



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 TUESDAY, FEBRUARY 22, 2022, 7:00 P.M.

RICHARD E. MASTRANGELO COUNCIL CHAMBER

MINUTES

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 (TollFree) and enter Webinar ID: 929 9133 1344 #
- D. Public may comment through email: vpiccirilli@watertown-ma.gov

1. ROLL CALL

Council President Sideris called to order a regular meeting of the City Council at 7:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors John M. Airasian, Caroline Bays, John G. Gannon, Nicole Gardner, Lisa J. Feltner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were Thomas Tracy, Acting City Manager, Mark Reich, Town Attorney, and Marilyn W. Pronovost, Council Clerk.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

Jacky Van Leeuwen – Whites Avenue – She spoke on behalf of several other people who endorsed her statement as it related to the search for a new City Manager. She requested a listing of the sites or job boards that Community Paradigm Associates listed at the City Council meeting. She also requested two sessions for information gathering: one a Community Forum with the finalists for

the position and another forum with staff. The final request was to have the Ad Hoc Committee establish a process that is easily understood by the public prior to the city manager interviews.

Meghan O'Connell – Maplewood Street – Stated she was frustrated the City Council was holding their meeting at the same time as the Board of Health's which was discussing a contentious issue. She recognized that the matter of face masks affects people differently; however, she stated it is difficult to understand who is making the motion, seconding it, and how anyone is voting on a matter. She asked that Councilors raise their hands to indicate who is speaking; this kind of awareness is crucial to maintain a democratic government.

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes of City Council Meeting - January 25, 2022

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

B. Minutes of City Council Meeting - February 8, 2022

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

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.

Council President Sideris requested a motion to move up Item 7A for consideration. Councilor Piccirilli made a motion to move up Item 7A for discussion; Councilor Gardner seconded the motion. The motion was adopted unanimously on a voice vote.

Mr. Tracy provided some background on the matter and requested the Council's favorable consideration on accepting the gift. He noted the three Veterans' organizations, Burnham-Manning VFW Post 1105, AMVETS Post 14, and Pvt Charles J. Shutt Department, were represented in the Chamber.

Mr. George, Veterans' Agent, stated each May flags are placed at the graves of each veteran. Occasionally some graves get missed. With this gift, a US Veteran grave marker will be placed next to a veteran's grave making it

easier for volunteers to recognize and ensuring the veterans are honored. He thanked the three organizations for their continuous assistance to other veterans.

Councilor Piccirilli moved to approve 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; Councilor Feltner seconded the motion. The motion was adopted unanimously on a roll call vote.

5. PRESIDENT'S REPORT

A. Letter of Support for Shared Streets Grant Application

Mr. Magoon, Director of Community Development and Planning and Acting Assistant City Manager, stated the Department had applied for a grant from MA DOT for \$50,000 to implement the Wayfinding Signs Program. The letter would be one of support for the application.

Councilor Piccirilli moved to authorize that the letter be sent in support of the City's Shared Streets Grant application; Councilor Gardner seconded the motion. The motion was adopted unanimously on a voice vote.

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

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

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.

Mr. Magoon stated the Legislature passed a requirement that every community with MBTA service must have a by right multifamily zoning area near the MBTA service. Watertown does not have a bus station so the by right area would be the Waverly Station in Belmont. The zoning in that area of the city is basically two-family dwellings, is built out, and densely populated. The area also includes St. Patrick Cemetery. The Waverly

Station has limited connection with this part of Watertown and the area is not a logical location for multifamily zoning. Therefore, he believes that the Watertown Square bus service area would be more representative of Watertown's zoning requirements for multifamily zoning.

The Commonwealth has set the following deadlines:

March 31, 2022 – Deadline for submitting comments

May 2, 2022 – Deadline for notifying the local governing body of this requirement

Summer, 2022 – Once regulations are in place, communities must determine whether they are compliant or not and work on a rezoning plan if needed to be compliant

December 31, 2022 – Deadline for submitting a request for compliance or plan to achieve compliance.

There are 175 communities affected by the need to define these zones. Under the definition of “bus station” as stated in the regulations, neither the Watertown Yards nor the Watertown Square area meets the standard; therefore, it must use Belmont's Waverly Station which has limited Watertown use and affects an area currently consisting of two-family housing. In a by right zoning area, the city cannot require or provide any discretionary standards on a building. If the community did not comply, it would be unable to apply for state housing grants.

Mr. Magoon felt the definition should be adjusted to incorporate Watertown Yard into the bus station definition. It would be a more logical fit for Watertown and such a district could be crafted for the area. He noted that he is discussing the matter with the State who understands that this might be a case of unintended consequences. He asked the Council to authorize the filing of a written comment with the Department of Housing and Community Development by March 31, 2022.

In the discussion, the following matters were noted:

- Would closely placed two family units fit the requirement of 15 units/acre? Multi family units are defined as more than three units/building
- By making this change, is Watertown trying to circumvent the intent of the law which is to increase available housing? This would disrupt the neighborhood and may even require the City to purchase some of the housing to satisfy the requirement. The burden is on Watertown to show that it has a legitimate concern.
- Even with a desired change in definition, the City will need to define such an area as required. A further request for a zoning change will be needed to satisfy the intent of this statute.
- Is this change request based on an assumption that may not continue to be true – i.e., that the MBTA will continue to use Watertown Yards as

a base? There is a need to redefine the definition; otherwise, Watertown is bound to the Waverly Station in Belmont which would be problematic for Watertown. Even if the Watertown Yards were not an option, there are other options that could be considered.

- If Watertown used the Waverly Station, it could provide the zoning but not require that the units be built. In that sense, then Watertown would be complying with the intent but not the spirit of the law? The law makes it clear that a community cannot subvert the intent by designating an area that cannot be developed, such as wetlands. Designating northwest Watertown would disrupt an established neighborhood and be inconsistent with Watertown's efforts to develop around the Square.
- The Waverly Station is not conducive to creating a convenient commuting pattern. Currently Watertown meets the density requirement at 17.4 units/acre and is not afraid of such a housing pattern. Large units such as the Gables and Union Market are now 50 units per acre. If the area were limited to 50 acres, the projects would need to sustain 68 units/acre.

Councilor Palomba moved to support and permit Mr. Magoon to approach the State asking for consideration of redefining Bus Station; Councilor Piccirilli seconded the motion. The motion was adopted on a voice vote of 8-1. All members voted in the affirmative except for Councilor Bays who voted in the negative.

7. MOTIONS, ORDINANCES, ORDERS, 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.

The notes for this item may be found after Item 4B.

8. NEW BUSINESS

There was no new business brought before the Council.

9. COMMUNICATIONS FROM THE CITY MANAGER

- A. Request for Confirmation of Appointments to the Zoning Board of Appeals

Mr. Tracy asked for the confirmation of two members to the Zoning Board of Appeals. He nominated Gregory B. Girard, as an Alternate Member for a term to expire on February 15, 2024 and Michael Brangwynne as a Full Member for a term to expire on February 15, 2026. Under the Council Rules, this item would be referred to the Committee on Economic Development and Planning.

B. Mass Works Grant

The City will receive a MassWorks grant of \$3,400,000 with an additional amount of \$1,700,000 from Alexandria for a total of \$6,800,000 to reconstruct Arsenal Street from Greenough Boulevard to Arsenal Court. The Council will need to authorize the amount of \$1,700,000 and will need to provide \$900,000 in mitigation fees. To provide the funding, he would be requesting a loan order or a transfer of funds in March.

C. Arsenal Park Phase B Playground Equipment

Mr. Tracy stated he would be seeking a transfer of funds for an amount of \$511,000 for the prepurchase of playground equipment endorsed by the Conservation Commission for Arsenal Park.

He also noted that the Board of Health rescinded the face mask mandate effective at midnight, February 24, 2022.

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

Councilor Palomba made a request for a brief update on the status of the Mount Auburn Street Reconstruction.

11. ANNOUNCEMENTS

Council President Sideris announced that the newly constructed Hosmer Elementary School would be opening on Monday, February 28, 2022. He stated this was an exciting time for the city and the kids who are students there.

12. PUBLIC FORUM

David Cain – Pleasant Street – It was his pleasure to share the news that the Board of Health allowed the mask mandate to expire.

13. 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 7:52 p.m.

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 ___ for, ___ against, ___ present on March 8, 2022.

Mark S. Sideris, Council President
s:/MWP

**TOWN COUNCIL MEETING
TUESDAY, FEBRUARY 22, 2022, AT 7:00 P.M.
RICHARD E. MASTRANGELO COUNCIL CHAMBER
WITH REMOTE ACCESS OPPORTUNITIES**

LIST OF DOCUMENTS

1. Minutes of the City Council Meeting – January 25, 2022 – Item 4A
2. Minutes of the City Council Meeting – February 8, 2022 – Item 4B
3. Letter of Support Regarding the Shared Streets and Spaces Grant – Mark S. Sideris, Council President to Secretary Jamey Tesler, MA Department of Transportation – March 1, 2022 – Item 5A
4. Multifamily Zoning Requirement for MBTA Communities – Steve Magoon, Director of Community Development and Planning and Acting Deputy City Manager, to Mark S. Sideris, City Council President – February 18, 2022 – Item 6A
5. Agenda Item – Acceptance of Gift of Funds and Expenditure Regarding “US Veteran“ Flag Marker to Mark Veterans’ Graves at Ridgelawn Cemetery and St. Patrick’s Cemetery – Thomas Tracy, Acting City Manager, to City Council – February 15, 2022 – Item 7A
6. Request for Confirmation – Appointments to the Zoning Board of Appeals – Thomas Tracy, Acting City Manager, to City Council – February 17, 2022 – Item 9A

*Addendum to
the Minutes of the
February 23, 2022
City Council
Meeting*



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John G. Gannon,
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Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

CITY COUNCIL MEETING

TUESDAY, FEBRUARY 8, 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: 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. City Council Meeting Minutes - December 14, 2021
 - B. City Council Meeting Minutes - January 11, 2022
 - 5. PRESIDENT'S REPORT
 - A. Consideration and Action on City Manager Job Posting
 - 6. PRESENTATIONS OF PETITIONS, PROCLAMATIONS, AND SIMILAR PAPERS AND MATTERS
 - A. Confirmation of Proclamation Honoring Leone Cole on Her Retirement as Library Director
 - 7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
 - A. Coolidge School Apartments: Request of Lessee, Coolidge School LLC, for Consent to Refinance Leasehold Mortgage Loan from the Massachusetts Housing Finance Authority
 - B. Consideration and Vote to Adopt M.G.L. Chapter 138, Section 33B Regarding the Sale of Alcoholic Beverages by On-Premise Licensees on Sundays and Certain Legal Holidays; Sales Between 10:00 A.M. and 12:00 Noon

C. Consideration and Action to Amend the Current Regulations Under Section 2B
(Show Cause Hearings) of the Watertown Licensing Board's Rules and Regulations

8. NEW BUSINESS
9. COMMUNICATIONS FROM THE CITY MANAGER
10. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
11. ANNOUNCEMENTS
12. PUBLIC FORUM
13. RECESS OR ADJOURNMENT

CITY COUNCIL ATTENDANCE
MEETING DATE: FEBRUARY 23, 2022

	YES	NO	PRESENT
LISA J. FELTNER	___X___	_____	_____
JOHN G. GANNON	___X___	_____	_____
NICOLE GARDNER	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT J. PICCIRILLI	___X___	_____	_____
JOHN M. AIRASIAN	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

We are here tonight to make three specific requests related to the search for City Manager. The requests focus on transparency, community engagement and accountability.

1. **Where possible, please provide the job sites or job boards that Community Paradigm Associates listed publicly at a City Council meeting, and where we can find the Watertown City Manager posting.** Of the several mentioned by Community Paradigm Associates: we see the posting on the ICM and National Forum for Black Public Administrators sites, and see now that the League of Women in Government site posted it in the last day or so. We have questions about the effort to post in arenas that may help us diversify our pool of candidates and would be reassured to be able to see some of the postings. Can the Ad Hoc Committee request this from CPA, please?
2. **We propose that the Ad Hoc Committee for the City Manager Search approve for City Council consideration 2 sessions listed as optional in the consultants' proposal:**
 - a) **Community Interactions with Finalists (Community Forum) session**
 - b) **Staff Interactions with Finalists session**
3. We are also asking that an **Ad Hoc Committee for the City Manager Search meeting be scheduled as soon as possible** both to consider these 2 proposals and provide opportunities for the public to understand other issues that need considering such as, how questions will be agreed on for candidates. March 11 is the deadline for applications to be submitted. In order to responsibly discuss, decide, prepare and publicize for public-input sessions and opportunities, it is our view that the Committee needs to meet soon.

Thank you.

Jacky van Leeuwen

Rita Colafella

Nancy Hammett

Tyler Kemp-Benedict

Merle Kummer

Rachel Kay

Abby Yanow

Krystyn Elek

Arun Sannuti

Sandy (Madeleine) Miller

Dan Seidman

Victor Preston

Susan Cooke

Tiffany York

Louise Enoch

Roma Jerome

Will Twombly

Diana Barlow

Marjorie Apfelbaum

Deborah Peterson

Barbara Ruskin

Sue-Ellen Hershman-Tcherepnin

Joseph Rotella

Marcy Munningham

Ilana Mainelli

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: FEBRUARY 23, 2022**

	YES	NO	PRESENT
JOHN G. GANNON	___X___	_____	_____
NICOLE GARDNER	___X___	_____	_____
EMILY IZZO	___X___	_____	_____
ANTHONY PALOMBA	___X___	_____	_____
VINCENT PICCIRILLI	___X___	_____	_____
JOHN M. AIRASIAN	___X___	_____	_____
CAROLINE BAYS	___X___	_____	_____
LISA J. FELTNER	___X___	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	___X___	_____	_____

MOTION TO APPROVE 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



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Emily Izzo,
District D Councilor

RESOLUTION # 12

2022 – R – 12

RESOLUTION APPROVING THE ACCEPTANCE AND EXPENDITURE OF GIFT 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 Veteran's 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:

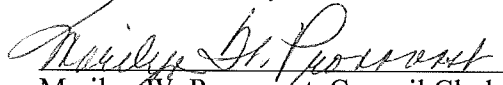
Burnham-Manning VFW Post 1105:	\$5,000
AMVETS Post 14:	\$1,000
Pvt Charles J. Shutt Detachment:	\$1,000; and

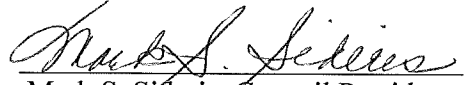
WHEREAS: In addition to the financial contributions these organizations have made, they will also be providing the man hours necessary to visit the cemeteries and place the flag markers and the American Flags that go in them for each Veteran's grave.

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 Meeting of the Town Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, 0 present on February 23, 2022.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President
3:11/2/22



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RESOLUTION #13

2022 – R – 13

RESOLUTION ON THE FISCAL YEAR 2023 BUDGET PROCESS EXTENDING THE DATE FOR THE CAPITAL IMPROVEMENT PROGRAM

WHEREAS: Article 5 of the Watertown Home Rule Charter sets out a process for the development and adoption of the annual operating budget and capital improvement program; and

WHEREAS: The Town Council wishes to establish a timeline, consistent with the Charter, by which it will provide policy guidance to the Town Manager on the development of the budget and capital improvement program; and

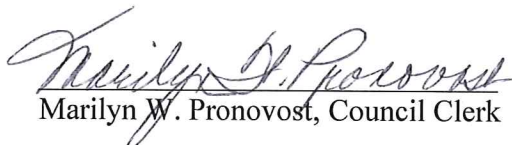
WHEREAS: Such a timeline will also give town residents notice of their opportunity to offer input on these important financial matters;

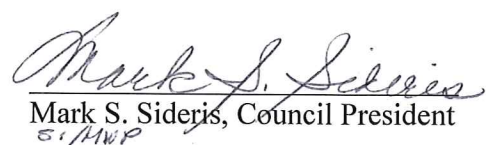
NOW THEREFORE BE IT RESOLVED: That the Town Council of the City known as the Town of Watertown establishes the following timeline for the development of the Fiscal Year 2023 operating budget and capital improvement program:

1. The Fiscal Year 2023 Preliminary Budget Overview will be presented to the Town Council by October 12, 2021.
2. The Town Council will adopt its Fiscal Year 2023 Budget Policy Guidelines by November 23, 2021.
3. The proposed Fiscal Year 2023-2027 Capital Improvement Program will be presented to the Town Council by January 25, 2022.
4. The Town Council will adopt its conceptual recommendations on the Fiscal Year 2023-2027 Capital Improvement Program by March 22, 2022 subject to the availability of funds.


Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on February 23, 2022.


Marilyn W. Pronovost, Council Clerk


Mark S. Sideris, Council President

From: [Councilor Tony Palomba](#)
To: [Pronovost, Marilyn](#)
Subject: Request for Information
Date: Sunday, February 27, 2022 8:29:06 PM

Hi Marilyn,

I hope you had a good weekend. Here is the text of the Request for Information I made at the end of Wednesday's meeting.

Please provide an update on the status of the Mt. Auburn Street project.

Have a great vacation, enjoy the warm weather.
Tony

--

Tony Palomba (he/him/his)
Councilor At-Large
781-664-3525 - cell

[Email](#)

[Email](#)

[Website](#)

[Facebook](#)

[Twitter](#)

[Instagram](#)

Please be aware that the Secretary of State's office has determined that most e-mails are public records subject to the provisions of Massachusetts General Laws Chapter. 66, sec. 10, the Public Records Law, and therefore may not be confidential.