



Watertown City 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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

CITY COUNCIL MEETING

WEDNESDAY, FEBRUARY 23, 2022 AT 7:00 PM
RICHARD E. MASTRANGELO COUNCIL CHAMBER
AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344 #
- D. Public may comment through email: vpiccirilli@watertown-ma.gov

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- 1. ROLL CALL
 - 2. PLEDGE OF ALLEGIANCE
 - 3. PUBLIC FORUM
 - 4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes of City Council Meeting - January 25, 2022
 - B. Minutes of City Council Meeting - February 8, 2022
 - 5. PRESIDENT'S REPORT
 - A. Letter of Support for Shared Streets Grant Application
 - B. Resolution on the Fiscal Year 2023 Budget Process 2021-R-64 Item 4 Be Amended So That Conceptual Recommendations on the Fiscal Year 2023-2027 Capital Improvement Program Be Extended Two Weeks from March 8, 2022 to March 22, 2022
 - 6. INFORMATIONAL PRESENTATIONS
 - A. Informational Presentation on the Multifamily Zoning Requirement for MBTA Communities as Recently Enacted by the Legislature, Which Requires by Right Multifamily Zoning Within Proximity to MBTA Service
 - 7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. Resolution Approving the Acceptance and Expenditure of a Gift of Funds in the Amount of \$7,000 from Three Veterans' Organizations to Move Forward with One of the Veterans' Services Initiatives to Properly Honor the Veterans that Have Gone Before Us and Place a "US Veteran" Flag Marker at Each Veteran's Grave in Ridgelawn Cemetery and Saint Patrick's Cemetery.
- 8. NEW BUSINESS
- 9. COMMUNICATIONS FROM THE CITY MANAGER
 - A. Request for Confirmation of Appointments to the Zoning Board of Appeals
 - B. MassWorks Grant
 - C. Arsenal Park Phase B Playground Equipment
- 10. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
- 11. ANNOUNCEMENTS
- 12. PUBLIC FORUM
- 13. RECESS OR ADJOURNMENT



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District B Councilor

Emily Izzo
District D Councilor

March 1, 2022

Secretary Jamey Tesler
10 Park Plaza
Suite 4160
Boston, MA 02116

RE: Shared Streets and Spaces grant

Dear Secretary Tesler,

We are writing to express our strong support for Watertown's application to MassDOT's Shared Streets and Spaces program, for pedestrian scale wayfinding signs. The City is currently developing a Wayfinding Sign Plan, and assistance from MassDOT will jump start implementation of this important piece of our transportation planning.

Wayfinding has been on our agenda since 2015, when it was first mentioned in our Comprehensive Plan Transportation element, which recommended the City "Commission a Wayfinding Program to promote and celebrate Watertown's distinct areas of interest". Our 2019 Parking Management Plan recommended that Watertown "strongly identify its commercial districts and improve wayfinding signage". Followed in 2021 by a Bicycle and Pedestrian Plan that recommended "Create a branded wayfinding program to facilitate walking and biking in Watertown and identify connections to the Charles River and other bicycle routes".

We thank MassDOT for making this quick-build program available to municipalities, and for your partnership in promoting complete streets here and throughout the Commonwealth.

Sincerely,

Mark Sideris
Council President



CITY OF WATERTOWN

Department of
Community Development and Planning
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617 972 6417
Fax: 617 972 6484
www.watertown-ma.gov

To: City Council President Mark Sideris
From: Steve Magoon, Director of Community Development and Planning and
Acting Deputy City Manager
Date: February 18, 2022
Re: Multifamily Zoning Requirement for MBTA Communities

Summary

By the end of 2022, Watertown must have a plan for complying with the Commonwealth's multifamily zoning requirement for MBTA communities. To achieve the best outcome, the City should submit written comments to the Commonwealth by March 31 advocating for a change in the "bus station" definition proposed in the draft guidelines. I would like to brief the Council on this issue at its February 23 meeting.

The Commonwealth issued Draft Guidelines for the Multi-Family Zoning Requirement for MBTA Communities on December 15. Watertown is required to have at least one zoning district of "reasonable size" in which multi-family housing is permitted "as of right" within ½ mile of a transit station. Unfortunately, the guidelines define "bus station" in a narrow way, leaving us with no transit station within our borders. Under the draft guidelines, we are required to use Belmont's Waverly commuter rail station as the focal point of our multifamily zoning district.

Based on an initial review of the Watertown area within ½ mile of Waverly Station, the zoning is primarily two-family, the area is completely built-out at near the highest density allowed and contains St. Patrick's cemetery. This area also has very limited connectivity to Waverly Station and few features that would make it a logical location for multifamily zoning.

To avoid this counter-productive outcome, we should advocate for a bus station definition that would allow us to consider the area around Watertown Square (using Watertown Yard as the transit station).

Timeline for Compliance

The Commonwealth set the following deadlines:

- The deadline for submitting comments is **March 31, 2022**.
- While the Commonwealth's Department of Housing and Community Development (DHCD) is finalizing the guidelines, it is requiring that every MBTA community hold a briefing of its Council or Select Board on the guidelines no later than **May 2, 2022**. Communities must also submit an information form by that same date.
- After DHCD finalizes the guidelines this summer, communities must determine whether they already comply or, if not, work on a rezoning plan.
- Every MBTA community must submit by **December 31, 2022** a request for determination of compliance or a proposed action plan to achieve compliance.

Draft Guidelines¹

Under the 2021 economic development bill, the Zoning Act was amended to require that every MBTA community have at least one zoning district of reasonable size in which multi-family housing is permitted as of right at a minimum gross density of 15 units per acre. By statute, the district must be not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable. The statute defines Watertown as an MBTA community. Regardless of whether we have a transit station within our borders we must comply with the multifamily zoning requirement.

An MBTA community that does not comply is ineligible for funding from: the Housing Choice Initiative, the Local Capital Projects Fund, or the MassWorks Infrastructure Program.

Under the draft guidelines, a bus station is defined as:

a building located at the intersection of two or more public bus lines, within which services are available to bus passengers; provided that a bus station does not include a shelter or other structure without walls and a foundation.

This definition means that Watertown has no bus station. Watertown Yard is the intersection of more than two public bus lines but its two buildings are not available to passengers.

Watertown Square is the intersection of more than two public bus lines but with no building.

However, the transit station does not need to be within the city's borders. Belmont's Waverly commuter rail station is close to our northwest corner and around 50 acres in Watertown are

¹ The proposed guidelines are available at: mass.gov/mbtacommunities.

within ½ mile of that station. As written, the guidelines require Watertown to comply by creating a multifamily zoning district in a location that makes little sense.

Advocating for Better Guidelines on the Bus Station Definition

If Watertown Yard was deemed a bus station, a complying district can be crafted within the existing Central Business, Limited Business, and possibly Industrial-3 zones without completely rewriting our zoning.² A multifamily zoning district in the Watertown Square area would align with an existing vision of denser, mixed use development. Even the transit-connectivity of such a district is better: Watertown Square has multiple bus lines and pedestrian access. We believe there are solid arguments for rewriting the bus station definition to include locations like Watertown Yard. To advocate for changing this definition, I am asking that the Council authorize filing of a written comment with the Department of Housing and Community Development by March 31, 2022.

² While the district must have a transit station hook, a community is not required to rezone all of the land area within ½ mile radius. For example, there is no need to touch two-family zones that happen to be within ½ mile. There are over 62 acres now zoned CB, LB or I-3 within the ½ mile radius of Watertown Yard.



Thomas J. Tracy
Acting City Manager

CITY OF
WATERTOWN
Office of the City Manager

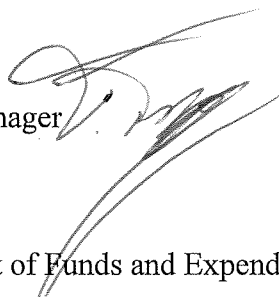
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: Thomas J. Tracy, Acting City Manager

Date: February 15, 2022

RE: Agenda Item – Acceptance of Gift of Funds and Expenditure



I am pleased to inform you that three Veterans' Organizations have generously donated gift of funds totaling \$7,000 to move forward with one of the Veterans' Services initiatives to properly honor the Veterans that have gone before us and place US Veteran" Flag Marker" at each Veterans' grave in Ridgelawn Cemetery and Saint Patrick's Cemetery.

As stated in the attached correspondence from Mr. Patrick J. George, Veterans' Services Officer, the gift of funds are as follows:

Burnham-Manning VFW Post 1105: \$5,000
AMVETS Post 14: \$1,000
Pvt Charles J. Shutt Detachment: \$1,000

Pursuant to Massachusetts General Laws Chapter 44, Section 53A, any expenditure of gifts of funds needs the approval of the Acting City Manager and City Council.

I respectfully request the attached Resolution accepting these gift expenditures be placed on the February 22, 2022, City Council Agenda for your consideration.

Thank you for your favorable consideration and action in this matter.

cc: Patrick J. George, Veterans' Services Officer
Steven T. Magoon, Deputy Acting City Manager
Melissa A. Morrissey, City Treasurer/Collector
Mark R. Reich, Esquire, KP Law

Resolution approving the Acceptance and Expenditure of Gifts of Funds

WHEREAS: From time to time, this community is the beneficiary of a gift donated towards improving the quality and spirit of its inhabitants lives; and,

WHEREAS: It has long been the mission of Watertown Veterans' Services to provide support for the Veterans among us, and properly honor the Veterans that have gone before us; and,

WHEREAS: A small token of that appreciation will be completed this year, to move forward with the plan to provide every Veterans' grave in Ridgelawn Cemetery and Saint Patrick's Cemetery with a "US Veteran" Flag Marker; and,

WHEREAS: This initiative would not have been possible without the financial contributions made by our Veteran Organization partners and these financial contributions are as follows:

Burnham-Manning VFW Post 1105:	\$5,000
AMVETS Post 14:	\$1,000
Pvt Charles J. Shutt Detachment:	\$1,000; and,

WHEREAS: In addition to the financial contributions these organizations have made, they will also be providing the man hours necessary to visit these cemeteries and place the flag markers and the American Flags that go in them for each Veterans' grave; and,

NOW THEREFORE BE IT RESOLVED: That the City Council of the City of Watertown, hereby accepts and appropriates, pursuant to Massachusetts General Laws Chapter 44, Section 53A, monetary gifts totaling \$7,000.00, generously donated by The Burnham-Manning VFW Post 1105, AMVETS Post 14, and the Pvt Charles J. Shutt Detachment.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on February 22, 2022.

Council Clerk

Mark S. Sideris, Council President

Osmond, Marsha

From: George, Patrick
Sent: Tuesday, February 15, 2022 9:49 AM
To: Tracy, Tom; Magoon, Steve
Cc: Hand, JoAnna; Osmond, Marsha
Subject: Veterans' Organization Donations
Attachments: VeteranOrgsDeposit_15Feb2022.pdf

Gentlemen,

Attached for your review is a letter identifying and thanking the Veterans Organizations in town for their contribution towards the purchase of Veteran flag holders for the Veterans' graves at Ridgelawn and Saint Patrick's cemeteries.

Please let me know if you have questions, and I respectfully request this donation be accepted by the City Council at the next available meeting.

Sincerely,
Patrick George
Veterans' Services Officer
City of Watertown
PGeorge@Watertown-ma.gov
Office: 617-972-6416
Cell: 781-645-9127

The VSO is on Facebook! Like our page and stay up to date by clicking this link: www.facebook.com/watertownvso



CITY OF WATERTOWN
Veterans' Services

Administration Building
149 Main Street
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Phone: 617-972-6416
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February 15, 2022

Mr. Manager,

It has long been the mission of Watertown Veterans' Services to provide support for the Veterans among us, and properly honor the Veterans that have gone before us. A small token of that appreciation will be completed this year as we move forward with our plan to provide every Veterans' grave in Ridgelawn Cemetery and Saint Patrick's cemetery with a "US Veteran" Flag Marker.

This initiative would not have been possible without the financial contributions made by our Veteran Organization partners. I would kindly ask that the Council accept these gifts at the next possible Council Meeting. The financial contributions are as follows:

- Burnham-Manning VFW Post 1105: \$5,000
- AMVETS Post 14: \$1,000
- Pvt Charles J. Shutt Detachment: \$1,000

In addition to the financial contributions these organizations have made, they will also be providing the man hours necessary to place these flag markers and the American Flags that go in them. I would be remiss if I didn't take this opportunity to thank the Veterans' Organizations in this town for making the Watertown VSO one of the most fulfilling careers I've ever had.

I would be happy to answer any questions you or the Council may have.

Sincerely,

Patrick George

Veterans' Services Officer