



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 MINUTES

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

Council President Sideris called to order a special meeting of the Town Council at 6:00 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 and Marilyn W. Pronovost, Town Council Clerk

2. PRESENTATIONS OF PETITIONS, PROCLAMATIONS, AND SIMILAR PAPERS AND MATTERS

Acceptance of the Proclamation [Congratulating New Repertory Theatre on the Their 35th Anniversary Season](#)

Councilor Palomba read the Proclamation celebrating the New Repertory Theatre's 35th Anniversary. Councilor Piccirilli moved to accept the proclamation; Councilor Falkoff seconded the motion. The motion was adopted unanimously on a voice vote.

3. PRESIDENT'S REPORT

Approval of Sending Letter to MassDOT Regarding the [MassDOT Workforce Transportation Program](#).

Councilor Piccirilli moved to approve the sending of a letter to MassDOT regarding the Workforce Transportation Program; Councilor Woodland seconded the motion.

Ms. Wiener, Senior Transportation Analyst, stated this is a request for a \$300,000 grant to obtain a shuttle for Pleasant St. The local share would come from the moneys derived from the Lift/Uber payments to the community.

The motion was adopted unanimously on a voice vote.

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.

Councilor Woodland 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.

Councilor Woodland moved to have the Town Council move forward with an adult use marijuana establishment 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; Councilor Piccirilli seconded the motion.

After a short discussion, the motion was adopted 8-1 on a voice vote. All members voted in the affirmative except for Councilor Kounelis who had concerns about the location being isolated and near residential areas.

- 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”

Councilor Woodland 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.

Councilor Woodland moved 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”; Councilor Piccirilli seconded the motion. The motion was adopted unanimously on a voice vote.

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

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

President Sideris stated that Action Items 1 and 3 would not be taken up, as there may be a need for further discussion on these matters. Councilor Falkoff moved 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; Councilor Bays seconded the motion.

The discussion that followed raised these issues:

- ♦ Should this be an action item as it is a request for staff assistance – The Committee brought the item forward because it would require a larger time commitment from staff
- ♦ The work of the Committee has been commendable and a great deal of documentation has been provided, but there is a need for a specific plan or goals to address increasing affordable housing
- ♦ Did the Committee overstep its charge as the perception was that the charge was to review housing issues, provide data, analyze said data, and provide a comprehensive report for the Council to establish goals and a strategy based on the goals and to develop funding resources
- ♦ The Committee may have differed on its role, and if it had overstepped its charge would have welcomed being notified that there was a misdirection
- ♦ The Committee did provide details, they met thirteen times since the March 15, 2018 referral; completed information gathering from the town, area (Metro West), state, and elected officials; collected data that can be found in reports; worked with the Watertown Housing Partnership and Department of Community Planning and Development
- ♦ A concern was raised that a cash assistance program, while a worthy goal, did not mean the creation of affordable housing
- ♦ An issue with the initiative is that it only services the current tenant but does not make the specific unit affordable for subsequent tenants
- ♦ This program does not indicate how it fits into the overall goals of an affordable housing policy
- ♦ It would be difficult to show the program's effectiveness without data showing how it fit in the overall strategy of increasing affordable housing in Watertown
- ♦ A concern was raised as to the funding source for the program; if the source is sustainable; and what is the cost in staff and servicing of the program Should this be a budget priority guideline rather than a separate program
- ♦ The request was an attempt to provide a small program to assist with housing. The purpose was to have the Department of Community Planning and Development prepare a draft with details relating to who is eligible, what the vetting process would be, and how the program is funded and staffed.
- ♦ While the program does not increase housing, it does assist people with staying in Watertown; it is a program that serves the residents of Watertown. The cash assistance program is a first step to aid the retention of affordable housing and is a successful program in other communities
- ♦ This is a desperately needed program that can help others now. Previous discussions at hearings indicate that the ability to have a first and last month payment and security deposit is a major hurdle to overcome when people are transitioning from affordable housing

- ♦ It is a high bar to ask someone to come up with first and last month rent and a security deposit; this program is low hanging fruit; and there are designated HOME funds that can be used for this assistance without having to rely on Town funding
- ♦ If this were a stand-alone program, it would be supported; therefore, a proposal should be prepared for the Council to review
- ♦ If this proposal is not approved, this item could be sent as a referral to Committee

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

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

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

Councilor Piccirilli moved 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; Councilor Falkoff seconded the motion. The motion was adopted unanimously on a voice vote.

Councilor Piccirilli moved 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; Councilor Feltner seconded the motion. The discussion that followed included

- ♦ The Town has consistently aided Veterans and their families and should continue to do so
- ♦ At this time, there is no way to project accurately the number of families who could take advantage of this option; currently, one known family would be eligible.
- ♦ The exemption would be a full tax exemption of property taxes

- ♦ While exemptions for surviving children are reimbursed by the state, there is no state reimbursement for this option; it is totally a local option

The motion was adopted unanimously on a voice vote.

- 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

Councilor Piccirilli read the report of the Committees. Councilor Palomba moved to accept the report; Councilor Falkoff seconded the motion. The motion was adopted unanimously on a voice vote.

Councilor Piccirilli moved that the Town Council endorse the ten recommendations in the Watertown parking management plan and instruct the Administration to develop an implementation plan; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

President Sideris stated that he, the Town Manager, and the Superintendent of Schools attended an MSBA Architect selection meeting. The architect selected was AI3, the same architect who is working on the Elementary Schools Project.

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.

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

6. RECESS OR ADJOURNMENT

The meeting adjourned at 7:14 pm. and entered into executive session.

ADDENDUM

I hereby certify that at a special 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 October 8, 2019.

Mark S. Sideris, Council President
s:/MWP

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

1. Proclamation Congratulating New Repertory Theatre on the Occasion of Their 35th Anniversary Season – September 16, 2019 – Item 2
2. MassDOT Workforce Transportation Program – Town Council President Mark Sideris, to Astrid Glynn, Pail and Transit Administrator, MassDOT – September 17, 2019 – Item 3
3. Report of the Committee on Economic Development and Planning Regarding the Consideration of NS AJO Holdings Inc. to Operate as an Adult Use Marijuana Establishment at 23 Elm Street – July 16, 2019 – Item 4A
 - Sign In Sheet
 - Watertown Host Agreement with NS AJO Holdings – July 12, 2017
 - NS AJO Holdings Letter Regarding Host Community Agreement March 29, 2019
 - NS AJO Holdings Presentation July 16, 2019
 - NS AJO Holding Proposed Host Community Agreement Submitted July 16, 2019
 - NS AJO Holdings Adult Use Application Submitted April 19, 2019
4. Report of the Committee on Economic Development and Planning Regarding Transportation Network Company Funds and the Qualifications or Conditions, Application, and Review Process for Operating a Marijuana Establishment for Adult Use – August 14, 2019 – Item 4B
 - Sign-In Sheet
 - Transportation Infrastructure Funds Memo from Michael Driscoll, Town Manager – June 20, 2019
 - Memo Regarding Adult Retail Marijuana Review Criteria and Process Recommendation – August 13, 2019
5. Report of the Committee on Human Services Regarding Affordable Housing Options - May 22, 2019 – Item 4C
6. Report of the Committee on Rules and Ordinances Regarding the BRAVE Act –Veterans’ Local Property Tax Programs – August 7, 2019 – Item 4D
7. Report of the Committees on Public Works and Economic Development and Planning Regarding the Parking Management Plan – August 27, 2019 – Item 4E
 - Watertown Parking Management Plan: Final Recommendations – August 27, 2019