



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

TOWN COUNCIL MEETING TUESDAY, SEPTEMBER 28, 2021 AT 6:15 P.M. RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

The public may participate in person, or they may attend remotely by using any of the public access methods listed below:

ACCESS INFORMATION:

- A. The meeting was televised through WCATV (Watertown Cable Access Television):
<https://cloud.castus.tv/vod/#/watertown/video/5f490e6f9e1d640008a803ae?page=HOME&type=live>
- B. The Public was able to join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- C. Public was able to join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344 #
- D. Public was able to comment through email: vpiccirilli@watertown-ma.gov

1. ROLL CALL

Council President Sideris called to order a regular meeting of the Town Council at 6:15 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present in Chamber were Councilors Caroline Bays (until the end of the Executive Session), Anthony J. Donato, John G. Gannon, Lisa J. Feltner, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Those attending virtually were Councilors Caroline Bays (when the Council returned from Executive Session) and Angeline B. Kounelis. Also present were Michael Driscoll, Town Manager, Thomas Tracy, Town Auditor/Assistant Manager for Finance, Mark Reich, Town Attorney, and Marilyn W. Pronovost, Town Council Clerk

2. EXECUTIVE SESSION – 6:15

- A. 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 – Stanley Avenue – Parcel 807 1B 1A

- B. To Discuss Strategy with Respect to Collective Bargaining with the DPW Union, Town Hall Associates Union, Library Union, Fire Union, Police Patrol Union, Police Supervisors Union, as an Open Meeting May Have a Detrimental Effect on the Town's Bargaining Position

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

3. RETURN TO SESSION – 7:00 P.M.

4. PLEDGE OF ALLEGIANCE

5. PUBLIC FORUM

Russ Arico – Fayette St. – Stated he was happy to see the Council recognize veterans recently for their service; however, he felt there were too many who answered the call of the ungrateful and would never be satisfied with what they have. The Charter changes must be rejected because the Town should not be subject to a government by and for special interest groups. He also raised concerns about the addition of a new position created to offset the issues of disproportionately segregated students. Before a position is added, there must be proof of the need rather than creating a position on the basis of an assumption, a perceived need.

Rita Collafella – Stated the suggested Charter changes were a group activity with no special interests involved in the discussions. The meetings were open for participation to all in community. When a speaker makes a statement, it is the speaker who must also prove the truth or falsity of that statement.

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

6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes of the [Special Town Council Meeting – September 2, 2021](#)

Councilor Piccirilli moved to accept the minutes as written and amended to include in the documents list two memos from KP Law dated August 10, 2021 and September 2, 2021 and the letter from the Attorney General; Council Feltner seconded the motion. The motion was adopted unanimously on a roll call vote.

B. Minutes of the [Town Council Meeting – September 14, 2021](#)

Councilor Piccirilli moved to accept minutes as written with the amendment of the inclusion of the abutters list in Items 9A and B; Councilor Feltner

seconded the motion. The motion was adopted unanimously on a roll call vote.

7. PRESIDENT'S REPORT

Council President Sideris said the School Building Committee would be having a ribbon cutting ceremony at the Cunniff School on October 5, 2021 and invited the public to attend. The ribbon cutting ceremony would be at 4:00 p.m. with an open house at the school until 7:00 p.m. Masks would be required for those entering the building. The school will open on October 12, 2021.

He also wanted to thank all of those who made the Faire on the Square a success, especially Dan McCarthy and Patrick George along with the staff of the Town Clerk and the DPW. He also thanked the Police and Fire departments for their presence and anyone else who assisted with the Faire.

He further stated letters were sent to the Town's legislative delegation, the School Committee, and the Board of Library Trustees to the next Town Council meeting on October 12, 2021 to hear a presentation of the Fiscal Year 2023 Preliminary Budget Overview. The public was invited to attend in person or remotely.

8. PUBLIC HEARINGS

A. Public Hearing and Vote on a [Proposed Amendment to the Fiscal Year 2022 Budget](#)

Mr. Driscoll provided background on the request for the replacement of the current Watertown High School with a new one. On August 25, 2021, MSBA approved the Town for a feasibility study to proceed with schematic design.

Council President Sideris introduced Christy Murphy, Project Manager for Compass Project Management, who provided a project status presentation. The request was for \$5,201,221, of which \$4,085,822 was bridge funding to continue the design and \$1,115,399 for an extended feasibility study.

Ms. Murphy stated the feasibility study and schematic design period for a project such as the new Watertown High School usually is completed within 15 months; however, because the MSBA did not approve the original design, 12 months was added on to the anticipated phase completion date. The design development is anticipated to be finished at the end of November 2021; the project will use December 2021 to complete the project cost estimates. It is anticipated the MSBA funding will be approved in February 2022 and received in March 2022. In order to maintain the schedule date of June 2023 for the bidding/award phase, the bridge funding is needed to maintain momentum in the interim.

The swing space will need to go out to bid before the MSBA appropriation is received in March. It will consist of two-story modular units at the Moxley Playground and the basements of the Middle School and the Phillips Administration Building. The funding of \$1,092,541 will allow for the design work of the modular units at Moxley and the Phillips Administration Building, the bidding for this phase, and the acquisition of the modulars to be completed by January 2022. Construction of the swing space needs to be completed by the start of school in 2023. An additional \$2,896,331, would serve as the bridge funding to permit the project to proceed with the modular design development (about 63%) without interruption.

The funds will come from the New High School Stabilization Fund established in May 2021, which has been funded up to \$6,000,000.

Council President Sideris opened the Public Hearing.

James Mello – Stated his support for the project which is long overdue.

John Portz – School Committee Chair – Thanked the Council President, the Town Manager, the Town Council, and the community for their ongoing support of the schools

Deanne Galdston – Superintendent of Schools – Expressed her deep appreciation on behalf of the students especially. The project will have an impact for generations of Watertown children and will serve as a model of an innovative learning environment for children and a commitment to that concept.

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

Councilor Piccirilli moved to adopt a Proposed Amendment to the Fiscal Year 2022 Budget; Councilor Gannon seconded the motion.

Council President Sideris thanked the Building Committee for their enthusiasm and diligent work, the Project Team, and the Architectural firm. He felt the community will be pleased with the outcome of the projects and that the schools will be the envy of surrounding communities.

The motion was adopted unanimously on a roll call vote.

- B. 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 \$423,826 Under M.G.L. c.44, §7(1), or Pursuant to Any Other Enabling Authority, to Pay the Costs of Replacing

the Town Hall Chiller, Including All Costs Incidental and Related Thereto; and to Issue Bonds or Notes of the Town Therefor; and That Any Premium Received Upon the Sale of Any Bonds or Notes Approved by this Order, 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 Order in Accordance with M.G.L. c.44, §20, Thereby Reducing the Amount Authorized to Be Borrowed to Pay Such Costs by a Like Amount

Mr. Driscoll provided background on the matter. Mr. Lewis, interim head of the Department of Public Buildings, stated the current chiller provides air conditioning to the town hall, is beyond its useful life requiring increased maintenance, and provides decreased reliability. The refrigerant is no longer manufactured and is being phased out by the EPA.

This is a significant project: It will require removing the current roof top chiller and replacing the piping to the boiler room. The new rooftop chiller will be more efficient and environmentally sustainable. The project has been bid with an acceptable vendor. The work will begin in the winter with the bulk of the work being done from March to early May. Because the building is occupied, much of the project work will be completed after hours. The result of the purchase will be a chiller that is better environmentally, quieter, and more energy efficient requiring less maintenance.

Mr. Driscoll stated the funds borrowed would be paid off over ten years starting in Fiscal Year 2023 and ending in Fiscal Year 2032.

Council President Sideris opened the public hearing. There being no speakers, the Public Hearing was closed.

Councilor Piccirilli moved to approve the Loan Order authorizing the Town Treasurer, with the approval of the Town Manager, to borrow and/or expend monies in the amount of \$423,826 under M.G.L. c.44, §7(1), or pursuant to any other enabling authority, to pay the costs of **replacing the Town Hall chiller**, including all costs incidental and related thereto; and to issue bonds or notes of the Town therefor; and that any premium received upon the sale of any bonds or notes approved by this order, 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 order in accordance with M.G.L. c.44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; Councilor Gannon seconded the motion.

Mr. Lewis was asked about heat pumps and the life span of the chiller. He stated the chiller is a cold-water system using the same system that is used for the heating in the winter and the same piping used for refrigeration. The Town Hall, being an older historic building, did not lend itself well to a heat

pump solution, so the chiller is being used. The refrigerant is environmentally friendly, and the useful life of the system is 20-25 years.

The motion was adopted unanimously on a roll call vote.

- C. 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 \$410,000 Under M.G.L. c.44, §7(1), or Pursuant to Any Other Enabling Authority Including All Costs Incidental and Related Thereto: and to Issue Bonds or Notes of the Town Therefor; to Pay the Following Costs of the Following Capital Projects for the Department of Public Works:

\$110,000 Improvements to DPW Building Sidewalks and Parking Lots

\$300,000 Replace and/or Add Underground Duct for Utilities to Roadways

Any Premium Received Upon the Sale of Any Bonds or Notes Approved by This Order, 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 Order in Accordance with M.G.L. c.44, §20, Thereby Reducing the Amount to Be Borrowed to Pay Such Costs by a Like Amount

Mr. Driscoll provided background on the request. Mr. St. Louis, Superintendent of Public Works, stated the funds will be used for stormwater and ADA improvements by making the front entrance publicly accessible and addressing ADA issues such as transitional ramps and concrete walkways that are in disrepair.

The underground duct work will repair and/or add conduit in anticipation of road work. There will be a replacement of a broken light signal conduit and any related equipment as needed and a restoration of the road and sidewalks.

Mr. Driscoll stated both of these items would be paid in 10 years beginning in FY 2023 and ending in FY 2032.

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

Councilor Piccirilli moved to adopt the Loan Order authorizing the Town Treasurer, with the approval of the Town Manager, to borrow and/or expend monies in the amount of \$410,000 under M.G.L. c.44, §7(1), or pursuant to any other enabling authority including all costs incidental and related thereto: and to issue bonds or notes of the Town therefor; to pay the following costs of the following capital projects for the Department of Public Works:

\$110,000 Improvements to DPW Building Sidewalks and Parking Lots
\$300,000 Replace and/or Add Underground Duct for Utilities to Roadways

Any premium received upon the sale of any bonds or notes approved by this order, 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 order in accordance with M.G.L. c.44, §20, thereby reducing the amount to be borrowed to pay such costs by a like amount; Councilor Feltner seconded the motion.

The motion was adopted unanimously on a roll call 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 \$1,628,000 Under M.G.L. c.44, §7(1), or Pursuant to Any Other Enabling Authority Including All Costs Incidental and Related Thereto: and to Issue Bonds or Notes of the Town Therefor to Pay the Costs of Purchasing Equipment for the Department of Public Works

\$243,000 Purchase Highway 48.000 GVW Dump Truck
\$265,000 Purchase Snow and Ice 6-Wheel Combo Body Truck
\$ 85,000 Purchase Highway Service Flatbed
\$120,000 Purchase Property and Building Sign Truck
\$ 85,000 Purchase Street Vactor (MadVac)
\$280,000 Purchase Salter 6-Wheel Snow Fighter
\$300,000 Purchase Snow and Ice Loader
\$250,000 Purchase Street Sweeper

Any Premium Received Upon the Sale of Any Bonds or Notes Approved by this Order, 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 Order in Accordance with M.G.L. c.44, §20, Thereby Reducing the Amount Authorized to Be Borrowed to Pay Such Costs by a Like Amount

Mr. Driscoll provided background on the purchase. Mr. St. Louis provided a rationale for each purchase:

\$243,000 Purchase Highway 48.000 GVW Dump Truck – This will be a Mack truck replacing a 2008 vehicle that has reached its useful life and will be used for snow operations and daily hauling
\$265,000 Purchase Snow and Ice 6-Wheel Combo Body Truck – This will be an International truck and will replace a 2006 salt and sand spreader. It will be kept as a spare for emergency purposes, but it is showing signs of wear.
\$ 85,000 Purchase Highway Service Flatbed – This is a daily use truck for the highway division to support and barricade an asphalt installation and will replace a 10-year-old vehicle

- \$120,000 Purchase Property and Building Sign Truck – This will replace a 2006 sign replacement truck
- \$ 85,000 Purchase Street Vactor (MadVac) – The Town had this type of machine 15 years ago, but it was not replaced; it can be used in gutters, especially those where there is growing debris and in new areas with streetscape improvements. It can reach areas the street sweeper cannot
- \$280,000 Purchase Salter 6-Wheel Snow Fighter – This will be an International truck that will replace a 2013 snow operations vehicle
- \$300,000 Purchase Snow and Ice Loader – This will replace a 20-year-old vehicle.
- \$250,000 Purchase Street Sweeper – Sweepers wear out quickly due to the debris they take in. These should be replaced on a 5-year rotation basis; this sweeper will replace a 15-year-old vehicle

The loan will be financed for ten years beginning in FY 2023 and ending in FY 2032.

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

Councilor Piccirilli moved to adopt the Loan Order authorizing the Town Treasurer, with the approval of the Town Manager, to borrow and/or expend monies in the amount of \$1,628,000 under M.G.L. c.44, §7(1), or pursuant to any other enabling authority including all costs incidental and related thereto: and to issue bonds or notes of the town therefor to pay the costs of purchasing equipment for the Department of Public Works

- \$243,000 Purchase Highway 48.000 GVW Dump Truck
- \$265,000 Purchase Snow and Ice 6-Wheel Combo Body Truck
- \$ 85,000 Purchase Highway Service Flatbed
- \$120,000 Purchase Property and Building Sign Truck
- \$ 85,000 Purchase Street Vactor (MadVac)
- \$280,000 Purchase Salter 6-Wheel Snow Fighter
- \$300,000 Purchase Snow and Ice Loader
- \$250,000 Purchase Street Sweeper

Any premium received upon the sale of any bonds or notes approved by this order, 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 order in accordance with M.G.L. c.44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; Councilor Gannon seconded the motion.

When asked about the timeline for these vehicles and the DPW improvements; Mr. St. Louis stated currently there are delays in manufacturing these items and the expected delivery is in 18 months. Some

items such as street sweepers may come earlier as they have a fairly uniform construction. The hope is to begin the DPW building improvements in the fall, but this is dependent on the weather. He also stated using the state contract process usually allows the Town to purchase equipment at a cheaper price that is provided more expeditiously. If the Town were seeking a more customized vehicle, then the Department could use the RFP process.

Mr. St. Louis was thanked for his efforts to obtain electric and/or hybrid vehicles although such a purchase does not seem feasible at this time.

The motion was adopted unanimously on a roll call vote.

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. An Order Releasing a Covenant to Build and Maintain a Fence for the Benefit of Property of the Town of Watertown Lying Westerly of Bacon Street (Parcel No. 216-0-0) and Authorizing the Town Manager to Execute a Release of Covenant

Mr. Driscoll and Mr. Magoon explained the fence was an obligation to build and maintain for the property of the Boston and Maine Railroad near the River Park Lofts. When the lot reverted to the Town; there was no longer a reason for the fence. The Town feels it is appropriate to release the covenant to maintain a fence.

Councilor Piccirilli moved to adopt the order releasing a covenant to build and maintain a fence for the benefit of property of the Town of Watertown lying westerly of Bacon Street (Parcel No. 216-0-0) and authorizing the town manager to execute a release of covenant; Councilor Gannon seconded the motion. The motion was adopted unanimously on a roll call vote.

- B. 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 \$1,250,000 Under M.G.L. Chapter 44, Section 7(1B), or Pursuant to Any Other Enabling Authority to Pay Costs of Purchasing and Equipping a New Ladder Truck for the Use of the Fire Department, Including the Payment of All Other Costs Incidental or 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 M.G.L. 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 provided background. A public hearing would be held on October 12, 2021 to replace Ladder 2 Truck.

- C. First Reading and Referral to the Planning Board for Public Hearing an Amendment of the Zoning Ordinance to Create a Definition of Firearm Business, and Amend the Table of Permissible Uses to Include Firearms Business, and Create Regulations Specific to This Use.

This matter was tabled.

- D. First Reading and Referral to the Planning Board for Public Hearing an Amendment of the Zoning Ordinance to the Zoning Ordinance to Define Short Term Rentals, Include This Use in the Table of Accessory Use Regulations, and Add Requirements Specific to This Use.

Mr. Magoon stated this referral to the Planning Board would be a discussion to create the use of short-term rentals; define the term; establish standards of where short-term rentals could be used; determine when and how short-term rentals can be used; and create rules and regulations for such rentals. There were issues the Council had previously raised that the Planning Board would consider: Whether a lessee may be an operator of a short-term rental and the number of guests at such a rental.

Councilor Palomba moved to refer to the Planning Board for a Public Hearing an amendment of the Zoning Ordinance to define short term rentals, include this use in the Table of Accessory Use Regulations, and add requirements specific to this use; Councilor Gannon seconded the motion. The motion was adopted unanimously on a roll call vote.

10. REPORTS OF COMMITTEES

- A. Committees on Economic Development and Planning and Human Services Report Regarding Affordable Housing Initiatives presented by the Watertown Housing Partnership and the Department of Community Development and Planning - Lisa J. Feltner, Vice Chair, Economic Development and Planning; Anthony Palomba, Chair, Human Services
- ACTION ITEMS:
1. That the Town Council Move Forward with the Proposed Ordinance Creating a Watertown Affordable Housing Trust Including the Declaration of Trust and the Order to Dissolve the Watertown Housing Partnership
 2. That the Town Council Request the Administration Proceed, As Soon As Possible, with the Nexus Study for Affordable Housing Linkage Fees

Councilor Palomba read the committee report regarding affordable housing initiatives. Councilor Palomba moved to adopt the report of the committees; Councilor Feltner seconded the motion. The motion was adopted unanimously on a roll call vote.

Councilor Piccirilli moved to have the Town Council move forward with the proposed ordinance creating a Watertown Affordable Housing Trust including the Declaration of Trust and the Order to Dissolve the Watertown Housing Partnership; Councilor Feltner seconded the motion.

In the comments, it was stated that this an important step forward. The Trust will be able to purchase housing and develop affordable housing and pool its funds with the Community Preservation Committee to provide housing on a larger scale. The Committee on Human Services, Councilor Palomba, the Watertown Housing Partnership, Mr. Fields, Senior Planner of Community Development and Planning were commended for working diligently on this matter.

The motion was adopted unanimously on a roll call vote.

Councilor Piccirilli moved to request the Administration proceed, as soon as possible, with the Nexus Study for Affordable Housing Linkage Fees; Councilor Gannon seconded the motion. The motion was adopted unanimously on a roll call vote.

B. Committee on Public Safety Report Regarding Current Operations and Services Being Provided by the Watertown Police Department

Councilor Feltner read the Committee Meeting regarding the operations and services provided by the Watertown Police Department.

Councilor Piccirilli moved to accept the Committee Report; Councilor Gannon seconded the motion. The motion was adopted unanimously on a roll call vote.

11. NEW BUSINESS

There were no new business requests made.

12. COMMUNICATIONS FROM THE TOWN MANAGER

Mr. Driscoll stated that this was the 21st year for the Faire in the Square. He mentioned that Patrick George sent an email thanking those who worked on the Faire, especially Dan McCarthy and all the Department Heads and staff who assisted. There were more than 100 exhibitors. Mr. Driscoll also personally thanked all who worked at the Faire and those who participated.

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

Councilor Palomba asked for a status report on when the charter information needed for the Town Clerk to place on the ballot would be available for review. Council President Sideris stated he received the final report from the Collins Center, and he is waiting for some information from KP Law. He hoped to have these items available by the end of the week.

Councilor Gannon asked if the summary needed to be approved the Town Council. Attorney Reich stated the summary is prepared by the Town Attorney, which has been done and it has been submitted; therefore there is no Council approval required.

14. ANNOUNCEMENTS

Council President Sideris stated an RFP was sent out regarding the Town Manager search. One firm responded but were not qualified. The bid has been put out again and sent to individual firms in New Hampshire, Maryland, Pennsylvania, and Andover and Brookline, MA. One response has been received and the request is open until October 5, 2021, at 1:00 p.m.

Councilor Bays stated the climate energy plan has been prepared by Resilient Watertown. Public input is being requested and the public may comment at resilient@watertown-ma.gov.

15. PUBLIC FORUM

There were no speakers for the public forum.

16. RECESS OR ADJOURNMENT

Councilor Piccirilli moved to adjourn the meeting; Councilor Feltner seconded the motion. The motion was adopted unanimously on a roll call vote. The meeting adjourned at 8:43 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 _8_ for, _0_ against, _0_ present on October 12, 2021.

Mark S. Sideris, Council President
s:/MWP

**TOWN COUNCIL MEETING
TUESDAY, SEPTEMBER 28, 2021, AT 6:15 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
WITH REMOTE ACCESS OPPORTUNITIES**

LIST OF DOCUMENTS

1. Minutes of the Special Town Council Meeting – September 2, 2021 – Item 6A
2. Minutes of the Town Council Meeting – September 14, 2021 – Item 6B
3. Proposed Amendment to the Fiscal Year 2022 Budget – Michael Driscoll, Town Manager, to Town Council – September 10, 2021 – Item 8A
4. Agenda Item – Proposed Loan Order Regarding the Replacement of the Town Hall Chiller – Michael Driscoll, Town Manager, to Town Council – September 9, 2021 – Item 8B
5. Additional Information – Proposed Loan Order Regarding the Replacement of the Town Hall Chiller – Michael Driscoll, Town Manager, to Town Council – September 23, 2021 – Item 8B
6. Agenda Item – Proposed Loan Order Regarding Underground Duct Work for Utilities and Improvements for DPW Sidewalks and Parking Lots – Michael Driscoll, Town Manager, to Town Council – September 9, 2021 – Item 8C
7. Additional Information – Proposed Loan Order Regarding Underground Duct Work for Utilities and Improvements for DPW Sidewalks and Parking Lots – Michael Driscoll, Town Manager, to Town Council – September 23, 2021 – Item 8C
8. Agenda Item – Proposed Loan Order Regarding the Purchase of Equipment for the Department of Public Works – September 9, 2021 – Item 8D
9. Additional Information – Proposed Loan Order Regarding the Purchase of Equipment for the Department of Public Works – Michael Driscoll, Town Manager, to Town Council – September 23, 2021 – Item 8D
10. Agenda Item – An Order Releasing a Covenant to Build and Maintain a Fence for the Benefit of Property of the Town of Watertown Lying Westerly of Bacon Street (Parcel No. 216-0-0) and Authorizing the Town Manager to Execute a Release of Covenant – Michael Driscoll, Town Manager, to Town Council – September 23, 2021 – Item 9A
11. Agenda Item – Proposed Loan Order Regarding the Replacement of Ladder Two – Michael Driscoll, Town Manager, to Town Council – September 23, 2021 – Item 9B
12. First Reading for Amendments to the Zoning Ordinance – Sale of Firearms and Short-Term Rentals – Steve Magoon, Director of the Department of Community Development and Planning/Assistant Town Manager to Town Council – September 22, 2021 – Items 9C and 9D

13. Committees on Economic Development and Planning and Human Services Report Regarding Affordable Housing Initiatives –Lisa J. Feltner, Vice Chair, Economic Development and Planning; Anthony Palomba, Chair, Human Services – September 16, 2021 – Item 10A
 - Housing Plan Matters for Consideration
 - Drafts: Ordinance – Municipal Affordable Housing Trust; Order – Dissolution of Watertown Housing Partnership
 - Nexus Study to Evaluate Possible Linkage Fees – Steve Magoon, Director of the Department of Community Development and Planning/Assistant Town Manager to Town Council and Larry Field, Senior Planner – July 21, 2021
 - Local Preference Policy (July 2021): for Transmittal to Town Council
 - Local Preference in Affordable Housing Selection – September 16, 2021
 - Update on Accessory Dwelling Units and Permanent Rental Assistance Program – Steve Magoon, Director of the Department of Community Development and Planning/Assistant Town Manager to Town Council and Larry Field, Senior Planner – September 15, 2021
14. Committee on Public Safety Report Regarding the Operations and Services of the Watertown Police Department – Lisa J. Feltner, Chair – July 19, 2021 – Item 10B
 - Suggestions to Incorporate More Questions into Communications – Merle Kummer – July 29, 2021
 - Emails received at Public Safety Meeting July 19, 2021

*Addendum to the
City Council
Meeting Minutes
September 28, 2021*



POSTED
09/24/2021
1:00PM

Watertown Town Council

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149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

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AGENDA

The public may participate in person, or they may attend remotely by using any of the public access methods listed below:

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- D. Public was able to comment through email: vpiccirilli@watertown-ma.gov

1. ROLL CALL

2. EXECUTIVE SESSION – 6:15

- A. 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 – Stanley Avenue – Parcel 807 1B 1A
- B. To Discuss Strategy with Respect to Collective Bargaining with the DPW Union, Town Hall Associates Union, Library Union, Fire Union, Police Patrol Union, Police Supervisors Union, as an Open Meeting May Have a Detrimental Effect on the Town's Bargaining Position

3. RETURN TO SESSION – 7:00 P.M.

4. PLEDGE OF ALLEGIANCE

5. PUBLIC FORUM

6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes of the Special Town Council Meeting – September 2, 2021

B. Minutes of the Town Council Meeting – September 14, 2021

7. PRESIDENT’S REPORT

8. PUBLIC HEARINGS

A. Public Hearing and Vote on a Proposed Amendment to the Fiscal Year 2022 Budget

B. 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 \$423,826 Under M.G.L. c.44, §7(1), or Pursuant to Any Other Enabling Authority, to Pay the Costs of Replacing the Town Hall Chiller, Including All Costs Incidental and Related Thereto; and to Issue Bonds or Notes of the Town Therefor; and That Any Premium Received Upon the Sale of Any Bonds or Notes Approved by this Order, 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 Order in Accordance with M.G.L. c.44, §20, Thereby Reducing the Amount Authorized to Be Borrowed to Pay Such Costs by a Like Amount

C. 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 \$410,000 Under M.G.L. c.44, §7(1), or Pursuant to Any Other Enabling Authority Including All Costs Incidental and Related Thereto: and to Issue Bonds or Notes of the Town Therefor; to Pay the Following Costs of the Following Capital Projects for the Department of Public Works:

\$110,000 Improvements to DPW Building Sidewalks and Parking Lots

\$300,000 Replace and/or Add Underground Duct for Utilities to Roadways

Any Premium Received Upon the Sale of Any Bonds or Notes Approved by This Order, 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 Order in Accordance with M.G.L. c.44, §20, Thereby Reducing the Amount to Be Borrowed to Pay Such Costs by a Like Amount

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 \$1,628,000 Under M.G.L. c.44, §7(1), or Pursuant to Any Other Enabling Authority Including All Costs Incidental and Related Thereto: and to Issue Bonds or Notes of the Town Therefor to Pay the Costs of Purchasing Equipment for the Department of Public Works

\$243,000 Purchase Highway 48.000 GVW Dump Truck
 \$265,000 Purchase Snow and Ice 6-Wheel Combo Body Truck
 \$ 85,000 Purchase Highway Service Flatbed
 \$120,000 Purchase Property and Building Sign Truck
 \$ 85,000 Purchase Street Vactor (MadVac)
 \$280,000 Purchase Salter 6-Wheel Snow Fighter
 \$300,000 Purchase Snow and Ice Loader
 \$250,000 Purchase Street Sweeper

Any Premium Received Upon the Sale of Any Bonds or Notes Approved by this Order, 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 Order in Accordance with M.G.L. c.44, §20, Thereby Reducing the Amount Authorized to Be Borrowed to Pay Such Costs by a Like Amount

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. An Order Releasing a Covenant to Build and Maintain a Fence for the Benefit of Property of the Town of Watertown Lying Westerly of Bacon Street (Parcel No. 216-0-0) and Authorizing the Town Manager to Execute a Release of Covenant
- B. 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 \$1,250,000 Under M.G.L. Chapter 44, Section 7(1B, or Pursuant to Any Other Enabling Authority to Pay Costs of Purchasing and Equipping a New Ladder Truck for the Use of the Fire Department, Including the Payment of All Other Costs Incidental or 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 M.G.L. Chapter 44, Section 20 of the General Laws, Thereby Reducing the Amount Authorized to Be Borrowed to Pay Such Costs by a Like Amount
- C. First Reading and Referral to the Planning Board for Public Hearing an Amendment of the Zoning Ordinance to Create a Definition of Firearm Business, and Amend the Table of Permissible Uses to Include Firearms Business, and Create Regulations Specific to This Use.
- D. First Reading and Referral to the Planning Board for Public Hearing an Amendment of the Zoning Ordinance to the Zoning Ordinance to Define Short Term Rentals, Include This Use in the Table of Accessory Use Regulations, and Add Requirements Specific to This Use.

10. REPORTS OF COMMITTEES

- A. Committees on Economic Development and Planning and Human Services Report Regarding Affordable Housing Initiatives presented by the Watertown Housing Partnership and the Department of Community Development and Planning - Lisa J. Feltner, Vice Chair, Economic Development and Planning; Anthony Palomba, Chair, Human Services

ACTION ITEMS:

1. That the Town Council Move Forward with the Proposed Ordinance Creating a Watertown Affordable Housing Trust Including the Declaration of Trust and the Order to Dissolve the Watertown Housing Partnership
2. That the Town Council Request the Administration Proceed, As Soon As Possible, with the Nexus Study for Affordable Housing Linkage Fees

- B. Committee on Public Safety Report Regarding Current Operations and Services Being Provided by the Watertown Police Department

11. NEW BUSINESS

12. COMMUNICATIONS FROM THE TOWN MANAGER

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

14. ANNOUNCEMENTS

15. PUBLIC FORUM

16. RECESS OR ADJOURNMENT

TOWN COUNCIL ATTENDANCE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ENTER INTO EXECUTIVE SESSION

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ACCEPT THE MINUTES AS WRITTEN AND AMENDED TO IN INCLUDE IN THE DOCUMENTS LIST TWO MEMO FROM KP LAW DATED AUGUST 10, 2021 AND SEPTEMBER 2, 2021 AND THE LETTER FROM THE ATTORNEY GENERAL

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ACCEPT THE MINUTES AS WRITTEN AND AMENDED TO IN INCLUDE IN THE DOCUMENTS LIST TWO MEMO FROM KP LAW DATED AUGUST 10, 2021 AND SEPTEMBER 2, 2021 AND THE LETTER FROM THE ATTORNEY GENERAL

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021**

	YES	NO	PRESENT
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
CAROLINE BAYS	_____	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ACCEPT MINUTES AS WRITTEN WITH THE AMENDMENT OF THE INCLUSION
OF THE ABUTTERS LIST IN ITEMS 9A AND B

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021**

	YES	NO	PRESENT
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI, JR.	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY J. DONATO	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
ANGELINE B. KOUNELIS	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

MOTION TO ADOPT A PROPOSED AMENDMENT TO THE FISCAL YEAR 2022 BUDGET



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 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

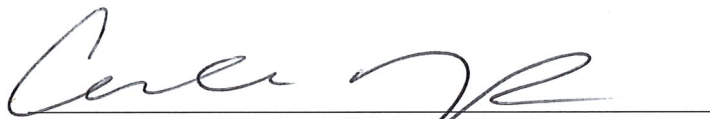
ORDER #71

2021 - O - 71

ORDER ADOPTING AN AMENDMENT TO THE FISCAL YEAR 2022 BUDGET

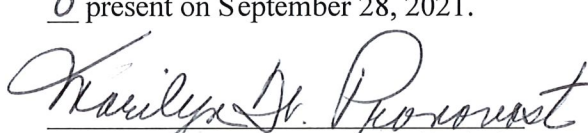
BE IT ORDERED: That the Town Council of the City known as the Town of Watertown hereby adopts an amendment to the Fiscal Year 2022 Budget, as attached.

BE IT FURTHER RESOLVED: That a copy of said transfer is forwarded to the Town Auditor and Town Treasurer/Collector



Council Member

I hereby certify that at a Meeting of the Town Council for which a quorum was present, the above Order was adopted by a vote of 8 for, 0 against, and 0 present on September 28, 2021.



Marilyn W. Pronovost, Council Clerk



Mark S. Sideris, Council President

FISCAL YEAR 2022 BUDGET AMENDMENT

REVENUE	INCREASE (DECREASE)	TO READ
TRANSFER FROM NEW HIGH SCHOOL STABILIZATION	\$ 5,201,221	\$ 5,798,555

TOTAL REVENUE ADJUSTMENT	<u>\$ 5,201,221</u>	
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EXPENDITURES	INCREASE (DECREASE)	TO READ
TRANSFER TO NEW HIGH SCHOOL CAPITAL PROJECT 0193059-596512	\$ 5,201,221	\$ 5,201,221

TOTAL EXPENDITURE ADJUSTMENT	<u>\$ 5,201,221</u>	
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TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
VINCENT J. PICCIRILLI	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY J. DONATO	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
ANGELINE B. KOUNELIS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

MOTION TO APPROVE THE LOAN ORDER AUTHORIZING THE TOWN TREASURER, WITH THE APPROVAL OF THE TOWN MANAGER, TO BORROW AND/OR EXPEND MONIES IN THE AMOUNT OF \$423,826 UNDER M.G.L. C.44, §7(1), OR PURSUANT TO ANY OTHER ENABLING AUTHORITY, TO PAY THE COSTS OF REPLACING THE TOWN HALL CHILLER, INCLUDING ALL COSTS INCIDENTAL AND RELATED THERETO; AND TO ISSUE BONDS OR NOTES OF THE TOWN THEREFOR; AND THAT ANY PREMIUM RECEIVED UPON THE SALE OF ANY BONDS OR NOTES APPROVED BY THIS ORDER, 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 ORDER IN ACCORDANCE WITH M.G.L. C.44, §20, THEREBY REDUCING THE AMOUNT AUTHORIZED TO BE BORROWED TO PAY SUCH COSTS BY A LIKE AMOUNT



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 and
District C Councilor

Caroline Bays,
Councilor At Large

Anthony 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

ORDER #72

2021 - O - 72

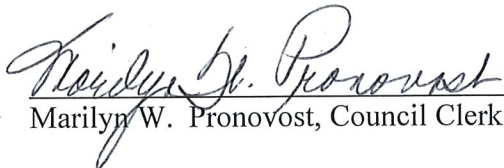
ORDER TO APPROVE THE BORROWING OF FUNDS TO PAY COSTS OF REPLACING THE TOWN HALL CHILLER

ORDERED: That the sum of \$423,826 is appropriated to pay costs of replacing the Town Hall chiller, including all costs incidental and related thereto; that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that any premium received upon the sale of any bonds or notes approved by this order, 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 the costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BE IT FURTHER ORDERED: That a copy of said Order be forwarded to the Town Auditor and Town Treasurer/Collector.


Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Order was adopted by a vote of 8 for, 0 against, and 0 present on September 28, 2021.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY J. DONATO	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
ANGELINE B. KOUNELIS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

MOTION TO ADOPT THE LOAN ORDER AUTHORIZING THE TOWN TREASURER, WITH THE APPROVAL OF THE TOWN MANAGER, TO BORROW AND/OR EXPEND MONIES IN THE AMOUNT OF \$410,000 UNDER M.G.L. C.44, §7(1), OR PURSUANT TO ANY OTHER ENABLING AUTHORITY INCLUDING ALL COSTS INCIDENTAL AND RELATED THERETO: AND TO ISSUE BONDS OR NOTES OF THE TOWN THEREFOR; TO PAY THE FOLLOWING COSTS OF THE FOLLOWING CAPITAL PROJECTS FOR THE DEPARTMENT OF PUBLIC WORKS:

 \$110,000 IMPROVEMENTS TO DPW BUILDING SIDEWALKS AND PARKING LOTS

 \$300,000 REPLACE AND/OR ADD UNDERGROUND DUCT FOR UTILITIES TO ROADWAYS

ANY PREMIUM RECEIVED UPON THE SALE OF ANY BONDS OR NOTES APPROVED BY THIS ORDER, 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 ORDER IN ACCORDANCE WITH M.G.L. C.44, §20, THEREBY REDUCING THE AMOUNT TO BE BORROWED TO PAY SUCH COSTS BY A LIKE AMOUNT



Watertown Town Council

Administration Building
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Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

ORDER # 73

2021 - 0 - 73

Vincent J. Piccirilli, Jr.,
Vice President and
District C Councilor

ORDER TO APPROVE THE BORROWING OF FUNDS TO PAY COSTS OF CERTAIN CAPITAL PROJECTS FOR THE DEPARTMENT OF PUBLIC WORKS

Caroline Bays,
Councilor At Large

Anthony Donato,
Councilor At Large

John G. Gannon,
Councilor At Large

ORDERED: That the sum of \$410,000 is appropriated to pay the following costs of the following capital projects for the Department of Public Works, including all costs incidental and related thereto;

Anthony Palomba,
Councilor At Large

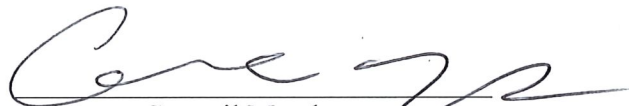
\$110,000 Improvements to DPW Building Sidewalks and Parking Lots
\$300,000 Replace and/or Add Underground Duct for Utilities to Roadways

Angeline B. Kounelis,
District A Councilor

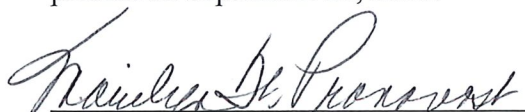
Lisa J. Feltner,
District B Councilor

that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that any premium received upon the sale of any bonds or notes approved by this order, 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 the costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BE IT FURTHER ORDERED: That a copy of said Order be forwarded to the Town Auditor and Town Treasurer/Collector.


Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Order was adopted by a vote of 8 for, 0 against, and 0 present on September 28, 2021.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ADOPT THE LOAN ORDER AUTHORIZING THE TOWN TREASURER, WITH THE APPROVAL OF THE TOWN MANAGER, TO BORROW AND/OR EXPEND MONIES IN THE AMOUNT OF \$1,628,000 UNDER M.G.L. C.44, §7(1), OR PURSUANT TO ANY OTHER ENABLING AUTHORITY INCLUDING ALL COSTS INCIDENTAL AND RELATED THERETO: AND TO ISSUE BONDS OR NOTES OF THE TOWN THEREFOR TO PAY THE COSTS OF PURCHASING EQUIPMENT FOR THE DEPARTMENT OF PUBLIC WORKS:

\$243,000 PURCHASE HIGHWAY 48.000 GVW DUMP TRUCK	\$265,000 PURCHASE SNOW AND ICE 6-WHEEL COMBO BODY TRUCK
\$ 85,000 PURCHASE HIGHWAY SERVICE FLATBED	\$120,000 PURCHASE PROPERTY AND BUILDING SIGN TRUCK
\$ 85,000 PURCHASE STREET VACTOR (MADVAC)	\$280,000 PURCHASE SALTER 6-WHL SNOW FTR
\$300,000 PURCHASE SNOW AND ICE LOADER	\$250,000 PURCHASE STREET SWEEPER

ANY PREMIUM RECEIVED UPON THE SALE OF ANY BONDS OR NOTES APPROVED BY THIS ORDER, 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 ORDER IN ACCORDANCE WITH M.G.L. C.44, §20, THEREBY REDUCING THE AMOUNT AUTHORIZED TO BE BORROWED TO PAY SUCH COSTS BY A LIKE AMOUNT



Watertown Town Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

ORDER # *74*

2021 - O - *74*

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President and
District C Councilor

Caroline Bays,
Councilor At Large

Anthony 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

ORDER TO APPROVE THE BORROWING OF FUNDS TO PAY COSTS OF PURCHASING EQUIPMENT FOR THE DEPARTMENT OF PUBLIC WORKS

ORDERED: Ordered: That the sum of \$1,628,000 is appropriated to pay the following costs of the following equipment acquisition projects for the Department of Public Works, including all costs incidental and related thereto;

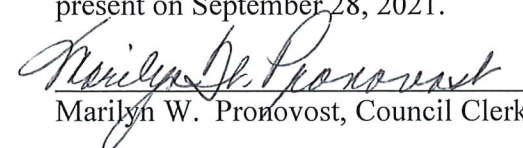
\$243,000	Purchase Highway 48.000 GVW Dump Truck
\$265,000	Purchase Snow and Ice 6-Wheel Combo Body Truck
\$ 85,000	Purchase Highway Service Flatbed
\$120,000	Purchase Property and Building Sign Truck
\$ 85,000	Purchase Street Vactor (MadVac)
\$280,000	Purchase Salter 6-Wheel Snow Fighter
\$300,000	Purchase Snow and Ice Loader
\$250,000	Purchase Street Sweeper

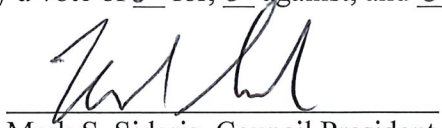
that to meet this appropriation, the Town Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c. 44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and that any premium received upon the sale of any bonds or notes approved by this order, 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 the costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BE IT FURTHER ORDERED: That a copy of said Order be forwarded to the Town Auditor and Town Treasurer/Collector.


Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Order was adopted by a vote of 8 for, 0 against, and 0 present on September 28, 2021.

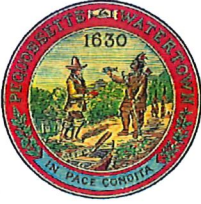

Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021**

	YES	NO	PRESENT
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
ANGELINE B. KOUNELIS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI, JR.	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY J. DONATO	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

MOTION TO ADOPT THE ORDER RELEASING A COVENANT TO BUILD AND MAINTAIN A FENCE FOR THE BENEFIT OF PROPERTY OF THE TOWN OF WATERTOWN LYING WESTERLY OF BACON STREET (PARCEL NO. 216-0-0) AND AUTHORIZING THE TOWN MANAGER TO EXECUTE A RELEASE OF COVENANT



Watertown Town Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

ORDER # 75

2021 - 0 - 75

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President and
District C Councilor

Caroline Bays,
Councilor At Large

Anthony 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

AN ORDER RELEASING A COVENANT TO BUILD AND MAINTAIN A FENCE FOR THE BENEFIT OF PROPERTY OF THE TOWN OF WATERTOWN LYING WESTERLY OF BACON (PARCEL NO. 216-0-0) AND AUGHTOIRZING THE TOWN MANAGER TO EXECUTE A RELEASE OF COVENANT

WHEREAS: The Town of Watertown is the owner of a parcel of land lying westerly of Bacon Street (Parcel No. 216-0-0), formerly owned by the Boston and Maine Railroad and being Parcel 5 in a deed dated September 25, 1961, recorded with the Middlesex South Registry of Deeds (the "Registry") in Book 897, Page 318 (the "Town Parcel"); and

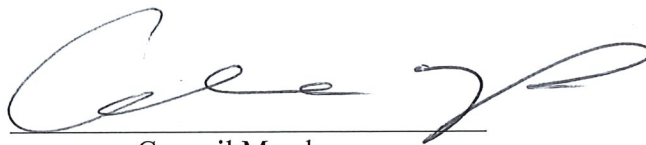
WHEREAS: The Town Parcel is contiguous to a residential development known as "River Park Lofts" located at 45 Bacon Street and 60 Howard Street owned by Chauncy Place Corporation (the "Owner") by virtue of a deed dated July 14, 2021, recorded with the Registry in Book 78264, Page 120 (the "Owner Deed"); and

WHEREAS: The Owner, by reason of a covenant in a deed from Boston and Maine Railroad to John P. Hennessy, a predecessor owner of a portion of River Park Lofts, (the "BMR Deed"), is obligated to build and maintain a fence on the River Park Lofts, said deed dated January 19, 1955, recorded with the Registry in Book 8399, Page 208 (the "BMR Deed"), is obligated to build and maintain a fence on the River Park Lofts property (the "Covenant") set forth in the BMR Deed; and

WHEREAS: Both the Town, as the owner of the former Boston and Maine property benefitted by the Covenant, and the Owner, agree that there is no longer any need to build and maintain a fence, as set forth in the BMR Deed and that the Covenant may be released.

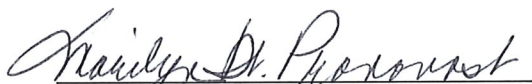
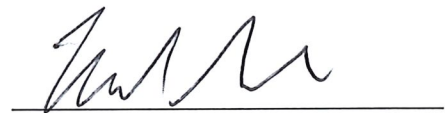
NOW THEREFORE BE IT ORDERED: That, the Town Council of the City known as the Town of Watertown hereby agrees that the Owner no longer has an obligation to build and maintain the fence, and approves of the release of the Covenant, as set forth in a Release of Covenant as it affects property of the Owner described in the Owner Deed.

AND FURTHER: That the Town Council hereby authorizes the Town Manager to execute the Release of Covenant.



Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Order was adopted by a vote of 8 for, 0 against, and 0 present on September 28, 2021.


Marilyn W. Pronovost, Council Clerk
Mark S. Sideris, Council President

RELEASE OF COVENANT

REFERENCE is made to those restrictions, covenants and agreements, including the covenant and agreement to build and maintain a right-of-way fence (collectively, the "Covenants") benefitting land formerly owned by Boston and Maine Railroad, a corporation duly established under the laws of the Commonwealth of Massachusetts ("BMR"), which Covenants are set forth in that certain Deed from BMR to John P. Hennessy dated January 19, 1955 and recorded with the Middlesex South County Registry of Deeds (the "Registry") in Book 8399, Page 208 and affect an approximately 4,966 square foot parcel of real property shown on a plan entitled "Land in Watertown, Mass., Boston and Maine Railroad to John P. Hennessy," dated November 1954 and recorded with the Registry as Plan No. 93 of 1955 (the "Subject Property"), which Subject Property now constitutes a part of "River Park Lofts" located at 45 Bacon Street and 60 Howard Street, Watertown, Massachusetts.

The Town of Watertown, as successor-in-title to BMR, hereby discharges and releases the Subject Property from the Covenant and terminates the Covenant in its entirety.

This Release of Covenant is given pursuant to the vote taken by the Town Council on September 28, 2021, a certified copy of which is attached hereto as Exhibit A, and recorded herewith.

[Remainder of Page Intentionally Blank; Signature Page Follows]

EXECUTED as a sealed instrument this _____ day of September, 2021.

TOWN OF WATERTOWN

By: _____
Name: Michael J. Driscoll
Title: Town Manager

Approved as to form by Town Attorney:

Name: Katharine Lord Klein
Title: Town Attorney

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this _____ day of September, 2021, before me, the undersigned notary public, personally appeared Michael J. Driscoll, proved to me through satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image; ☐ oath or affirmation of a credible witness known to me who knows the above signatory; ☐ my own personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Town Manager of the Town of Watertown as the voluntary act of the Town of Watertown.

Notary Public
My commission expires:

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
ANGELINE B. KOUNELIS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI, JR.	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
ANTHONY J. DONATO	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

MOTION TO REFER TO THE PLANNING BOARD FOR A PUBLIC HEARING AN AMENDMENT OF THE ZONING ORDINANCE TO DEFINE SHORT TERM RENTALS, INCLUDE THIS USE IN THE TABLE OF ACCESSORY USE REGULATIONS, AND ADD REQUIREMENTS SPECIFIC TO THIS USE

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021**

	YES	NO	PRESENT
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ACCEPT THE REPORT OF THE COMMITTEES ON ECONOMIC DEVELOPMENT
AND PLANNING AND HUMAN SERVICES REGARDING AFFORDABLE HOUSING INITIATIVES

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021**

	YES	NO	PRESENT
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO REQUEST THE ADMINISTRATION PROCEED, AS SOON AS POSSIBLE, WITH THE NEXUS STUDY FOR AFFORDABLE HOUSING LINKAGE FEES

TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021

	YES	NO	PRESENT
CAROLINE BAYS	___X___	_____	_____
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ACCEPT THE PUBLIC SAFETY COMMITTEE MEETING REGARDING THE
OPERATIONS AND SERVICES PROVIDED BY THE WATERTOWN POLICE DEPARTMENT

**TOWN COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 28, 2021**

	YES	NO	PRESENT
ANTHONY J. DONATO	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
ANGELINE B. KOUNELIS	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI, JR.	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO ADJOURN AT 8:43 P.M.