMENTS

Councilor Feltner reminded people that people could still sign up for the 5K race to benefit the Library to be held on Saturday, September 15, 2018 at 9:00 a.m.

Councilor Donato announced that the Rotary Club was sponsoring a Senior Citizens Cookout on Sunday, September 16, 2018 at the Sons of Italy Club from 11:00 a.m. to 3:00 p.m.

He also mentioned that on Saturday, September 22, 2018, the Boys and Girls Club would have a Grand Opening for their expansion, which includes a Teen Room, from 11:00 a.m. – 4:00 p.m.

President Sideris stated that on Sunday, September 23, 2018 at 12:00 p.m., there would be a Police Officer Memorial Mass at Saint Patrick's Church.

12. PUBLIC FORUM

Elodia Thomas – 67 Marion Street – Stated that Fire Chief Quinn has a BS in Biology and Medical Technology and that this should help the Town when creating regulations. She further stated that she favors the biotech industry for Watertown but that it needs to be appropriately regulated.

13. RECESS OR ADJOURNMENT

President Sideris asked for a moment of silence for the victims of September 11, 2001.

Councilor Piccirilli made a motion to adjourn; Councilor Feltner seconded the motion. The motion was adopted unanimously on a voice vote. The meeting adjourned at 7:58 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 9 for, 0 against, 0 present on September 25, 2018.

Mark S. Sideris, Council President
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**TOWN COUNCIL MEETING
TUESDAY, SEPTEMBER 11, 2018 AT 6:30 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
LIST OF DOCUMENTS**

1. Minutes of the Town Council Meeting – August 14, 2018 – Item 4
2. Regulation of Laboratories – Steve Magoon, Director Department of Community Development and Planning, Assistant Town Manager and Larry Ramdin, MPH, MA, REHS, CP-FS, CHO HHS, Director of Public Health, to Town Council and Michael Driscoll, Town Manager – September 7, 2018 – Item 5
3. Informational Presentation Regarding the Appointment of Larry Ramdin as Director of Public Health – Michael Driscoll, Town Manager, to Town Council – September 6, 2018 – Item 6
4. Ordinance Regarding a Salary Adjustment for the Clerk of the Town Council – Item 7A
5. Bring Your Own Bag Ordinance with Proposed Amendments – Item 7B
6. Animal Control Ordinance with Proposed Amendments – Item 7C
7. Agenda Item – Approval of Gift Expenditure Regarding a Donation of \$1,000 from Harvard Medical School to the W.A.T.E.R.town (Watertown Access To Education Resources and Treatment) Task Force for Substance Use Disorder – Michael Driscoll, Town Manager, to Town Council – September 6, 2018 – Item 7D
8. Agenda Item – Approval of Gift Expenditures Regarding Donations of \$7,800 from Watertown Savings Bank, Watertown Community Foundation, Inc., The Sonny Whooley Foundation, Inc., and Watertown Police Supervisor's Association – Michael Driscoll, Town Manager, to Town Council – September 6, 2018 – Item 7E
9. Draft Zoning Text Amendment for Retail Adult Use Marijuana; Steve Magoon, Director Department of Community Development and Planning, Assistant Town Manager, to Michael Driscoll, Town Manager – September 6, 2018 – Item 7F
10. Background on Changes to LEED Requirements: Proposed Text Amendment – Steve Magoon, Director Department of Community Development and Planning, Assistant Town Manager, to Town Council and Michael Driscoll, Town Manager – September 6, 2018 – Item 7F
11. Background on New Solar Requirements: Proposed Text Amendment – Steve Magoon, Director Department of Community Development and Planning, Assistant Town Manager, to Town Council and Michael Driscoll, Town Manager – September 6, 2018 – Item 7F
12. Housing Partnership Recommendation on Changes to Inclusionary Zoning: Affordable Assisted Living – Steve Magoon, Director Department of Community Development and Planning, Assistant Town Manager, to Town Council and Michael Driscoll, Town Manager – August 20, 2018 – Item 7F

13. Requests for Information from:

- A. Councilor Feltner Regarding Traffic Volumes on Mount Auburn Street for the Last Five Years – Item 10
- B. Councilor Kounelis Regarding Special Permits with Site Plan Review – Item 10
- C. Councilor Palomba Regarding Communication from the Department of Administration and Finance on the ICubed Projects – Item 10
- D. President Sideris Regarding the a Review of the Functioning of the New Voting Equipment – Item 10