



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

John G. Gannon,
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, FEBRUARY 11, 2020 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, John G. Gannon, 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, Attorney Mark Reich, and Marilyn W. Pronovost, Town Council Clerk

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

Marilyn Petitto Devaney – 98 Westminster Street – Asked that Councilors agree to continue the Tabled item so that the neighborhood can meet with the developers and make their opinions known.

Dennis Duff – 33 Spruce Street – Representing Aldrich Condominium Trust – The Town has a unique opportunity to enhance the gateway to Watertown. As a part of the community, the neighbors would like to meet with the developers to review the opportunities.

Deborah Peterson – 9 Westland Road – Stated the community asked that development reflect character of neighborhoods; increase mobility; expand affordable housing; and contribute to the Town's net zero energy goals. Spot-zoning changes do not contribute to such development. The Town Council needs to see that the specific zoning changes fit into the larger context of community needs.

Elodia Thomas – 67 Marion Road – Stated that because the minutes were not available online, she was unable to review the hearings of the Planning Board but was able to access it on cable. The Town is currently working with a

framework approved in 2011 and there has been extensive change since then. There is a need for dialogue on these projects – a need for specifics and how traffic patterns will be affected. This is something the Council needs to review.

Marcia Ciro – 13 Bay Street – Stated the development may be good but she does not know. Projects have been permitted on the basis of promises that are easily broken. The current process is not serving the Town well, which needs to create a vision to understand the consequences of projects and enhance the quality of life in Watertown.

Greg Girard – 41 Maple Street – Stated that Boston Development Group has a good reputation; however, the presentation was not convincing.

Mimi Hunt – 41 Maple Street – Stated the project does not address traffic generation or any mitigation for increased traffic, nor does it provide a sense of urban design or consider how it affects future area development.

Sam Ghilardi – 46 Aldrich Road – Stated that he is neutral on the project but feels there are many unknowns, especially traffic patterns. An ancillary issue is the rebuilding of the Mass Pike and the anticipated removal of exit 18 causing an increase in area traffic. It is also a time to plan a coordinated corridor with Newton on the Galen – Centre Streets areas.

Paula Pollis – Newton Resident, Owner of Farina, Galen St. (former resident of Watertown) – Stated that she is excited to see development across the street from her business. She felt that the Town needs to review its plan to consider traffic and neighborhood beautification. The roads from Boston, Allston, Newton, and Waltham converge in the Square and the Town should create a substantive plan of the area and not squander the opportunity.

Mark Peterson – 9 Westland Road – Stated the process seems upside down. It seems the Town first needs to decide on the zoning and the land use and then create plan of development that fits the land use.

Annette Farrell – 59 Union Street – Stated that a goal of the Comprehensive Plan is provide unifying architecture and improvements and to retain the historic context of the areas. She asked the Council to table the approval until the February 25, 2020 meeting.

Michelle Cokonougher – 37 Paul Street – Stated that it did not seem as if all the questions had been answered; therefore a vote should not be taken. Questions need to be answered. Developers should not be making the decisions.

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

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
[Minutes of the January 28, 2020 Town Council Meeting](#)

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

5. PRESIDENT'S REPORT

There were no items to be presented.

7. PUBLIC HEARINGS

- A. Public Hearing and Vote to on a Petition for a Grant of Location from NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY to Install 27 ± Feet of Conduit in Main Street Northwesterly from Manhole #7921, Turning Southwesterly, Approximately 117 Feet Northwest of Church Street to Upgrade Existing Electric Service to Accommodate a Roof Top Antenna at [78 Main Street](#)

Councilor Piccirilli moved to suspend the rules to discuss Item 7A; Councilor Feltner seconded the motion. The motion was adopted unanimously on a voice vote.

Jackie Duffy, representing Eversource, stated that the request was to install 27 feet of conduit in Main Street to accommodate an antenna on the rooftop of 78 Main Street. Council President Sideris opened the Public Hearing; there being no speakers, the public hearing was closed.

Councilor Piccirilli moved to provide a grant of location from NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY to install 27 ± feet of conduit in Main Street northwesterly from manhole #7921, turning southwesterly, approximately 117 feet northwest of Church Street to upgrade existing electric service to accommodate a roof top antenna at 78 Main Street; Councilor Feltner seconded the motion. In the discussion that followed, these matters were discussed:

- There was a confirmation that the abutters were notified
- The work will be in the sidewalk and not the roadbed
- Traffic management would be considered including the time of day and the need for allowing for traffic flow
- The antenna is for one roof only and is not a cell tower
- The work should not take more than two days weather permitting

The motion was adopted unanimously on a voice vote; Councilor Donato, however, recused himself from the discussion.

8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

B. Consideration and Approval of Submitting the [Accelerated Repair Program Statement of Interest](#) to the Massachusetts School Building Authority.

Councilor Piccirilli moved to suspend the rules to discuss Item 8B; Councilor Feltner seconded the motion. The motion was adopted unanimously on a voice vote.

Mr. Driscoll, stated that Dr. Deanne Galdston, Superintendent of Schools, is seeking approval of a submission to the Massachusetts School Building Authority for the Accelerated Repair Program, whose purpose is to assist communities with the repair of roofs, windows, and boilers. Acceptance could mitigate the cost of the replacement by up to 48%. The Statement of Interest must be submitted by Friday, February 14, 2020. To participate, the District must obtain the approval of the School Committee and the municipal governing body. The School Committee approved the request on Monday, February 10, 2020 and Dr. Galdston is requesting Town Council approval.

The request seeks to replace 21-year-old boilers at the Watertown Middle School for a cost of \$1,700,000; this was made part of the Town's Capital Improvement Program for Fiscal Year 2021.

Dr. Galdston stated the program helps towns with an acute need for replacement of such expensive items. The School District would like to apply for the funds to replace the boilers and to mitigate the costs. Laurie Kabel, Director of Public Buildings, further stated that the boilers originally thought to be 21 years old are, in fact, 27 years old and must be replaced indicating the need to make the grant request.

Councilor Piccirilli made the following motion:

Resolved: Having convened in an open meeting on February 11, 2020, prior to the SOI submission closing date, the Town Council of Watertown in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated February 14, 2020 for the Watertown Middle School located at 68 Waverly Street, Watertown, Massachusetts, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future: Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility, specifically to replace two 27-year old boilers and the distribution system with high efficiency boilers to heat the entire facility; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees

the acceptance or the approval of the application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Watertown to filing an application for funding with the Massachusetts School Building Authority.

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

6. UNFINISHED BUSINESS FROM PRIOR MEETINGS

Vote on a Proposed Zoning Map Amendment by Removing the Parcels of Land Located at [70, 78, 84-86, and 88 Galen Street from the Limited Business District and into the I-2 \(Industrial-2\) Zoning District](#) in Keeping with Abutting Properties

Mr. Magoon, Director of Community Planning and Development and Assistant Town Manager, stated that the Town has completed Comprehensive Planning and designated the affected Galen Street area as one open for economic development of business clusters including the life sciences. He mentioned that Design Guidelines were set up to assist with ways to implement projects, including the RMUD and the Master Plan for Arsenal Yards.

The matter being discussed at this meeting is not one of long range planning, but one of zoning on a portion of land where the owner wishes to exercise his property rights by having consistent zoning requirements for the lot. He explained that the Town may not request something from the owner in order to provide the zoning change requested; that would be contract zoning and is illegal. Once the developer presents a project, then people may discuss their traffic concerns and ways to mitigate the matter.

Council President Sideris stated no public hearing would be held as that was completed at the last meeting on January 28, 2020.

In the discussion period that followed, these matters were considered:

- The regular process for a project: meet with staff to discuss issues; have a Developer's Conference with all related departments to discuss the project collectively; hold a community meeting to discuss any concerns and hold a second one if needed; refer the matter to the Planning Board who will hold a meeting; and then refer the matter to the Zoning Board for final approval
- The Zoning Ordinance works as a framework for a developer so that they know what is acceptable for a property
- There has been extensive notice on this matter since the summer when the it was referred to the Planning Board; a public meeting was held and documents have been online for public review
- If the vote failed for the zoning change, the owner could develop the property but it would be with two different zoning conditions

- If there was no zoning change to this property, which affects only 17% of the property, the design would need to reflect the requirements of two different zoning standards causing a less cohesive design
- The differing standards for each zone are

	Limited Business	Industrial 2
Front Setback	No Requirement	10 Ft Min – 30 Ft Max
Side Setback	10 Ft	25 Ft
Rear Setback	15 Ft	30 Ft
Building Height	40 Ft – 4 Stories	55 Ft – 5 Stories
Open Space Minimum	10%	10%
- The Roof Garden may be considered open space and still not be accessible to the public, but some open space must be public.
- If a development moratorium were passed, this project still would be grandfathered in as the moratorium was passed after the request was made
- A moratorium must be projects of a specific size or within a district zone for a specific time, the matter to be studied must be specific and cannot be conceptual such as the ceasing of development in an area
- A moratorium could only be adopted through a zoning amendment process for a specific time, usually 6 months to a year, and for a specific area, not a specific building
- The MBTA intends to retain the property and is looking to use it more efficiently as a transportation hub
- The Town Council operates as the legislative body while the members of the Planning and Zoning Boards, consisting of architects and engineers, use their expertise to work on the project details
- The Strategic Framework was completed in 2011 and the Comprehensive Plan in 2015. The creation of these documents took several years with an extensive amount of community input. Out of that, the Design Standards were created for large commercial and residential projects
- The Comprehensive Plan is meant to be a twenty year document; often times, it is revisited every 5-10 years and it may be time to update it
- A sub area/neighborhood plan could be done but it is not something that is currently being done
- If the Town Council were to refer the matter to committee for review, it would have 90 days from the Public Hearing on January 28, 2020 to make a decision; if not, then the zoning request would need to start anew

After the questions were completed, Councilors commented on the matter:

- The zoning process affects how the Town may proceed and is dictated by State Law which requires the zoning change request be made prior to the project planning
- This zoning change allows the project to be viewed holistically and provides project flexibility and is a logical plan for Galen Street
- The Limited Business District, established in 1937, has not been successful

- In this era of new growth, the current development process is reactive one, not one that follows planning for the community with an understanding of the project impacts such as traffic.
- The zoning ordinance needs updating because it does not provide a vision for the community, an impact analysis such as the effects of bio labs on the community, or a needs assessment of the project. An impact assessment statement should be provided to help ascertain the purpose of the project
- The Town Council's role is at the beginning stage, voting on the concept and the schematics; its role is to give the developer the opportunity to bring its idea to the Planning and Zoning Boards who together will complete the Special Permit approval process.
- Citizens should voice their concerns at the Zoning and Planning Board hearings to address specific concerns
- This project is an opportunity to improve the neighborhood, address some issues, and provide solutions to some troublesome situations.
- The developers have a proven business track record in the town, are located in Newton, have owned the land for twenty years, and are willing to invest their money to improve what currently exists at Galen Street.
- Some information provided was misinformation and the Town Council and its member need to be accurate when they speak. The Council was aware of the subject matter, is careful in making decisions, and knew what it was voting on – only the zoning change. The Council was not approving the project at this meeting because it is not the project authorizing authority. This vote was never a matter of not approving the zoning change so that the project would go away
- If the matter were tabled, as many requested, two weeks is not enough time to have a meaningful discussion
- A referral to the Economic Planning and Development Committee will be requested at the next Town Council meeting to consider and make recommendations on updating or amending the Comprehensive Plan and to suggest strategies on how to fulfill them.
- Notices were made on Notify Me but many citizens have not signed up indicating the Town needs to improve its communication to the citizenry. One suggestion was to provide a wider abutter's scope for notice.

The motion was adopted on a roll call vote of 8-1. All Councilors voted in the affirmative, except for Councilor Feltner, who voted in the negative.

7. PUBLIC HEARINGS

- A. Public Hearing and Vote to on a Petition for a Grant of Location from NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY to Install 27 ± Feet of Conduit in Main Street Northwesterly from Manhole #7921, Turning Southwesterly, Approximately 117 Feet Northwest of Church Street to Upgrade Existing Electric Service to Accommodate a Roof Top Antenna at [78 Main Street](#)

Please see the notes for this item above.

- B. Public Hearing and Action on a Resolution Adopting an Amendment to the Watertown Zoning Ordinance by [Amending the Assisted Living Overlay District](#), Section 5.11 to Add Language Clarifying the Intent and Purposes, and to Change the Affordable Housing Requirements to be Consistent with Section 5.07 of Said Zoning Ordinance

Mr. Magoon provided some background on the issue. Council President Sideris opened the Public Hearing:

Steve Corbett – 14 Irving Park – Represents the Owner of the Parker School – Stated that this provides for a specific increasing need for the elderly. The requirement of affordable housing is equitable and progressive as it is not required in other communities.

There being no other speakers, the Public Hearing was closed.

Councilor Piccirilli moved to adopt an amendment to the Watertown Zoning Ordinance by amending the Assisted Living Overlay District, Section 5.11 to add language clarifying the intent and purposes, and to change the affordable housing requirements to be consistent with Section 5.07 of said Zoning Ordinance; Councilor Woodland seconded the motion. The motion was adopted unanimously on a roll call vote.

- C. Public Hearing and Action on a Resolution Adopting an Amendment to the Watertown Zoning Ordinance by Amending Section 8.00 to Add New Language Regulating the [Removal of Ledge When Performed by a Vehicle Mounted Hydraulic Jackhammer](#)

Mr. Magoon provided some background on the issue stating that the use of a vehicle mounted hydraulic jackhammer in a by-right project would require a community meeting prior to the use.

Council President Sideris opened the Public Hearing; there being no speakers, the Public Hearing was closed.

Councilor Piccirilli moved to adopt an amendment to the Watertown Zoning Ordinance by amending Section 8.00 to add new language regulating the removal of ledge when performed by a vehicle mounted hydraulic jackhammer; Councilor Feltner seconded the motion.

A discussion followed regarding the intent of the phrasing of changes made by the Planning Board. In order to clarify the intent, Councilor Piccirilli withdrew his motion and Councilor Feltner withdrew her second. Councilor Piccirilli moved to amend the motion so that the proposed language would read:

Councilor Feltner seconded the motion. The motion was adopted on a roll call vote of 8-1. All Councilors voted in the affirmative, except for Councilor Woodland, who voted in the negative.

- D. Public Hearing and Action on a Resolution Adopting an Amendment to the Watertown Zoning Ordinance by Amending Section 4.03: Accessory Uses and Other Changes to the Watertown Zoning Ordinance as Needed so as to Clarify the Dimensional and Other [Requirements for Accessory Buildings/Structures](#)

Mr. Schreiber, Senior Planner, stated the amendment will limit the length of the façade of an accessory building to 30 feet; limit the height of the exterior walls to 12 feet; limit the attic space to a half-story; separate the language for the commercial and residential structures; and regulate the height of a pitched roof. If an existing building does not meet the requirements, it will be permitted to be retained and be labeled as non-conforming. If it were destroyed by a natural disaster, it could be rebuilt to the non-conforming specifications, but if it is torn down, it must be rebuilt as a conforming structure.

Councilor Piccirilli moved to adopt an amendment to the Watertown Zoning Ordinance by amending Section 4.03: Accessory Uses and Other Changes to the Watertown Zoning Ordinance as needed so as to clarify the dimensional and other requirements for accessory buildings/structures as amended; Councilor Woodland seconded the motion. The motion passed unanimously on a roll call vote.

8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. 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 Constructing, Reconstructing, Paving, Repairing or Otherwise [Improving Streets and Sidewalks](#), Including if Necessary, Convenient or Desirable Improving Underground Ducts and Conduits and Paying All Other Costs Incidental and Related to Such 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 stated that this was the first reading of a proposed loan order to improve streets and sidewalks and that the matter would be taken up at the next Town Council Meeting on February 25, 2020.

- B. Consideration and Approval of Submitting the [Accelerated Repair Program Statement of Interest](#) to the Massachusetts School Building Authority.

Please see the notes for this item above.

9. REPORTS OF COMMITTEES

Committee on Economic Development and Planning Report Regarding [Confirmations to the Historic District Commission](#) – Kenneth M. Woodland, Chair

ACTION ITEMS:

- 1) That the Town Council Confirm Robert Bloomberg for Appointment to the Historic District Commission for a Term to Expire on November 15, 2020
- 2) That the Town Council Confirm Harvey Steiner for Reappointment to the Historic District Commission for a Term to Expire on November 15, 2022

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 Piccirilli moved that the Town Council confirm Robert Bloomberg for appointment to the Historic District Commission for a term to expire on November 15, 2020; Councilor Feltner seconded the motion. The motion was adopted unanimously on a voice vote.

Councilor Piccirilli moved that the Town Council confirm Harvey Steiner for reappointment to the Historic District Commission for a term to expire on November 15, 2022; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

10. NEW BUSINESS

- A. Refer to the Committee on Public Works to Consider Participating in the "Simple Recycling" or a Like Program

Councilor Piccirilli moved to refer to the Committee on Public Works the consideration of participating in the "Simple Recycling" or a like program; Councilor Feltner seconded the motion. The motion was adopted unanimously on a voice vote.

B. Refer to the Committee on Public Works to Consider Conducting a Recycling Survey with Republic Services

Councilor Piccirilli moved to refer to the Committee on Public Works the consideration of conducting a recycling survey with Republic Services; Councilor Woodland seconded the motion. The motion was adopted unanimously on a voice vote.

11. COMMUNICATIONS FROM THE TOWN MANAGER

A. Submission of the Proposed [Fiscal Year 2021-2025 Capital Improvement Program](#)

Mr. Driscoll stated the proposed FY 2021 – 2025 Capital Improvement Program (CIP) totals \$459,730,500, a decrease of \$43,366,000 from the FY 2020 – 2024 CIP budget. Of the amount requested, \$295,000,000 is slated for improvements/reconstruction of the elementary and high schools. The bonding requirement for FY 2021-2025 is \$151,660,600.

It was determined that the School projects would provide for the reconstruction of the Hosmer and Cuniff Schools with the Lowell School being renovated and an addition completed. With the rental of the St. Jude School in Waltham, the Town will be able to start the construction of the Hosmer and Cuniff Schools at the same time. The Hosmer and Cuniff Schools will be bid as a single package to obtain competitive pricing and the purchase of the same building systems and materials. Construction of these two schools will begin this summer; the Cuniff School will be completed by the end of calendar year 2021 with the Hosmer completed in the summer of 2022; the Lowell School renovation will begin the summer of 2022 to be completed by the end of calendar year 2023. As such, the borrowing timeline will change:

	Old Borrowing Schedule	New Borrowing Schedule
Fiscal Year 2020	\$35,000,000	\$75,000,000
Fiscal Year 2021	\$45,000,000	-
Fiscal Year 2022	\$45,000,000	\$60,000,000
Fiscal Year 2023	\$45,000,000	\$35,000,000
	\$170,000,000	\$170,000,000

Regarding the proposed High School, the preliminary design will be submitted by the end of the month and the schematic design will be submitted March, 2021. The funding for this will be from the State grant and a debt exclusion vote.

\$101,525,200 is designated for street and sidewalk improvements.

Mr. Driscoll suggested that the Town Council continue discussion on reuse of the former North Branch Library and the Police Station; record storage management and related issues; DPW staging areas; and acquisition of land for open space/recreational use.

B. Request for Confirmation of an Appointment to the Licensing Board

Mr. Driscoll stated that this request related to the appointment of John Labadini to the Licensing Board for a term to expire February 15, 2023. Under Town Council Rules, the matter was referred to the Committee on Personnel and Town Organization.

C. Request for Confirmation of an Appointment to the Cable Access Corporation Board of Directors

Mr. Driscoll stated that David Stokes is seeking confirmation as the School Committee member of the CATV Board of Directors. He also reminded the Council that action needs to be taken on the reappointments of George Skuse and Shirley Lundberg. It was referred to the Education and School System Matters Committee.

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

Councilor Kounelis asked for updates on two requests. The first related to suggested [improvements to the corner of Coolidge Avenue and Grove Street](#), and the other related to [deliveries being made on Bigelow Avenue late at night](#).

Councilor Feltner requested an update on the status of the [contract with the Town Manager](#) and the succession plan.

13. ANNOUNCEMENTS

Councilor Palomba announced that the Watertown Community Gardens Annual Meeting would be held on Thursday, February 13, 2020 at the Watertown Savings Bank Room in the Watertown Free Public Library.

Council President Sideris stated that on February 27, 2020, the Community Preservation Committee would meet to discuss the results of its Public Forum.

He also announced that on that same date, the School Building Committee would meet to discuss plans for the Watertown High School. This is a meeting change of date as several members were unable to meet on the scheduled date.

14. PUBLIC FORUM

Elodia Thomas – 67 Marion Road – Requested that the Town Council Committees meeting notices and minutes be placed online in an easily accessible format.

David Aitcheson – 66 Fayette Street – Wanted to bring the Council’s attention to the condition of Winter and Fayette Streets. For thirty years, the area seems forgotten. There are no sidewalks and the curbing seems to dead end into Fayette along the Pearl/Fayette Streets area.

15. RECESS OR ADJOURNMENT

Councilor Piccirilli moved to adjourn; Councilor Feltner seconded the motion. The motion was adopted unanimously on a voice vote. The meeting adjourned at 10:21 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 February 25, 2020.

Mark S. Sideris, Council President
s:/MWP

**TOWN COUNCIL MEETING
TUESDAY, FEBRUARY 11, 2020 AT 7:15 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
LIST OF DOCUMENTS**

1. Minutes of the January 28, 2020 Town Council Meeting – Item 4
2. Proposed Watertown Zoning Map Amendment To Facilitate a Mixed-Use Office/Life Sciences Development 66 Galen Street, Watertown, MA – Boston Development Group, 93 Union Street, Newton Centre, MA 02495 to Watertown Town Council – January 28, 2020 – Item 6
3. Request for A Proposed Zoning Amendment – Jodie Zussman, COO, Boston Development Group – August 5, 2019 – Item 6
4. Planning Board Report Regarding a Zoning Map Amendment for 70, 78, 84-84, and 88 Galen Street – November 13, 2019 – Item 6
5. A Request for a Grant of Location from NSTAR dba EVERSOURCE ENERGY for 78 Main Street – WO# 2357834 – Gerald S. Mee, Jr., Superintendent of Public Works, to Steve Magoon, Planning Director – January 10, 2020 – Item 7A
6. Report Regarding a Zoning Text Amendment to Section 5.11, Assisted Living Overlay District - Planning Board to the Town Council – September 11, 2019 – Item 7B
7. Report Regarding a Zoning Amendment of Section 8.00 of the Watertown Zoning Ordinances Regulating the Removal of Sod, Loam, Gravel, Sand, or Quarried Stone from a Lot – Planning Board to the Town Council – September 11, 2019 – Item 7C
8. Report Regarding a Zoning Text Amendment for Accessory Structures – Planning Board to the Town Council – June 12, 2019 - Item 7D
9. Agenda Item – Proposed Loan Order Regarding Local Road Construction Projects – Michael Driscoll, Town Manager, to Town Council – February 6, 2020 – Item 8A
10. Agenda Item – Consideration and Approval of Submitting the Accelerated Repair Program Statement of Interest to the Massachusetts School Building Authority – Michael Driscoll, Town Manager, to Town Council – February 7, 2020 – Item 8B
11. Committee on Economic Development and Planning Report Regarding Confirmations to the Watertown Historic District Commission – Kenneth Woodland, Chair – February 4, 2020 – Item 9
12. Fiscal Year 2021-2025 Capital Improvement Program – Michael Driscoll, Town Manager, to Town Council – February 4, 2020 – Item 11A