



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, NOVEMBER 13, 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 Driscoll, Town Manager, Mark Reich, Town Attorney, and Marilyn W. Pronovost, Council Clerk.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

Burt Greenberg – Raised concerns regarding a response to a view stated at a previous meeting and that all views should be respected.

Elodia Thomas – Requested that Town Council Committee meetings be compiled in a fashion that makes them easy to locate. She also urged the implementation of a 311 number to consolidate information, track problems, and provide data for community needs.

President Sideris closed the Public Forum as there were no other speakers.

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

[Minutes of the October 23, 2018 Town Council Meeting](#)

Councilor Piccirilli moved to accept the minutes as written; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

5. PRESIDENT'S REPORT

There was no President's Report due to the length of the remaining meeting.

6. PUBLIC HEARINGS

- A. Public Hearing and Vote on a Petition for a [Grant of Location for Crown Castle Communications](#) to Place One 4-Inch PVC Conduit from Existing Eversource Manhole #10729 Across from 311 Arsenal Street, Approximately 101 – Feet Southerly to 311 Arsenal Street

Shelly Cullen, speaking on behalf of Crown Castle, stated that they were seeking a grant of location to excavate about 100 feet from an existing electrical manhole to service a building at 311 Arsenal Street. The trench would be 1 foot wide and 2 feet down and should be completed within 1-2 days.

There were no speakers for the public hearing. Councilor Piccirilli moved that the Town Council approve the petition for a grant of location for Crown Castle Communications; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

- B. Public Hearing and Vote on a Petition for a Grant of Location for Extenet Systems, Inc. to Construct a [Small Cell Wireless Telecommunications Facility in the Public Right of Way at 141 Palfrey Street](#), Assessor's Parcel 327 25 2.

President Sideris stated that the Council would not vote on this matter and Item 6C, as they should have been referred to the Committee on Public Works prior to this hearing. He would however, hold the public hearing on each matter. He cautioned the speakers that federal law does not allow for the consideration of health effects on cellular communications and asked the speakers to refrain from that subject.

Keenan Brinn, speaking on behalf of Extenet, explained that Extenet was seeking a two locations in Watertown to create two nodes on utility poles. They have contracted with Eversource to place a cylindrical equipment box on the poles with an electrical meter that ties into an aerial system above the pole. The purpose of this is to provide the fifth generation (5G) service to customers to allow video streaming; enhance public safety, texting, and calling; and increase wireless coverage to the city.

President Sideris opened the Public Hearing.

Patricia Stenson – General Manager of the Watertown Mall – She raised a concern that one of the installations would be on a right of way of the Mall.

Elodia Thomas – 67 Marion Road – Stated federal law states these systems can't be banned. She raised concerns about an interference with state and local approvals, the low fees, too speedy a process, the method of choosing

locations, and the condition of the poles. She further raised the concern as to how it might affect current zoning laws.

Barbara Ruskin – 140 Spring Street – Felt more information was needed: why were these locations selected; what is the radio frequency fall off (microwaves) theory and effect; what are the risks; how does it affect property values.

Sharon Bauer – 62 Pearl Street – Stated Town needs to know what it is dealing with and raised a concern regarding the requirement of associated installations that are spaced 250 feet apart.

Paula Rayman – 27 Oliver Street – Stated that a thoughtful, comprehensive cost/benefit analysis of the new technology needs to be completed to satisfy the concerns of the community.

Poly Lithotomos – 8 Hawthorne Street – Stated that although the health factor is not considered, he has concerns and would like to see the data regarding this.

Aline Said – 40 Katherine Road – She reiterated the health concerns and was looking for data on that. She also raised concerns the rationale for the location choices.

Dan Grossman – 25 Hawthorne Street – Stated that federal law does not prohibit the discussion of health concerns but that it cannot be used as a reason for making the decision. He felt the science is contentious and that the Town should be open to the idea of pursuing legal action regarding the Telecommunications Act.

Elodia Thomas – Suggested that people who wish to be notified about the meeting should sign up for Notify Me on the Town online site. She also spoke on behalf of Marilyn Devaney, who was unable to attend, and expressed Ms. Devaney's opposition to this change .

Barbara Ruskin – Stated a meeting with Senator Markey should take place. She raised concerns that the providers can decide but not the citizens.

Sharon Bauer – Stated the World Health Organization listed cell towers as a possible carcinogen and is considering raising it to a probable carcinogen. She felt when in doubt, the installation should not proceed.

There being no other speakers, President Sideris closed the public hearing.

- C. Public Hearing and Vote on a Petition for a Grant of Location for Extenet Systems, Inc. to Construct a [Small Cell Wireless Telecommunications](#)

[Facility in the Public Right of Way at 550 Arsenal Street](#), Assessor's Parcel 1234 2 0.

Keenan Brinn, speaking on behalf of Extenet, explained that this request is similar to the previous one: the pole is owned by Eversource, same installation of a single canister antenna, electric meter, and an equipment box on a wooden pole. He stated there are three proposed locations in Town, with one being with the MA DCR. He offered to provide an expert in Public Health and Public Safety at the Public Works meeting. President Sideris suggested that the company also provide a sample of what is being put up.

Elodia Thomas – There are standards listed in the act that should be used to determine if the sites meet these standards.

There being no other speakers, President Sideris closed the public hearing.

After a brief discussion, Councilor Piccirilli moved that the Town Council refer both Extenet Systems petitions to the Public Works Committee to undertake due diligence including an analysis of the technical issues and the permitting process of this new technology; to determine an appropriate application fee and other possible conditions to be imposed; and to make recommendations to the Town Council; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

- D. Public Hearing and Vote 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 One Million Six-Hundred Thousand Dollars (\$1,600,000.00) Under and Pursuant to M.G.L. c. 44, or Pursuant to Any Other Enabling Authority for the Purpose of Paying Costs of a [Feasibility Study and Schematic Design](#) With Respect to Watertown High School, Located at 50 Columbia Street, Watertown, Massachusetts, Including the Payment of All Costs Incidental or Related Thereto, and For Which Town May Be Eligible for a Grant from the Massachusetts School Building Authority ("MSBA"), Said Amount to Be Expended Under the Direction of the School Building Committee. The Town Acknowledges that the MSBA's Grant Program is a Non-Entitlement, Discretionary Program Based on Need, as Determined by the MSBA, and Any Costs the Town Incurs in Excess of Any Grant Approved By and Received From the MSBA Shall Be the Sole Responsibility of the Town, and That the Amount of Borrowing Authorized Pursuant to This Vote Shall Be Reduced by Any Grant Amount Set Forth in the Feasibility Study Agreement That May Be Executed Between the Town and the MSBA. Any Premium Received 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 M.G.L. Chapter 44, §20, Thereby Reducing the Amount Authorized to be Borrowed to Pay Such Costs by a Like Amount.

Mr. Driscoll provided some background. Dr. Deanne Galdston, Superintendent of Schools, provided a [presentation to the Town Council](#). Currently the project is completing Module 1 with the funding of the Owner's Project Manager and the Project Designer. Selection of a designer consists of a panel of 13 MSBA members plus a member of the School Committee, the Superintendent of Schools or their designee, and the Chief Executive Officer or their designee.

The feasibility study will consider all options and the schematic design will be finalized. At that time, the Town will know the location of the school and the projected cost. If the MSBA and Town agrees to a debt exclusion payment, then construction can begin. The best-case timeline for completion of construction is September 2023 with the latest being Fall of 2024.

Mr. Driscoll stated the loan order would be for a ten-year period with annual payments of \$160,000 terminating in 2029 and requested the Council's favorable consideration.

President Sideris opened the public hearing.

John Portz – 66 Robbins Road – As Chairman of the School Committee, he thanked the Town Council and the Town Manager for their continued support of the school projects.

There being no other speakers, President Sideris closed the public hearing.

Councilor Piccirilli moved to approve the \$1,600,000 loan order for the feasibility study and schematic design of the High School; Councilor Woodland seconded the motion. The motion was adopted unanimously on a roll call vote.

E. Public Hearing and Vote on a Proposed Order Allocating the Property Tax Levy Among or Between [Property Classes for Fiscal Year 2019](#)

Mr. Driscoll provided background. Mr. Earl Smith, Chair of the Board of Assessors, provided a presentation regarding the Tax Shift and the Residential Exemption. He stated FY 19 Levy Limit is \$109,523,765 or an 8.23% increase. The new growth is about \$5,800,000. Of that amount, about \$3,500,000 is due to the assessments of 5 buildings: Residence Inn Hotel, Linx Lab Building, and three other Labs. He cautioned that such growth is not likely for next year.

By dividing the Levy Limit with the total assessed value of \$7,998,921,648, the single tax rate would be \$13.69. The Board of Assessors is recommending a Tax Shift of 175% with a 23% residential exemption. With the shift, the residential rate is \$11.09 and the commercial rate is \$23.96.

After a brief discussion by the Council, President Sideris opened the public hearing.

Elodia Thomas – 67 Marion Road – Wondered when the upper exemption level went to 35% as opposed to 30%.

Mr. Smith informed the Council that it was done July 2016.

There being no other speakers, President Sideris closed the public hearing.

Councilor Piccirilli moved to adopt the FY2019 tax rate with a 175% CIP shift and a 23% residential exemption. After discussion about the ramifications of the residential exemption, the motion was adopted on a roll call vote of 8-1; all Councilors voted in favor of the motion, except for Councilor Kounelis who voted against it.

F. Public Hearing and Vote on a Proposed Order Setting [Optional Tax Exemptions](#) for Fiscal Year 2019

Mr. Driscoll stated that the Optional Tax Exemptions need to be renewed annually; that it affects 202 households; that it is paid for through the Overlay Fund; and that it provides for a 100% maximum allowable increase above the statutory levels. He asked for the Council's favorable consideration.

Councilor Kounelis recused herself from the discussion.

President Sideris opened the public hearing; there being no speakers, he closed the public hearing.

Councilor Piccirilli moved to adopt the FY 19 Optional Additional Exemptions at 100% over the statutory levels as in the past; Councilor Woodland seconded the motion. The motion was adopted on a roll call vote of 8-0. All Councilors voted in the affirmative; Councilor Kounelis recused herself from this matter.

9. COMMUNICATIONS FROM THE TOWN MANAGER

[Tax Deferral Consideration](#)

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

Mr. Driscoll stated that only three people are taking advantage of the tax deferral option. Based on recommendations from the Assessor's Office, Mr. Driscoll recommended lowering the interest rate from 8% to 4% and increasing the gross receipts cap from \$40,000 to \$57,000. He asked for the Council's favorable consideration.

After a discussion on the matter, Councilor Piccirilli moved that for FY 2020, the Council approve the reduction of the interest rate for tax deferrals to 4% and the increase of the gross receipt limit to the maximum allowable amount under state law; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

7. REPORTS OF COMMITTEES

A. Committee on Human Services Report Regarding the [Development of Affordable Housing](#) – 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 Public Works Report Regarding a Detailed Review of the [Mount Auburn Street Reconstruction Project](#) – Vincent Piccirilli, Chair
ACTION ITEM: That the Full Town Council Endorse the Final Design Concept for the Mt Auburn St Reconstruction Project as Presented n October 16th & 30th With Concept 1 for the Common St/Parker St Intersection, and Concept 2 for The Bigelow Ave/Kimball Rd Intersection, for Submittal to Massdot for the 25% Design.

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

Councilor Piccirilli moved to accept the Action Item of the Committee Report; Councilor Woodland seconded the motion.

Councilor Kounelis read a [statement regarding her opposition](#) to the suggested design concept.

The Council continued its discussion citing the following issues:

- ~ This is a difficult decision to make regarding the use of the road
- ~ Complete Streets Program is one that tries to accommodate all users: Businesses, Transit Users, Bikers, and Pedestrians
- ~ One of the goals of the project is to handle the traffic as efficiently as possible especially as the road is limited to a width of 56 feet
- ~ The funding from the state of \$22,000,000 is something that will help with the upgrade of the traffic light technology, which is dated; will increase public safety; and will provide a new road on a major street
- ~ The project began in 2008, the designs are for 25% of the project and as such allows for changes to be decided upon as the project moves forward
- ~ There is a need to provide for the concerns of the businesses as many business owners are local and are part of the citizenry of Watertown
- ~ The staff have been helpful, responsive, and professional

The motion was adopted on a vote of 8-1 on a voice vote with all Councilors voting in the affirmative except for Councilor Kounelis who voted in the negative.

8. NEW BUSINESS

There was no new business brought before the Council.

9. COMMUNICATIONS FROM THE TOWN MANAGER

[Tax Deferral Consideration](#)

The minutes regarding the Tax Deferral are located after Item 6F.

Mr. Driscoll stated that the Town Hall will be closed on November 22 and 23 in observance of the Thanksgiving holiday.

He also mentioned that the Annual Christmas Tree Lighting ceremony would take place on December 7, 2018 in Watertown Square with a reception following at Watertown Savings Bank.

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

[Councilor Falkoff requested](#)

- ~ An update on the status of the planning for Arsenal Park
- ~ Information as to whether DPW has decided not to use See Click Fix. If this is no being used, how is the DPW keeping track of citizen concerns/complaints and responding to residents
- ~ The Town consider adding a dedicated Webmaster position for FY19

Councilor Feltner would like an update on the [Eversource Upgrade affecting Louise, Frank, North Beacon, and Arsenal Streets](#) that was supposed to be completed by Spring 2018.

11. ANNOUNCEMENTS

Councilor Bays stated that there would be a musical tribute to Veterans Through the Decades with the Hal McIntyre Orchestra at the Watertown Middle School at 7:00 p.m. on November 14, 2018.

She also mentioned two activities at the Library

- ~ After the Democracy Talks Series regarding the Inequality in Public Policy, there would be a dialogue after the presentation facilitated by the Watertown Community Conversations
- ~ The movie “Dawnland” regarding the forced assimilation of Native American children would be shown on Thursday, November 14, 2018 at 6:30 p.m. The producer, Dr. Mishy Lesser, a resident of Watertown, would be available for questions after the movie.

Councilor Kounelis stated that when residents complete estate planning, that they tell their adviser that Watertown does have the residential exemption and that there may be other methods to use for planning.

Councilor Feltner stated that the regular meeting of the Commission on Disability was moved to Monday, November 26, 2018 at 7:00 p.m. due to the holiday.

She also mentioned that there would be a new gallery opening reception at the Armenian Museum of America on Thursday, November 15, 2018 at 6:00 p.m. on Main Street.

Councilor Piccirilli mentioned that there would be a presentation regarding the Hosmer School changes on November 14, 2018 at 6:00 p.m. in the cafeteria and another at the Lowell School on Wednesday, November 28, 2018.

12. PUBLIC FORUM

Ann Munson – Bates Road – Stated that methane is a large emitter of greenhouse gases, about 25% of all worldwide emissions. There is a Task Force looking at this problem locally and she requested that the DPW become an active participant in the group.

Elizabeth Hayes – 540 Munt Auburn Street – She encouraged the Town’s participation in the Regional Task Force, which appears to be geared toward DPW engineers. The Town’s participation would help with planning for [pipe replacements](#) rather than responding to emergencies.

13. RECESS OR ADJOURNMENT

Councilor Piccirilli made a motion to adjourn; Councilor Feltner seconded the motion. The motion passed unanimously on a voice vote. The meeting adjourned at 10:02 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 November 27, 2018.

Mark S. Sideris, Council President
s:/MWP

**TOWN COUNCIL MEETING
TUESDAY, NOVEMBER 13, 2018 AT 7:15 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
LIST OF DOCUMENTS**

1. Minutes of the Town Council Meeting – October 23, 2018 – Item 4
2. Grant of Location – Crown Castle Communication 311 Arsenal Street – Gerald Mee, Superintendent of Public Works, to Steve Magoon, Director of Community Development and Planning – October 17, 2018 – Item 6A
3. Grant of Location – Extenet Systems, Inc. 141 Palfrey Street – Gerald Mee, Superintendent of Public Works, to Steve Magoon, Director of Community Development and Planning – October 18, 2018 – Item 6B
4. Grant of Location – Extenet Systems, Inc. 550 Arsenal Street – Gerald Mee, Superintendent of Public Works, to Steve Magoon, Director of Community Development and Planning – October 18 – Item 6C
5. Additional Information – Proposed Loan Order Regarding the Feasibility Study and Schematic Designs for the Watertown High School Project – Michael Driscoll, Town Manager to Town Council – October 29, 2018 – Item 6D
6. Watertown High School MSBA Project – Presentation to the Watertown Town Council – Dr. Deanne Galdston, Superintendent of Schools – November 13, 2018 – Item 6D
7. Fiscal Year 2019 Tax Classification Hearing November 14, 2018 – Item 6E
8. Fiscal Note – Exemptions – Michael Driscoll, Town Manager, to Town Council – October 18, 2018 – Item 6F
9. Committee on Human Services Report Regarding Developing Affordable Housing – October 4, 2018 – Item 7A
Attachments:
 - ~ Building Affordable Housing - Our Experience at Metro West CD
 - ~ Transfer Fee Legislation Currently Before the State Legislature – Office of State Representative Mike Connolly – October 4, 2018
10. Committee on Public Works Report Regarding the Mount Auburn Street Reconstruction Project and 30, 2018 – Item 7B
Attachments:
 - ~ Sign In Sheet – October 16
 - ~ Mount Auburn Street – A Complete Streets Project – Patten Street to School Street – World Tech Engineering
 - ~ Sign In Sheet – October 30
 - ~ Mount Auburn Street – A Complete Streets Project – School Street to Cambridge City Line – World Tech Engineering October 30

11. Statement in Opposition to the Mount Auburn Street Project – Councilor Angeline Kounelis – Item 7B
12. Tax Deferral Consideration – Michael Driscoll, Town Manager, to Town Council – November 8, 2018 – Item 9
13. Request for Information Regarding Arsenal Park, DPW’s Citizen Concern Process, and Webmaster – Councilor Susan Falkoff – Item 10
14. Request for Information Regarding the Status of the Louise, Frank, North Beacon, and Arsenal Streets Eversource Upgrade – Councilor Lisa Feltner – Item 10
15. Fixing Our Pipes – Coordinating Natural Gas Main Replacement Between Local Governments and Gas Companies – Presented by Elizabeth Hayes – Public Forum – Item 12