



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

SPECIAL TOWN COUNCIL MEETING TUESDAY, SEPTEMBER 17, 2019 AT 6:00 P.M. RICHARD E. MASTRANGELO COUNCIL CHAMBER AGENDA

In accordance with the provisions of Rule 2.6 of the Rules of the Town Council, and pursuant to the Call of the Council President, the members of the Town Council of the City known as the Town of Watertown are hereby notified of a Special Meeting of the Town Council to be held on Tuesday September 17, 2019 at 6:00 p.m., in the Richard E. Mastrangelo Council Chamber, Administration Building.

1. ROLL CALL
2. PRESENTATIONS OF PETITIONS, PROCLAMATIONS, AND SIMILAR PAPERS AND MATTERS
Acceptance of the Proclamation [Congratulating New Repertory Theatre on the Their 35th Anniversary Season](#)
3. PRESIDENT'S REPORT
Approval of Sending Letter to MassDOT Regarding the [MassDOT Workforce Transportation Program](#).
4. REPORTS OF COMMITTEES
 - A. Committee on Economic Development and Planning Report on a Request from NS AJO Holdings Inc., Currently Approved for Operation of a Registered Marijuana Dispensary at 23 Elm Street, to [Operate as an Adult Use Marijuana Establishment](#) at the Same Location – Kenneth M. Woodland, Chair
ACTION ITEM:
That the Town Council Move Forward with Adult Use Marijuana to Be Operated by NS AJO Holdings at 23 Elm Street and to Have the Administration Proceed with Scheduling a Community Meeting and Developing a Draft Host Community Agreement to Be Brought Back to the Committee for Review.

- B. Committee on Economic Development and Planning Report Regarding Transportation Network Company Funds and Qualification or Conditions, and [Application and Review Process for Operating a Marijuana Establishment](#), Possibly for Both a Community Host Agreement and Adult-Use Marijuana Establishment License – Kenneth M. Woodland, Chair
ACTION ITEM:

That the Town Council Move Forward with Adult Use Marijuana Review Criteria and Submission Process as Presented in the August 13, 2019 Memo with Criteria 2.c. Amended to Read: “Evaluate the Commonwealth’s Required Positive Impact Plan and Diversity Plan as to How it Affects Watertown”

- C. Committee on Human Services Report Regarding [Affordable Housing Options](#) – Anthony Palomba, Chair

ACTION ITEMS:

- 1) That the Town Council Prioritize Affordable housing when Evaluating Possible Uses for the North Branch Library
- 2) That the Town Council Ask the Planning Department to Draft a Proposal for Tenant-Based Rental Assistance Programs(s), Including How it Could be Appropriately Funded and Staffed
- 3) That the Town Council Request the Town Manager to Ask the Planning Department to Develop language to Amend the Zoning Ordinance to Allow the Creation of ADUs with the Following Restrictions:
 - The Unit Could Be Created in 1-3 Family Homes
 - The Unit Would Be No Larger Than 20% of the Dwelling
 - Tenants Would be Limited to Family Members, Support Services for Family Members, or Individuals Whose Income is 60% or Less of the Area Median Income

And to Make a Recommendation as to How These Provisions Could Be Enforced.

- D. Committee on Rules and Ordinances Report Regarding [Veterans’ Property Tax Programs as it Relates to the BRAVE Act](#) – Anthony J. Donato, Chair
ACTION ITEMS:

- 1) That the Town Council Adopt Provisions in Section 5N of MGL Ch. 59 for Veteran Work-Off Program, For the Reduction of the Real Property Tax Bill in an Amount Not to Exceed \$1,500 in a Given Tax Year, and to Allow an Approved Representative for Persons Physically Unable to Provide Such Services to Watertown
- 2) That the Town Council Adopt the Provisions of MGL Ch. 59, Section 5 Clause 22H of the BRAVE Act Concerning Local Property Tax Exemption Option

- E. Committees on Public Works and Economic Development and Planning Report Regarding a Review of the [Draft Parking Management Plan](#) and the Making of Recommendations Regarding Said Plan – Vincent J. Piccirilli,

Chair, Public Works and – Kenneth M. Woodland, Chair, Economic Development and Planning

ACTION ITEM:

That the Town Council Endorse the Ten Recommendations in the Watertown Parking Management Plan and Instruct the Administration to Develop an Implementation Plan

5. EXECUTIVE SESSION

To Consider the Purchase, Exchange, Lease, or Value of Real Property as an Open Meeting May Have a Detrimental Effect on the Negotiating Position of the Public Body – 165-183 Grove Street.

6. RECESS OR ADJOURNMENT