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, NOVEMBER 9, 2022 AT 7:00 PM
RICHARD E. MASTRANGELO COUNCIL CHAMBER
ADMINISTRATION BUILDING, 149 MAIN STREET

AGENDA

ACCESS INFORMATION:

A. The meeting will be televised through WCATV (Watertown Cable Access Television) vodwcatv.org/CablecastPublicSite/?channel=3

B. The public may join the virtual meeting online watertown-ma.zoom.us/j/929913313344

C. The 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. The public may comment through email vpiccirilli@watertown-ma.gov

---

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. PUBLIC FORUM
4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
   A. City Council Meeting Minutes - October 25, 2022
5. PRESIDENT'S REPORT
6. INFORMATIONAL PRESENTATIONS
   A. Informational Presentation on the Watertown Biosafety Committee's Activities Over the Past Year and the Regulation on rDNA/Biosafety in Watertown per Board of Health Regulation - Watertown Biosafety Committee
7. PUBLIC HEARINGS
   A. Public Hearing and Vote on a Proposed Amendment to the Fiscal Year 2023 Budget
   B. Public Hearing and Vote on a Petition from Comcast for a Grant of Location in Pleasant Street to Place Two 4-Inch Conduits from Utility Pole 46 Located on Pleasant Street Within the Sidewalk to a Conduit Placed by the Owner of 345-375 Pleasant Street for a Total Distance of Approximately 1-Linear Foot to Feed a 24-Unit Development. Said Work is Necessary to Provide Telecommunications to 345-

375 Pleasant Street. The Recommendations and Conditions Set Out by the Department of Public Works Will Be Required Upon Approval of this Application.

8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

   A. First Reading on a Proposed Order Allocating the Property Tax Levy Among or Between Property Classes for Fiscal Year 2023.

   B. First Reading on a Proposed Amendment to the Fiscal Year 2023 Budget

9. REPORTS OF COMMITTEES

   A. Committee on Education and School System Matters Report Regarding the Appointments of Five Members and the Reappointment of Two Members to the Watertown Cable Access Corporation Board of Directors - Emily Izzo, Chair
   ACTION ITEMS
   A. That the City Council Confirm for Appointment Jennifer Nicholson, Robert Romano, Elaine Mello (Whose Terms Expire on September 15, 2023), James OConnor (Whose Term Expires on September 15, 2024), and Samantha Henry (Whose Term Expires on September 15, 2025) to the Watertown Cable Acess Television Board of Directors
   B. That the City Council Confirm for Reappointment Christopher McKenzie (Whose Term Expires on September 15, 2024) and Ninos Hanna (Whose Term Expires on September 15, 2025

   B. Committee of the Municipal Policy Analysts Screening Report the Selection of Candidates for Said Position - Caroline Bays, Chair

   C. Committees on Public Works and Rules and Ordinances Report Regarding Recommendations on a Snow Shoveling Walk - Vincent J. Piccirilli, Chair, Public Works; John G. Gannon,Chair, Rules and Ordinances

10. NEW BUSINESS

   A. Referral to the Committee on Human Services, A Discussion on Accessory Dwelling Units.

11. COMMUNICATIONS FROM THE CITY MANAGER

   A. Fire Department Lab Regulation

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

13. ANNOUNCEMENTS

14. PUBLIC FORUM

15. RECESS OR ADJOURNMENT

Watertown Biosafety Committee

2020-2022 Overview

November 9, 2022

Overview

- Watertown Biotechnology Regulation
  - NIH Guidelines, rDNA, and biosafety levels
  - What the regulation does
- Watertown Biosafety Committee
  - Members
  - Permitting Process
  - Summary of work
- Looking to the Future

Watertown Biotechnology Regulation

- Adopted by the BOH in November of 2019
- Effective date of July 1st 2020
  - Existing companies had a year to come into compliance
- First permit application Nov 2020
- Based on similar regulations in neighboring municipalities
- Requires applicable companies to adhere to the NIH Guidelines

NIH Guidelines for Research involving rDNA molecules

- Specify best practices for constructing and handling:
  - Recombinant DNA (rDNA/sDNA molecules)
  - Organism and viruses containing rRNA/sDNA molecules
- Founding principles
  - Responsible conduct of research
  - Development of a transparent biosafety governance framework

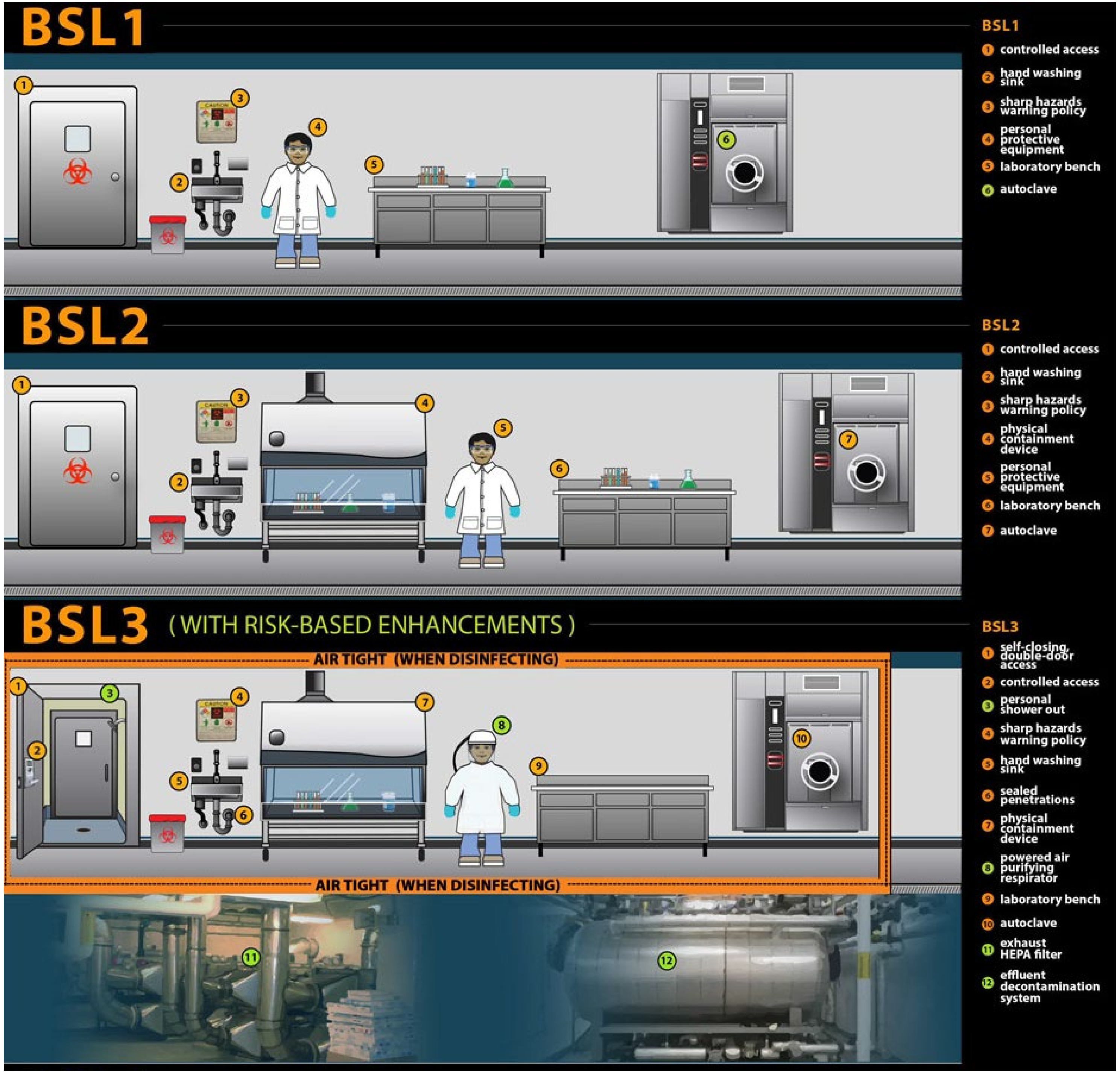


What is rDNA and sDNA?

- rDNA (recombinant DNA)
  - Molecules constructed outside of living cells by joining natural or synthetic DNA segments
- sDNA
  - Synthetic DNA segments
- Examples of work using rDNA/sDNA
  - Studying genes and genomes
  - Viral or bacterial vectors
  - Constructing modified cell lines
  - Genetically modified plants, animals, and insects
  - Human Gene Transfer

What are Biosafety Levels

4 RISK CLASSIFICATIONS OF INFECTIOUS MATERIAL			
Risk Group	**Individual**	**Community**	**Examples**
1 **(lowest)** Basic Laboratory, clean open bench, no BSC needed (unlikely to cause disease in healthy workers/animals/plants)	Low	Low	*-non-infectious bacteria* *-E. coli* *-Lactobacillus spp.*
2 Biological safety cabinet needed Pathogens spread via ingestion, inoculation and mucous membrane routes	Moderate	Low	*-Influenza virus* *-Herpes simplex* *-Hepatitis (A, B, C, D, E)* *-Tetanus*
3 Pathogen transmitted by aerosols HEPA filtration required, respiratory protection	High	Low	*-Hepatitis (some C's)* *-West Nile* *-Anthrax* *-TB*
4 **(highest)** serious human disease that may not be treatable, easily transmitted self-contained lab	High	High	*-Ebola virus* *-Herpes B*



BSL -1 Risk Level

Worker: Low
Community: Low

BSL -2 Risk Level

Worker: Moderate
Community: Low

BSL -3 Risk Level

Worker: High
Community: Low

Biotechnology Regulation

- Prohibits RG4/BSL-4 work in Watertown
- BSL-3 must have an annual independent third party inspection of the facility (currently no BSL-3 labs)
- Most rDNA/sDNA work requires permit
- Work with BSL-2 pathogens requires a permit
- Permitted companies must seek a permit amendment for new BSL-3 work and/or work with select agents
- "Low-risk" life science labs can register with the health dept. in place of permitting
  - Established/screened cell lines only
  - No BL2 pathogens or non-human primate tissues

Biotechnology Regulation

- Forms a Watertown Biosafety Committee to advise the BOH on permit applications
- Requires permitted companies to adhere to the NIH guidelines
- Permitted companies must have an internal Institutional Biosafety Committee with at least one Community Member
  - Someone who lives or works in Watertown; or
  - Someone who lives in Newton, Belmont, Waltham, West Cambridge or Allston/Brighton

What the Regulation does not do

- Determine locations, buildings, or sites in Watertown where laboratory work is permitted (zoning)
- Regulate life science labs that do not work with rDNA and/or BSL-2 pathogens

Take-Away:

If zoning allows laboratory work the WBSC does a technical review to determine if an **individual company** is undertaking work allowed for in the regulation and is utilizing industry best practices

The WBSC does not have oversight over all ”Life Science Companies” in Watertown and does not have input into future ”Life Science” Developments in Watertown

Watertown Biosafety Committee

- Make-up
  - Director of the BOH or their designee
  - BOH Chair or their designee
  - Representative of the Fire Department
  - Two Watertown Residents with Life Science experience

- Meets monthly to review permits
  - 1st Thursday of the month

- Determines policy and procedures for the WBSC

Permitting Process

Health Dept.

- Application Submission
- Pre-Review

WBSC

- Review

BOH

- Vote on Permit

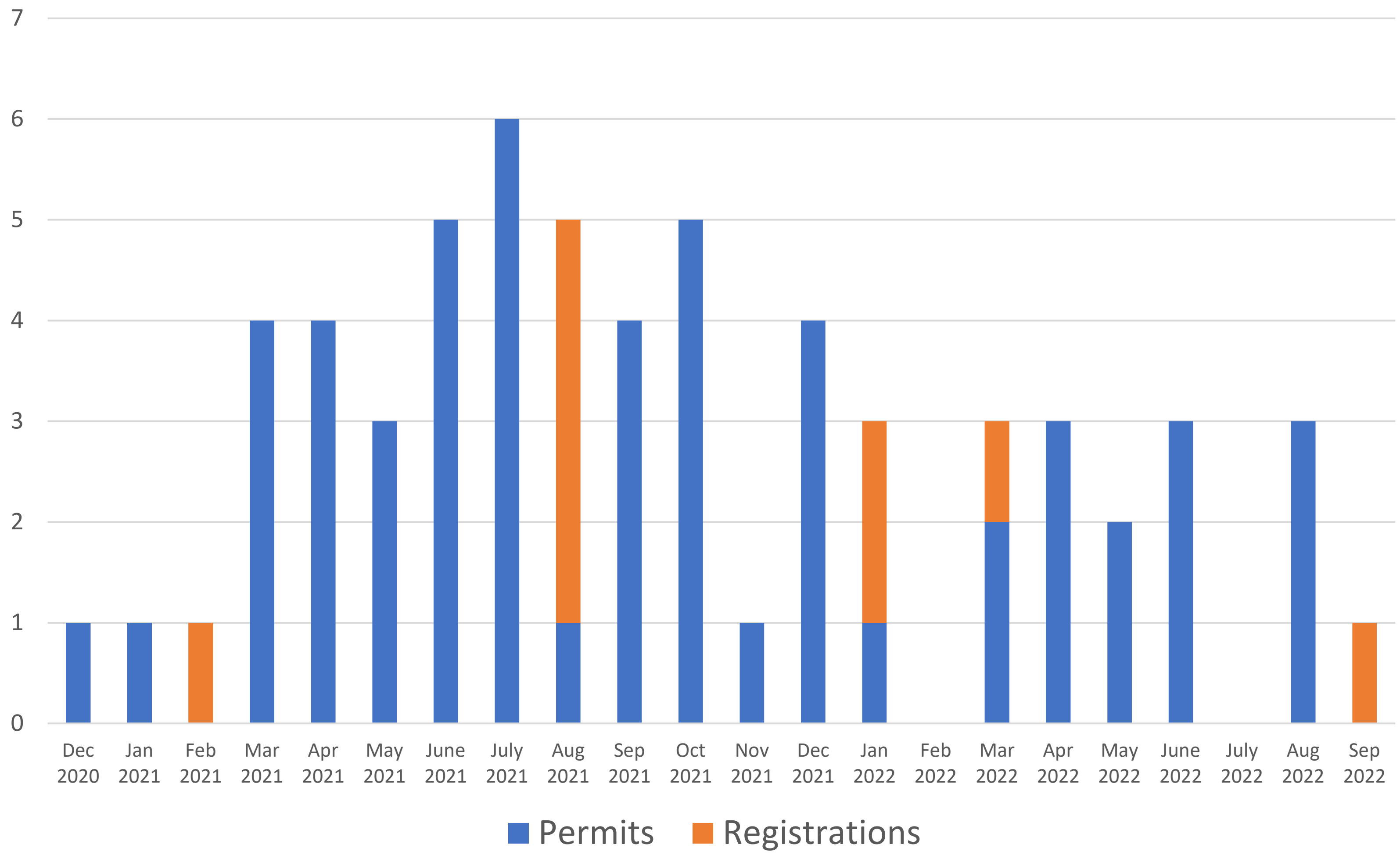
Health Dept

- Inspection
- Renewal

Permit Application Material

- An overview of work conducted and techniques used
- A list of biologic organisms used, their specific hazards and needed decontamination or monitoring
- Plot plan of the facility and description of site security
- Waste management plan
- Proof of Pest Control
- Occupational Health Services contract
- Companies Safety Manuals (Biosafety, Chemical Hygiene and Emergency Response Plan)
- Proof of Liability Insurance
- Documentation of an active IBC
- Detailed description of annual safety training

Permits/Registration 2020-2022



Permits Issued: 55

Registrations Granted: 7 (2 conversions)

Existing Companies: 24

New Companies: 36

Life Science Companies in Watertown

Type	Number of Companies
Life Science companies requiring a Biotech. Permit	55
Life Science companies requiring only Registration	7
Total	**62**

Examples of Companies Not Covered
Clinical Labs (CLIA-certified)
Lab Equipment
Medical Device
Pharmaceutical companies not using rDNA or BSL-2 pathogens
Reagent production

Looking to the Future

- Coordination with the Developmental and Planning department to understand the impact of future developments on the WBSC workload
- Coordinate Site Visits by the WBSC to inform WBSC policies
- Provide clarity to the City of Watertown on the WBSC scope and authority

Safe Science First!

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

George J. Proakis
City Manager

To: Honorable City Council

From: George J. Proakis, City Manager

Date: October 25, 2022

RE: Proposed Amendment to the Fiscal Year 2023 Budget

Below please find, for your review and consideration, a Proposed Amendment to the Fiscal Year 2023 Budget. The Proposed Amendment is related to the following:

- New Growth number updated from the adoption of the Fiscal Year 2023 Budget.

- Receipt of actual Fiscal Year 2023 Cherry Sheet Estimated Receipts and Charges (Attachment I).

REVENUE	**INCREASE (DECREASE)**	**TO READ**
Real Estate And Property Taxes	$2,354,675	$143,083,269
State Aid	$192,746	$14,435,775
Hotel Excise	$150,000	$825,000
Investment Income	$400,000	$650,000
Other Financing Sources- Transfer from O'Neill Fund	$1,227,579	$1,227,579
TOTAL REVENUE ADJUSTMENT	**$4,325,000**	

EXPENDITURES	INCREASE (DECREASE)	TO READ
School Choice Assessment 0182056-560629	$45,419	$255,278
Charter School Assessment 0182056-560630	$(30)	$411,521
Organics/Composting Program 0143352-520293	$75,000	$500,000
Municipal Space Use Study 0194000-530336	$85,000	$85,000
Health & Human Services Study 0194000-530332	$90,000	$90,000
Acquisition Of Land 0194000-580950	$2,000,000	$2,100,000
Transfer to New High School Stabilization Fund 0194000-596809	$2,000,000	$3,983,055
City Council Reserve 0111152-570780	$29,611	$2,081,611
TOTAL EXPENDITURE ADJUSTMENT	**$4,325,000**	

Given this Amendment, the Fiscal Year 2023 Revenues and Expenditures will be each increased by $4,325,000. Therefore, the revised Fiscal Year 2023 Revenues and Expenditures would be $179,114,000.

I respectfully request this Amendment be placed on the October 25, 2022 City Council Agenda as a First Reading amending the Fiscal Year 2023 Budget.

cc: Honorable School Committee
Honorable Library Board of Trustees
Watertown Contributory Retirement Board
Department Heads

ATTACHMENT I

DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

MA Department of Revenue
Division of Local Services
Municipal Cherry Sheet Estimates
Data current as of 7/28/2022

Return to Previous page | Preliminary Municipal Cherry Sheet Estimates

Select a Fiscal Year: 2023 Select a Municipality Watertown Submit Export Table

Receipt Estimates Assessments & Charges

C.S. 1-ER Commonwealth of Massachusetts Department of Revenue FY2023

NOTICE TO ASSESSORS OF ESTIMATED RECEIPTS

General Laws, Chapter 58, Section 25A

Watertown

A. EDUCATION	
Distributions and Reimbursements	
Chapter 70	6,356,216
School Transportation	0
Charter Tuition Reimbursement	182,616
Smart Growth School Reimbursement	0
Offset Items - Reserve for Direct Expenditure:	
School Choice Receiving Tuition	0
Sub-Total, All Education Items:	**6,538,832**
B. GENERAL GOVERNMENT:	
Distributions and Reimbursements	
Unrestricted General Government Aid	7,726,836
Local Share of Racing Taxes	0
Regional Public Libraries	0
Veterans Benefits	73,016
Exemp: VBS and Elderly	97,091
State Owned Land	0
Offset Items - Reserve for Direct Expenditure:	
Public Libraries	122,612
Sub-Total, All General Government:	**8,019,555**
C. TOTAL ESTIMATED RECEIPTS:	**14,558,387**

Questions About Local Aid Please Email The Municipal Databank at : databank@dor.state.ma.us

DLS
DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

MA Department of Revenue
Division of Local Services
Municipal Cherry Sheet Estimates
Data current as of 7/28/2022

Return to Previous page   Preliminary Municipal Cherry Sheet Estimates

Select a Fiscal Year: 2023   Select a Municipality Watertown   Submit   Export Table

Receipt Estimates   Assessments & Charges

C.S. 1-ER   Commonwealth of Massachusetts Department of Revenue   FY2023

NOTICE TO ASSESSORS OF ESTIMATED CHARGES

General Laws, Chapter 59, Section 21

Watertown

A. COUNTY ASSESSMENTS:	
County Tax	0
Suffolk County Retirement	0
Sub-Total, County Assessments:	**0**
B. STATE ASSESSMENTS AND CHARGES:	
Retired Employees Health Insurance	0
Retired Teachers Health Insurance	0
Mosquito Control Projects	0
Air Pollution Districts	15,154
Metropolitan Area Planning Council	19,732
Old Colony Planning Council	0
RMV Non-Renewal Surcharge	60,100
Sub-Total, State Assessments:	**94,986**
C. TRANSPORTATION AUTHORITIES:	
MBTA	2,447,477
Boston Metro. Transit District	572
Regional Transit	0
Sub-Total, Transportation Assessments:	**2,448,049**
D. ANNUAL CHARGES AGAINST RECEIPTS:	
Multi-Year Repayment Program	0
Special Education	0
Sub-Total, Annual Charges Against Receipts:	**0**
E. TUITION ASSESSMENTS:	
School Choice Sending Tuition	255,278

E. TUITION ASSESSMENTS:

Charter School Sending Tuition	411,521
Sub-Total, Tuition Assessments:	**666,799**

F. TOTAL ESTIMATED CHARGES: 3,209,834

Questions About Local Aid Please Email The Municipal Databank at : databank@dor.state.ma.us

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

NOTICE OF PUBLIC HEARING – COMCAST

Grant of Location: 345-375 Pleasant Street
November 1, 2022

Dear Abutters:

The City Council of the City of Watertown will hold a public meeting on Tuesday, November 9, 2022 at 7:00 p.m. in the Richard E. Mastrangelo Council Chamber, 149 Main St., Watertown, MA along with remote opportunities for participation with public access provided as follows:

<u>ACCESS INFORMATION</u>:

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 also comment through email: vpiccirilli@watertown-ma.gov

on a petition from Comcast for consideration of a Grant of Location in Pleasant Street to place two 4-inch conduits from utility pole 46 located on Pleasant Street within the sidewalk to a conduit placed by the owner of 345-375 Pleasant Street for a total distance of approximately 1-linear foot to feed a 24-unit development as shown in the attached prints.

This work is necessary to provide telecommunications to 345-375 Pleasant Street. Upon completion of the Department of Public Works review, the following recommendations and conditions for consideration by the City Council will be required should the Grant of Location be approved for this application.

<u>Additional Conditions</u>

1. During construction, uninterrupted pedestrian access (or temporary pedestrian facilities) shall be provided at all times or an appropriate alternative path provided.
2. Please be aware that there may be utility infrastructure that is not shown on the plan and may be encountered in the field. If a conflict occurs between the proposed installation and existing City-Owned and/or private utility infrastructure, The City Engineer shall be contacted directly to discuss an appropriate resolution.
3. It is the sole responsibility of the Applicant, and their Contractor, to ensure that and City-Owned and or private utilities, if located within the limits of work

should be properly marked and protected during construction activities. **The City of Watertown is not a member of Dig Safe and must be notified separately.**

4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces, should be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, AAB and City of Watertown standards.
6. All work within the right of way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.
7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices, such as silt fence or straw wattles. It will be the sole responsibility of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.
8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and be kept in a neat and orderly fashion.
9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted, and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.
10. Contractor shall coordinate with City Health Department on rodent control requirements.

Please feel free to contact Mark Pavone at 508-530-8681 for any technical questions you may have.

Your participation is not necessary, if you choose not to object to the above petition.

Sincerely,

Watertown City Council

CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Gregory M. St. Louis, PE
Superintendent of Public Works

(P) 617-972-6420
(F) 617-972-6402

TYPE: Grant of Location
DATE: September 30, 2022
APPLICANT: Comcast
WORK ORDER: WO#
LOCATION: Pleasant Street

The City of Watertown Department of Public Works has reviewed the attached petition by Comcast for consideration of a Grant of Location for the following installations:

- **Pleasant Street – Comcast Corporation intends to place two 4-inch Conduits from utility pole 46 located on Pleasant St within the sidewalk to a Conduit Placed by the owner of 345-375 Pleasant Street for a total distance of approximately 1-linear foot to feed a 24-unit Development as shown in attached prints**

This work is necessary to provide telecommunications to 345-375 Pleasant Street. Upon completion of our review, we are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application. A photo of the location of the proposed work is presented attached to this document.

Standard Conditions

1. During construction, uninterrupted pedestrian access (or temporary pedestrian facilities) shall be provided at all times or an appropriate alternative path provided.
2. Please be aware that there may be utility infrastructure that is not shown on the plan and may be encountered in the field. If a conflict occurs between the proposed installation and existing City-Owned and/or private utility infrastructure, The City Engineer shall be contacted directly to discuss an appropriate resolution.
3. It is the sole responsibility of the Applicant, and their Contractor, to ensure that and City-Owned and or private utilities, if located within the limits of work should be properly marked and protected during construction activities. **The City of Watertown is not a member of Dig Safe and must be notified separately.**
4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces shall be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, MAAB and City of Watertown standards.
6. All work within the Right of Way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to all applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.
7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices such as silt fence or straw wattles. It will be the sole responsibility of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.
8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and shall be kept in a neat and orderly fashion.

9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.
10. Contractor shall coordinate with City Health Department on rodent control requirements.

Concrete has to be cut a foot, to run up the pole.

Photo 1: Location of concrete cut

Photo 2: Pleasant Street view of utility pole #46

Photo 3: View of Pleasant Street facing East at location of utility pole #46

Photo 4: View of Pleasant Street facing West at location of utility pole #46

CITY OF WATERTOWN
MASSACHUSETTS

PETITION for GRANT OF LOCATION

To the Petitioner:

City of Watertown Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review. The comments of the Public Works Commissioner will be part of the record submitted to the City Council. Upon filing with the City Council, the petition will be scheduled for a public hearing before the Public Facilities Committee of City Council. **The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review.** Attached please find the City Engineer's Standard Requirements for Plans and the Department of Public Works Permit Processing brochure.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to the City Council
2. Public Works Department conducts preliminary review and gives written comments to the applicant
3. Engineering Division files Petition Form with comments with the Clerk of the City Council
4. City Council schedules petition for a public hearing before the Public Facilities Committee of the City Council
5. Public Facilities Committee recommendations are forwarded to the City Council for a final decision

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name__ Comcast Of Massachusetts ____________________

Address__ 440 Myles Standish BLVD Taunton MA

____

Phone Number 774 644 9104

Fax Number ____________________

Contact Person Manuel Furtado

Title Project Coordinator

Signature ____________________ Date _____9/22/22__________

Person filing application

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy: Utilities CO

II. DESCRIPTION OF PROJECT: to be completed by petitioner

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

Comcast Corporation Intends to Place 2-4" conduits from a utility pole 46 located on Pleasant St within the Sidewalk to a Conduit Placed by the owner of 345 - 375 Pleasant Street for a total distance of 1' to Feed a 24 unit Development As shown in Attached Prints

B. Include or attach a sketch to provide a visual description of the project. If plans are attached, provide:
Title of Plan ___345 - 375 Pleasant street SOW ____________________ Date of plan 9/22/222

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department _DATE_____________________________

Check One:

Minor Project ☒ Major Project ☐ Lateral ☐

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

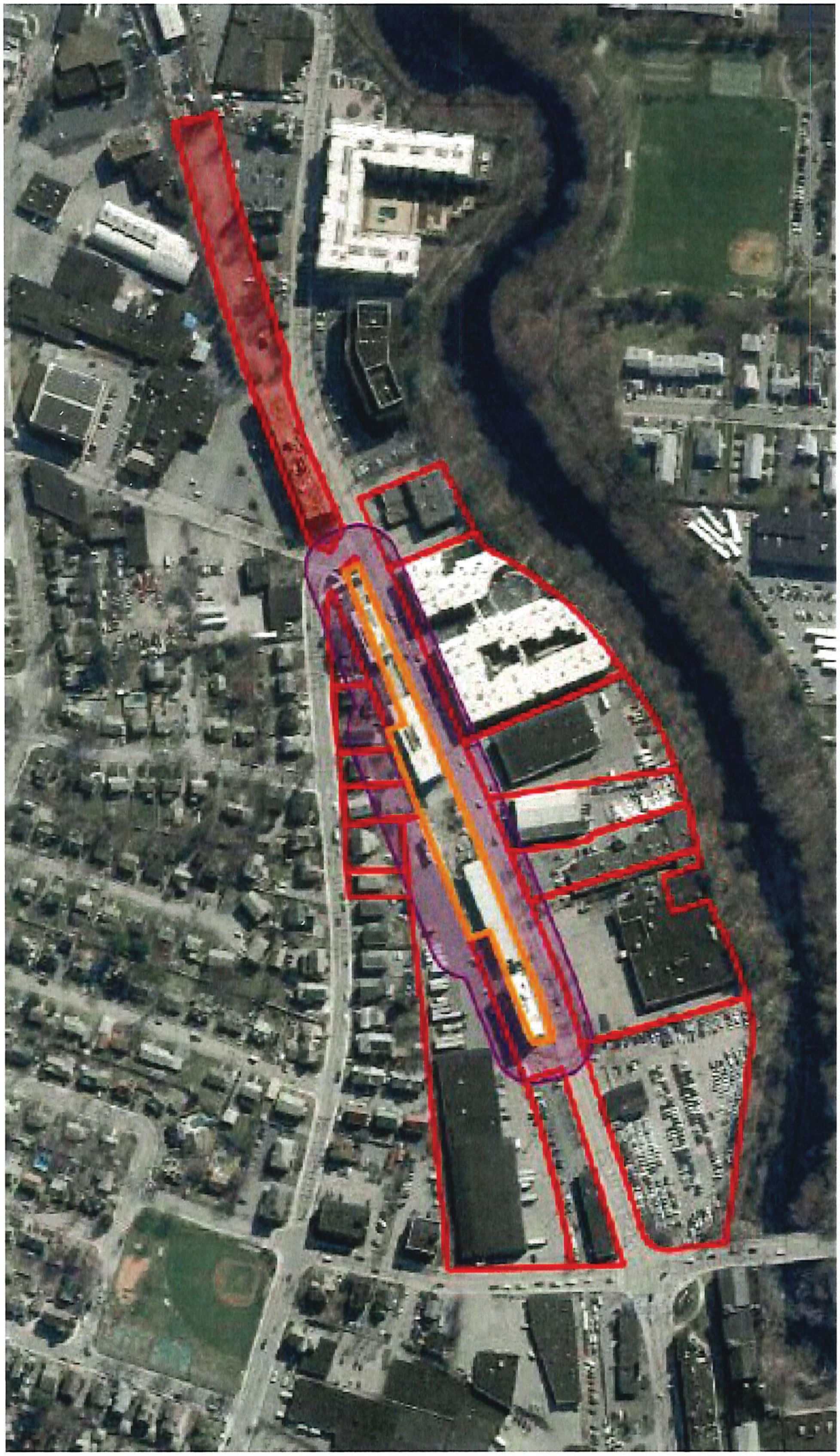
Certified Plot Plan ☐ Stamped Plans ☐

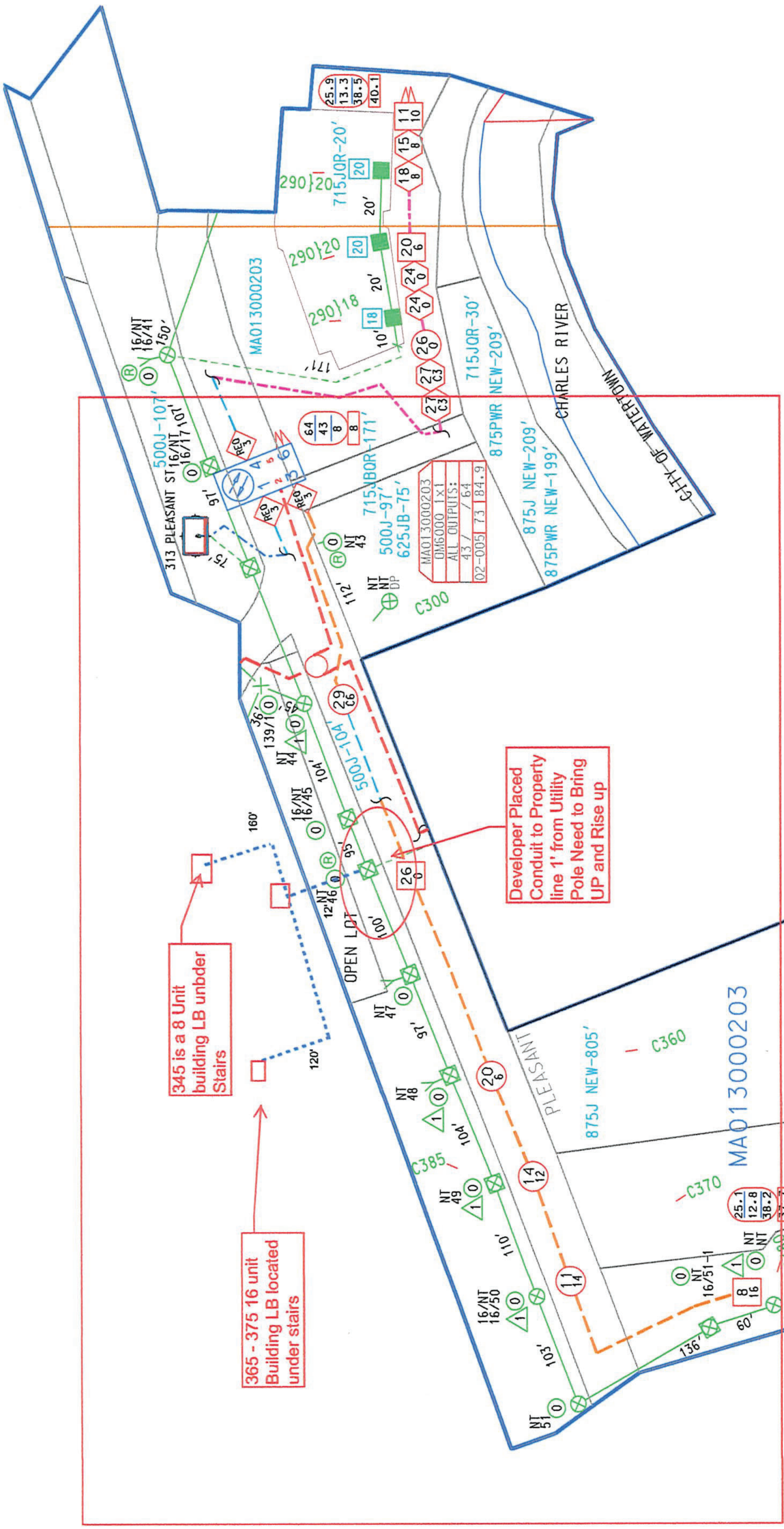
DATE AND COMMENTS: **RECOMMENDATIONS:**

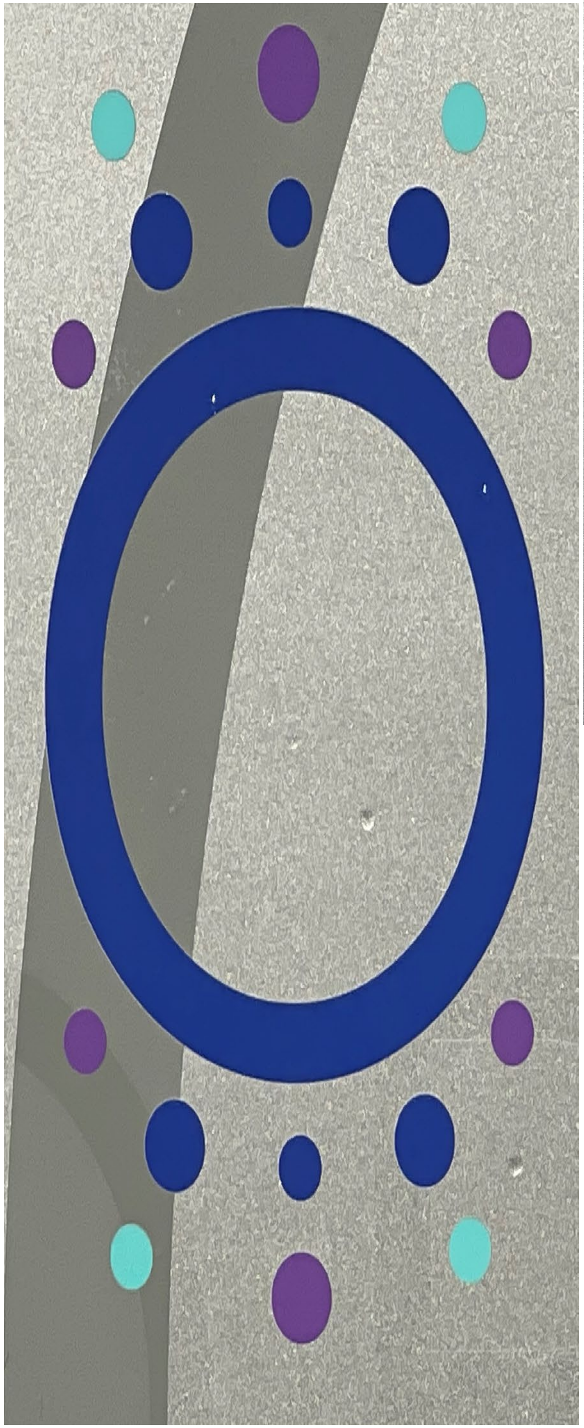
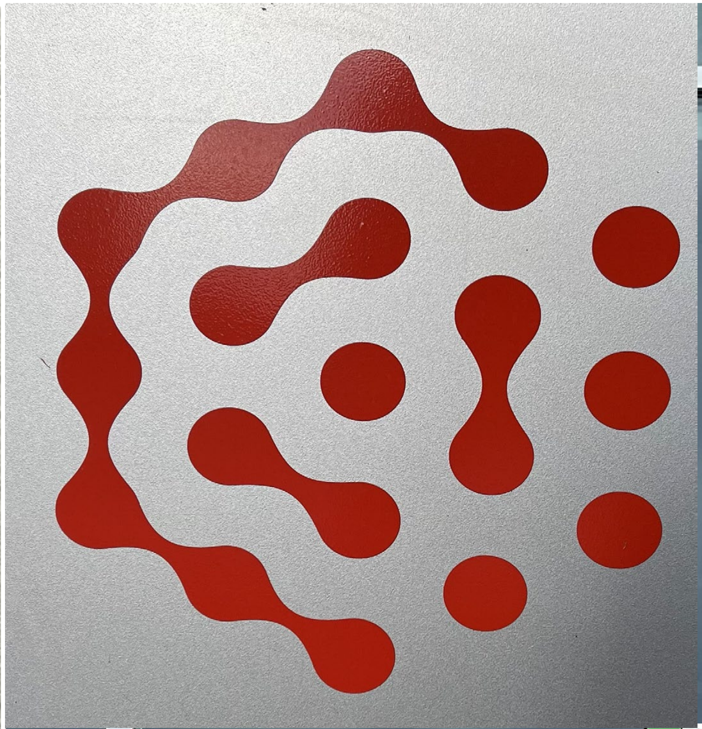
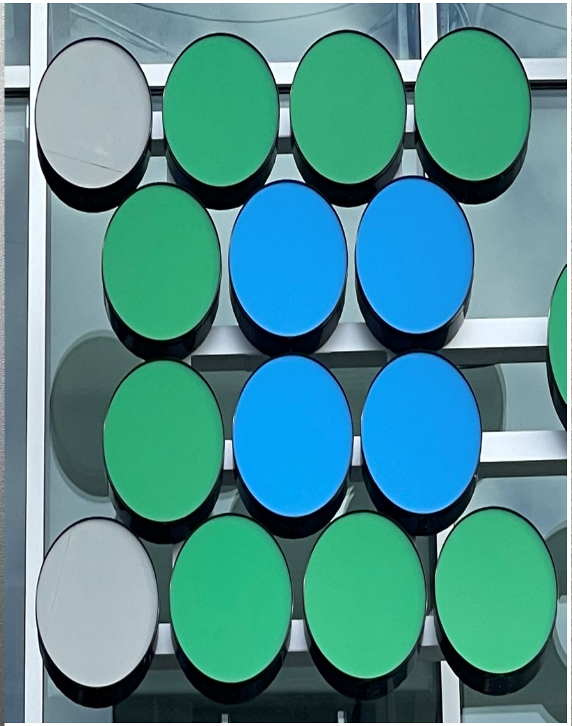
V. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

______________________________ ______________________
Commissioner, Public Works Date

385 PLEASANT STREET – ABUTTERS




Developer Placed Conduit to Property line 1' from Utility Pole Need to Bring UP and Rise up
345 is a 8 Unit building LB unbder Stairs
365 - 375 16 unit Building LB located under stairs
313 PLEASANT ST
OPEN LOT
PLEASANT
CHARLES RIVER
CITY OF WATERTOWN
MA013000203
875J NEW-805'
C360
C370
C385
C300
500J-104'
500J-107'
715JBOR-171'
500J-97'
625JB-75'
715JQR-20'
715JQR-30'
875PWR NEW-209'
875J NEW-209'
875PWR NEW-199'

Fiscal Year 2023 Tax Classification Hearing November 9, 2022

Summary Highlights

Item	FY22	FY23
Average Residential Assessment	$757,802	$802,987
Residential Tax Rate	$13.25	$13.64*
Average Tax Bill	$10,040	$10,953
Residential Exemption (Tax Dollars)	-$3,012	-$3,614*
Average Residential Tax Bill with Residential Exemption	$7,028	$7,338
Total Residential Value	$7,602,271,296	$8,100,534,759
Total CIP Value	$2,447,353,029	$2,850,351,099
Total Real and Personal Property Value	$10,049,624,325	$10,950,885,858

*Projected Tax Rate and Residential Exemption. Contingent on Council adopting maximum shift allowed by law and increasing Residential Exemption to 33%.

WATERTOWN HISTORIC ASSESSMENT/CLASSIFICATION REPORT

TEN YEAR LOOKBACK

Fiscal Year	Total Value	Residential Value	Residential Percentage	Commercial Industrial Personal Property Value	Commercial Industrial Personal Property Percentage
2023	$10,950,885,858	$8,100,534,759	73.97%	$2,850,351,099	26.03%
2022	$10,049,624,325	$7,602,271,296	75.65%	$2,447,353,029	24.35%
2021	$9,398,370,344	$7,342,750,000	78.13%	$2,055,620,344	21.87%
2020	$9,098,604,508	$7,209,091,371	79.23%	$1,889,513,137	20.77%
2019	$7,998,921,648	$6,382,738,095	79.79%	$1,616,183,553	20.21%
2018	$7,193,842,933	$5,808,343,439	80.74%	$1,385,499,494	19.26%
2017	$6,615,124,690	$5,387,245,133	81.44%	$1,227,879,557	18.56%
2016	$6,272,536,699	$5,088,998,429	81.13%	$1,183,538,270	18.87%
2015	$5,444,172,323	$4,423,338,299	81.25%	$1,020,834,024	18.75%
2014	$5,167,075,222	$4,170,633,977	80.72%	$996,441,245	19.28%
2013	$5,052,185,496	$4,101,515,874	81.18%	$950,669,622	18.82%

Levy Limit, Single Tax Rate

- First step in setting the tax rate is determining tax levy followed by calculating a single tax rate.

Calculating the Levy Limit		
FY22 Levy Limit	$134,418,141	
Plus 2.5%	$3,360,454	
FY23 New Growth	$6,354,675	*
FY23 Levy Limit	$144,133,270	7.23%
* New Growth Further Detailed Next Page		Increase over FY22

Calculating a Single Tax Rate	
Total Tax Levy	$144,133,270
÷Total Assessed Value	$10,950,885,858
=Single Tax Rate	$13.16

Fiscal Year 2023
New Growth – Further Detail

FY23 New Growth Major Contributors

Historically: | **Current:**

Permits, Conversions New Construction	Actual New Growth Tax Dollars FY20	FY21	FY22	Three Year Average	FY23 Actual New Growth Tax Dollars
Single Family	$62,384	$73,635	$29,389	$55,136	$54,166
Condominium	$182,687	$228,153	$217,920	$209,587	$270,610
Two & Three Family	$75,530	$103,123	$45,374	$74,676	$82,008
Apartment, Mixed Use	$771,388	$197,230	$271,491	$413,370	$70,712
Commercial	$2,310,691	$1,585,148	$1,076,673	$1,657,504	$966,561
Industrial	$367,266	$314,322	$5,534,371	$2,071,986	$4,202,589
Personal Property	$1,149,322	$900,936	$716,974	$922,411	$708,029
	$4,919,268	**$3,402,547**	**$7,892,192**	$5,404,669	**$6,354,675**

FY20	FY21	FY22	FY23
Significant:	***Significant:***	***Significant:***	***Significant:***
Arsenal Yards (1.5M)	*Arsenal Yards (967K)*	*705 Mt Auburn St ($3.3M)*	*85 Walnut St ($1M+)*
Personal Property (1.1M)	*Personal Property (900K)*	*Arsenal Yards ($1.3M)*	*Arsenal on Charles ($1M+)*
65 Grove Street (443K)	*Arsenal on Charles (614K)*	*Personal Property ($717K)*	*Arsenal Yards ($1M+)*
Elan Union Market (392K)	65 Grove Street (197K)	Arsenal on Charles ($425K)	*99 Coolidge Avenue ($803K)*
Linx (290K)	650 Pleasant Street (100K)	650 Pleasant Street ($410K)	*580 Pleasant Street ($791K)*
	80 Elm Street (90K)	64 Grove St ($379K)	*Personal Property ($717K)*

Classification

Massachusetts Law permits cities and towns to classify property according to use or property type, and to establish separate tax rates for the different classes. One hundred and eight cities and towns in the Commonwealth have chosen to split or "shift" the single rate into two rates: a residential rate and a commercial (CIP) rate*. The shift in the tax rates is intended to help alleviate residential tax rates by "shifting" more of the tax burden onto the commercial (CIP) class.

Watertown has adopted Chapter 200 of the Acts of 1988 amended M.G.L. c. 58, § 1A to allow cities and towns to give Residential property taxpayers greater tax relief by adopting a shift up to 175% of the property tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property taxpayers, provided certain parameters are not exceeded.

Under Chapter 200,

- Commercial/Industrial/Personal Property taxpayers cannot pay more than 175% of their full and fair cash value share of the tax levy.
- Residential taxpayers must pay the ***greater*** of:
  - 50% of their full and fair cash value share of the levy, or
  - The lowest percentage share of the tax levy they have paid since classification began.
    - Watertown's lowest residential percentage share of the levy, since classification began, is 61.2420%.

From Fiscal Year 2004 – Fiscal Year 2021, the Council has voted to adopt a 175% shift of the tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property (CIP) taxpayers. In Fiscal Year 2022, the increasing CIP percentage triggered the lowest residential percentage resulting in the maximum allowable shift of 159.1528%. The increasing CIP continues resulting in the maximum shift for Fiscal Year 2023 of 150%.

If the Council shifts the maximum allowed by law in Fiscal Year 2023, the shift will save the Residential taxpayers ***$18,750,205***.

***Nearby communities with split tax rates include Boston, Brookline, Burlington, Cambridge, Canton, Dedham, Framingham, Lexington, Lincoln, Marlborough, Medford, Needham, Newton, Norwood, Quincy, Randolph, Somerville, Waltham, Westwood, Wilmington, and Woburn.**

No Shift/Shift Comparison

No Shift			
Class	Total Assessed Value	Single Tax Rate	Taxes
Residential	$8,100,534,759	13.16*	$106,617,545
Commercial, Industrial, Personal Property	$2,850,351,099	$13.16	$37,515,725
	$10,950,885,858	Total	$144,133,270

*Residential Tax Rate Without Residential Exemption

Maximum Shift by Law 150%			
Class	Total Assessed Value	Split Tax Rates	Taxes
Residential	$8,100,534,759	10.85**	$87,867,339
Commercial, Industrial, Personal Property	$2,850,351,099	$19.74	$56,265,931
	$10,950,885,858	Total	$144,133,270

**Residential Tax Rate Without Residential Exemption

Community Comparison

When considering the impact of tax rates and shifts, it is useful to look beyond our borders to discover how nearby communities are dealing with similar issues. The next page provides a view of the tax structure of other nearby cities and towns for Fiscal Year 2022. Some of our neighbors have split tax rates while others do not. Generally, the smaller the commercial/industrial and personal property (CIP) share is of the total assessed value, the less benefit there is to shifting the tax rate. Arlington and Belmont both have very low CIP shares while Boston and Cambridge have high CIP shares. Boston and Cambridge also offer a larger residential exemption percentage, which coupled with large commercial tax bases, serves to push down the average residential tax bill. While Newton does have a commercial shift, they have chosen not to utilize the residential exemption and consequently the average residential tax bill is higher. Waltham, which is most like Watertown in its socio-economic structure, has a much larger commercial tax base which results in a lower residential tax rate.

Taxpayers often cite that other nearby cities and towns have lower tax rates, but they fail to realize that the average residential assessments in those municipalities may be considerably higher. Just looking at the tax rate in Newton for example, a taxpayer might conclude that taxes are lower than in Watertown. But with a much higher average assessed value, the average tax bill in Newton is much higher than Watertown's.

COMMUNITY COMPARISON

For Fiscal Year 2022

FISCAL YEAR 2022

MUNICIPALITY	RES TAX RATE	COMM TAX RATE	Share of Value RES %	CIP %	2016 SHIFT	2017 SHIFT	2018 SHIFT	2019 SHIFT	2020 SHIFT	2021 SHIFT	2022 SHIFT	AVE RES VALUE FY2022	RES EXEMPT.	RES EXEMPT. SAVINGS	AVE RES TAX
BELMONT	$11.56	$11.56	94.76	5.24	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$1,118,844	no	$-	$ 12,934
NEWTON	$10.52	$19.95	90.47	9.53	1.75	1.75	1.75	1.75	1.75	1.72	1.75	$1,167,985	no	$-	$ 12,287
ARLINGTON	$11.42	$11.42	94.32	5.68	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$799,147	no	$-	$ 9,126
WATERTOWN	$13.25	$21.28	75.65	24.35	1.75	1.75	1.75	1.75	1.75	1.75	1.59	$757,802	30%	$3,012	$ 7,029
BOSTON	$10.88	$24.98	66.67	33.33	1.75	1.75	1.75	1.75	1.75	1.75	1.75	$867,964	35%	$3,305	$ 6,138
CAMBRIDGE	$5.92	$11.23	54.91	45.09	1.73	1.71	1.66	1.64	1.59	1.51	1.45	$1,476,852	30%	$2,623	$ 6,120
WALTHAM	$11.14	$22.88	66.41	33.59	1.75	1.75	1.75	1.75	1.75	1.75	1.75	$693,240	35%	$2,703	$ 5,020

Historic Shifts in Watertown, Median Bill Changes

HISTORY				RESIDENTIAL						CIP	COMM, INDUST. & PP		
	Fiscal Year	tax shift	tax rate	average assmnt	average tax	exempt dscnt	exempt amount	tax bill	tax bill change	tax rate	average assmnt	tax bill	tax bill change
	2013	1.75	14.68	$ 420,841	$ 6,178	20	$ 1,236	$ 4,942	4.50%	27.15	$ 1,586,806	$ 43,082	3.44%
	2014	1.75	14.96	$ 427,057	$ 6,389	20	$ 1,278	$ 5,111	3.41%	27.96	$ 1,680,711	$ 46,993	12.83%
	2015	1.75	15.03	$ 451,638	$ 6,788	20	$ 1,358	$ 5,430	6.25%	27.87	$ 1,728,848	$ 48,183	2.53%
	2016	1.75	13.68	$ 517,701	$ 7,082	20	$ 1,416	$ 5,666	4.33%	25.40	$ 2,048,119	$ 52,022	7.97%
	2017	1.75	13.89	$ 547,540	$ 7,605	22	$ 1,673	$ 5,932	4.70%	25.32	$ 2,108,193	$ 53,379	2.61%
	2018	1.75	13.47	$ 587,413	$ 7,912	23	$ 1,820	$ 6,093	2.71%	24.63	$ 2,412,502	$ 59,420	11.32%
	2019	1.75	12.88	$ 643,680	$ 8,291	23	$ 1,907	$ 6,384	4.78%	23.95	$ 2,846,621	$ 68,177	14.74%
	2020	1.75	12.14	$ 723,586	$ 8,784	24	$ 2,108	$ 6,676	4.58%	22.53	$ 3,259,984	$ 73,447	7.73%
	2021	1.75	12.25	$ 733,688	$ 8,988	25	$ 2,247	$ 6,741	0.98%	22.97	$ 3,546,313	$ 81,459	10.91%
	2022	1.59	13.25	$ 757,802	$ 10,041	30	$ 3,012	$ 7,029	4.28%	21.28	$ 4,282,020	$ 91,121	24.06%
						Median Increase Past 10 Years			4.42%	Median Increase Past 10 Years			9.44%
Line	OPTIONS		tax rate	average assmnt	average tax	exempt dscnt	exempt amount	tax bill	tax bill change	tax rate	average assmnt	tax bill	tax bill change
1	2023	1.50	13.33	$ 802,987	$ 10,704	30	$ 3,211	$ 7,493	6.6%	19.74	$ 5,097,743	$ 100,629	10.43%
2	2023	1.50	13.43	$ 802,987	$ 10,784	31	$ 3,343	$ 7,441	5.9%	19.74	$ 5,097,743	$ 100,629	10.43%
3	2023	1.50	13.53	$ 802,987	$ 10,864	32	$ 3,477	$ 7,388	5.1%	19.74	$ 5,097,743	$ 100,629	10.43%
4	2023	1.50	13.64	$ 802,987	$ 10,953	33	$ 3,614	$ 7,338	4.4%	19.74	$ 5,097,743	$ 100,629	10.43%
5	2023	1.50	13.75	$ 802,987	$ 11,041	34	$ 3,754	$ 7,287	3.7%	19.74	$ 5,097,743	$ 100,629	10.43%
6	2023	1.50	13.86	$ 802,987	$ 11,129	35	$ 3,895	$ 7,234	2.9%	19.74	$ 5,097,743	$ 100,629	10.43%

FY2023's Inventory, Assessments, Value Changes & Residential Exemptions.

CONDOMINIUM				
Assessment	% of Condos	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under $500K	43.92%	1,730	5.89%	7.62%
500K-750K	44.00%	1,733	7.26%	6.40%
751K-1M	9.55%	376	7.16%	7.34%
1M+	2.54%	100	7.84%	7.83%
		3,939		

SINGLE FAMILY				
Assessment	% of Single	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under $500K	1.19%	34	6.12%	4.80%
500K-750K	56.17%	1602	7.25%	6.98%
751K-1M	32.78%	935	7.55%	7.19%
1M+	9.85%	281	6.52%	6.96%
		2852		

Total Residential Properties (1,2,3 Family and Condos) 9796				
Assessment	% of Properties	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under 500K	18.05%	1768	5.89%	7.62%
500K-750K	36.60%	3585	7.03%	7.62%
751K-1M	36.63%	3588	6.11%	5.95%
1M+	8.73%	855	6.36%	5.79%
Total		9796		

TWO FAMILY				
Assessment	% of 2-Fam	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under 750K	9.18%	243	4.45%	4.79%
750K-1M	79.11%	2,094	5.35%	5.26%
1M+	11.71%	310	5.61%	4.69%
		2,647		

Who Gets Residential Exemption			
Use	Inventory	# Exemptions	Percentage Receiving Exemption
Single Family	2852	2424	85%
Condominium	3,939	2476	63%
Two-Family	2,647	1226	46%
Three-Family	358	129	36%
Total	9796	6255	64%

THREE FAMILY				
Assessment	% of 3-Fam	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under $750K	1.96%	7	6.40%	6.50%
750K-1M	52.23%	187	5.68%	5.79%
1M+	45.81%	164	6.57%	5.99%
		358		

Board of Assessors' Thoughts on Residential Exemption

- The Board of Assessors recommends an increase in the residential exemption from 30% to 33%. This would offset some of the increase for owner occupants domiciled in Watertown and bring the projected increase in taxes to slightly under the ten-year median increase.

- Going forward, the Board of Assessors policy is to review the impact change of the residential tax bills and if the average residential tax bill increases more than the previous ten-year median, the Board will consider recommending a further increase.   The maximum exemption allowed by law is 35%.

Residential Exemption Consideration

The Residential Exemption is a reduction of a fixed assessment amount off every qualified taxpayer's assessment. To qualify, you must apply, and you must own and occupy your home as your primary residence (domicile) as of January 1st, 2022. The Residential Exemption is revenue neutral within the residential class meaning the reduction is paid for by a higher residential tax rate, high valued properties and taxpayers that don't qualify for the exemption.

The Residential Exemption Benefits:

- Owner occupants that purchased their primary residence home prior to 1/1/22 and have applied for the exemption and their assessment is less than $1,295,050.
- Because the reduction is the same fixed amount (33% of the average residential assessment) off every bill, lower assessed properties reap more of the benefit by having a larger percentage of their taxes reduced.

The Residential Exemptions Costs:

- All residential property with an assessment greater than $1,295,050.
- Investor-owned property.
- Home buyers that purchase for the first time after January 1, 2022 (qualify for FY24 but miss FY23).
- Taxpayers that have transferred their home into a Trust and have given up being a trustee and beneficial interest.
- Taxpayers that have a second home in which they have declared that home as their primary residence.

Actual Fiscal Year 2022 Average Assessments and Average Tax Bills

Description	FY22 Average Assessment	FY22 Tax Rate	30% Residential Exemption	Residential Exemption Amount	Avg Tax Bill With Res Ex	FY22 Last Year	Avg Tax Bill No Res. Ex.
Single Family	$723,159	$13.25	3,012	$204,607	$6,570		$9,582
Condominium	$510,221	$13.25	3,012	$204,607	$3,748		$6,760
Two Family	$837,454	$13.25	3,012	$204,607	$8,084		$11,096
Three Family	$951,305	$13.25	3,012	$204,607	$9,593		$12,605

Residential Exemption Scenarios For Fiscal Year 2023

No Res Ex.

Description	FY23 Average Assessment	Projected Tax Rate	30% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY22	Tax Bill Change % From FY22	Avg Tax Bill No Res. Ex.	Dollar Difference From FY22	Tax Bill Change % From FY22
Single Family	$775,833	$13.33	$3,211	$240,896	$7,131	$561	8.54%	$10,342	$760	7.93%
Condominium	$548,372	$13.33	$3,211	$240,896	$4,099	$350	9.35%	$7,310	$549	8.13%
Two Family	$881,526	$13.33	$3,211	$240,896	$8,540	$456	5.64%	$11,751	$654	5.90%
Three Family	$1,009,175	$13.33	$3,211	$240,896	$10,241	$649	6.76%	$13,452	$848	6.72%

Description	FY23 Average Assessment	Projected Tax Rate	33% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY22	Tax Bill Change % From FY22	Avg Tax Bill No Res. Ex.	Dollar Difference From FY22	Tax Bill Change % From FY22
Single Family	$775,833	$13.64	$3,614	$264,986	$6,968	$398	6.06%	$10,582	$1,001	10.44%
Condominium	$548,372	$13.64	$3,614	$264,986	$3,865	$117	3.13%	$7,480	$719	10.64%
Two Family	$881,526	$13.64	$3,614	$264,986	$8,410	$326	4.03%	$12,024	$928	8.36%
Three Family	$1,009,175	$13.64	$3,614	$264,986	$10,151	$558	5.82%	$13,765	$1,160	9.21%

Description	FY23 Average Assessment	Projected Tax Rate	35% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY22	Tax Bill Change % From FY22	Avg Tax Bill No Res. Ex.	Dollar Difference From FY22	Tax Bill Change % From FY22
Single Family	$775,833	$13.86	$3,895	$281,045	$6,858	$288	4.39%	$10,753	$1,171	12.22%
Condominium	$548,372	$13.86	$3,895	$281,045	$3,705	-$43	-1.15%	$7,600	$840	12.43%
Two Family	$881,526	$13.86	$3,895	$281,045	$8,323	$239	2.95%	$12,218	$1,122	10.11%
Three Family	$1,009,175	$13.86	$3,895	$281,045	$10,092	$499	5.21%	$13,987	$1,382	10.97%

SHIFT = 1.50		Projected Tax Rates								
		$ 10.85	$ 13.33	$ 13.43	$ 13.53	$ 13.64	$ 13.75	$ 13.86	$ 13.33	$ 13.86
	Discount %	0% Exemption	30% Exemption	31% Exemption	32% Exemption	33% Exemption	34% Exemption	35% Exemption	non qualifying property at 30% factor	non qualifying property at 35% factor
	value credit	0	$240,896	$248,926	$ 256,956	$264,986	$273,016	$281,045		
	tax credit	0	$ 3,211	$ 3,343	$ 3,477	$ 3,614	$ 3,754	$ 3,895		
	Assessment	taxes	taxes	taxes	taxes	taxes	taxes	taxes	taxes	taxes
	$ 250,000	$ 2,713	$ 333	$ 336	$ 338	$ 341	$ 344	$ 347	$ 3,333	$ 3,465
	$ 350,000	$ 3,798	$ 1,454	$ 1,357	$ 1,259	$ 1,160	$ 1,059	$ 956	$ 4,666	$ 4,851
low	$ 450,000	$ 4,883	$ 2,787	$ 2,700	$ 2,612	$ 2,524	$ 2,434	$ 2,342	$ 5,999	$ 6,237
	$ 550,000	$ 5,968	$ 4,120	$ 4,043	$ 3,965	$ 3,888	$ 3,809	$ 3,728	$ 7,332	$ 7,623
	$ 650,000	$ 7,053	$ 5,453	$ 5,386	$ 5,318	$ 5,252	$ 5,184	$ 5,114	$ 8,665	$ 9,009
	$ 750,000	$ 8,138	$ 6,786	$ 6,729	$ 6,671	$ 6,616	$ 6,559	$ 6,500	$ 9,998	$ 10,395
avg	$ 802,987	$ 8,712	$ 7,493	$ 7,441	$ 7,388	$ 7,338	$ 7,287	$ 7,234	$ 10,704	$ 11,129
	$ 850,000	$ 9,223	$ 8,119	$ 8,072	$ 8,024	$ 7,980	$ 7,934	$ 7,886	$ 11,331	$ 11,781
	$ 950,000	$ 10,308	$ 9,452	$ 9,415	$ 9,377	$ 9,344	$ 9,309	$ 9,272	$ 12,664	$ 13,167
	$ 1,050,000	$ 11,393	$ 10,785	$ 10,758	$ 10,730	$ 10,708	$ 10,684	$ 10,658	$ 13,997	$ 14,553
upper	$ 1,150,000	$ 12,478	$ 12,118	$ 12,101	$ 12,083	$ 12,072	$ 12,059	$ 12,044	$ 15,330	$ 15,939
	$ 1,250,000	$ 13,563	$ 13,451	$ 13,444	$ 13,436	$ 13,436	$ 13,434	$ 13,430	$ 16,663	$ 17,325
breakeven	$ 1,295,050	$ 14,051	$ 14,052	$ 14,049	$ 14,045	$ 14,050	$ 14,053	$ 14,054	$ 17,263	$ 17,949
	$ 1,500,000	$ 16,275	$ 16,784	$ 16,802	$ 16,818	$ 16,846	$ 16,871	$ 16,895	$ 19,995	$ 20,790
	$ 2,000,000	$ 21,700	$ 23,449	$ 23,517	$ 23,583	$ 23,666	$ 23,746	$ 23,825	$ 26,660	$ 27,720

- The residential exemption amount (value credit) is based on the average residential assessment (yellow) multiplied by the chosen discount factor which can range between 1 and 35%
- This value credit is then subtracted from the assessed value of every qualifying property. The reduced assessment is then multipled by the tax rate that results from the selected discount factor.
- Essentially, the residential exemption is funded by the non-qualified residential property owner, they are taxed at the full assessed value with no value credit.
- As the property assessment increases, the tax savings from the exemption diminishes to a point where high value properties actually pay more with the residential exemption in place than if it didn't exist (gray shaded area).

Board of Assessors' Recommendations

- Council adopt the maximum shift allowed by law which is 150%.

- Council accepts the provisions of Chapter 59, section 5C approving a residential exemption of 33% off average assessed value for residents that are domiciled in Watertown for Fiscal Year 2023.

George J. Proakis
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: George J. Proakis, City Manager

Date: November 7, 2022

RE: Proposed Amendment to the Fiscal Year 2023 Budget

Below please find, for your review and consideration, a Proposed Amendment to the Fiscal Year 2023 Budget. The Proposed Amendment is to authorize spending on Stanley Avenue – Parcel 807 1B 1A.

REVENUE	**INCREASE (DECREASE)**	**TO READ**
TRANSFER FROM AQCUISTION OF LAND STABILIZATION FU	$ 11,150,000	$ 11,150,000
TOTAL REVENUE ADJUSTMENT	$ 11,150,000	

EXPENDITURES	**INCREASE (DECREASE)**	**TO READ**
ACQUISITION OF LAND 0194000-580950	$ 11,150,000	$ 11,250,000
TOTAL EXPENDITURE ADJUSTMENT	$ 11,150,000	

Given this Amendment, the Fiscal Year 2023 Revenues and Expenditures will be each increased by $11,150,000. Therefore, the revised Fiscal Year 2023 Revenues and Expenditures would be $190,264,000.

I respectfully request this Amendment be placed on the November 9, 2022 City Council Agenda as a First Reading amending the Fiscal Year 2023 Budget.

cc: Department Heads

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

COMMITTEE ON EDUCATION AND SCHOOL SYSTEM MATTERS
MEETING DATE: OCTOBER 27, 2022

On Thursday October 27, 2022, the Committee on Education and School System convened in the Council Office. The purpose of the meeting was to interview 7 appointees (5 new and 2 reappointments) to the Watertown Cable Access Corporation. In attendance were Councilor Emily Izzo (Chair), Councilor Nicole Gardner (Vice Chair) and Councilor John Airasian (Secretary). Chair Izzo called the meeting to order at 6:02pm each appointee was interviewed and asked several questions by the committee. Their statements and answers are summarized in order of appearance in this report.

Jen Nicholson (term expiring September 15, 2023) – Ms. Nicholson stated she has taken some time off from teaching in Watertown, yet still would like to be involved. She had run for School Committee and a lot of what she was looking to do if elected would have involved the WCAC. She was co-host of the Raider news show in high school and has always thought she would get back involved in some capacity with media. She is interested in getting even younger students involved in cable access. Ms. Nicholson stated she would look into grants in order to supplement the subscriber fees. She noted there should be more diversified voices and would be in favor of commissioning a survey to get more input from the community. She mentioned there is a lot of room for improvement in the digital aspect of the WCAC. There should be more voices and diversified voices involved. Commissioning a survey for more input from community to get involved. She would also look into grants for revenue streams. Jen mentioned what she would be looking for in a new director and that is someone willing to collaborate and look to diversify, and for Long term strategic planning as well as an active, hands on approach. She also discussed the challenges and opportunities of the Cable Access Board moving, she mentioned Youth engagement would be a priority. Additional drops in the schools and also to have elementary news shows.

Robert Romano (term expiring September 15, 2023) – Was inspired to join the committee 2 summers ago when he began shooting videos for the Boys and Girls Club. Mr. Romano enjoyed the work and was excited to see a position on the board open. Mr. Romano knows the technical aspect and the ins and outs of video production. He explained hoe technical it can get when creating content. He has worked on global "commercials" and had them translated into different languages in order to diversify the audience. One of the challenges is sometimes the editing does not add up to the translation. So there can be technical situations, but believes there is a way to work around it. He stated we should have an Executive Director who can do broadcast media, but also has a knowledge of digital and online aspects as well.

James O'Connor- After renting for several years in Watertown, Mr. O'Connor bought a home in 2018 and wanted to get involved. He had been active in community media during college and got much enjoyment from it. Mr. O'Connor looked at the WCAC policies page and he is familiar with the infrastructure that WCAC uses. He stated he has many questions for WCAC in regards to where the content comes from. Gavel to Gavel coverage is very important, as is making sure content is up to date. He was happy to see WCAC's Instagram page is building and wants to see how they push their social media. Mr. O'Connor had worked in the Boston community access on membership fees and would like to make sure the members are up to date here in Watertown.

Elaine Mello (term expiring September 15, 2023) – Ms. Mello first learned to do video 40 years ago at continental cable and has a wealth of knowledge to share. She believes she has a good background from MIT in the area of classroom learning. She stated communications need to be improved when things go wrong. Ms. Mello has a good understanding of what the WCAC does. She would like to improve or have a process so live meetings do not cut out at a certain time. Ms. Mello sees amazing opportunity for WCAC and would enjoy being a mentor for some people. In a new Executive Director, she says organization is key, as well as a vision of how they will progress WCAC from where it is now. In order to get more people engaged, she mentioned several ideas, a live TV call-in, encouraging emails and answering them, as well as, using technology to help people come in to experience the studio.

Ninos Hanna (re-appointment and term expiring September 15, 2025) – Mr. Hanna has enjoyed his time on the Board and has recently been named Treasurer. Mr. Hanna stated two big challenges facing the WCAC are the fact that the studio will be moving and addressing people "cutting the cord". Mr. Hanna is satisfied with the interim director and believes she has done a great job. He stated you can't put a price tag on the institutional knowledge she has. Mr. Hanna mentioned Project management, experience in cable access and being able to engage people through social media as qualities an Executive Director should have.

Christopher McKenzie (re-appointment and term expiring 2024) – Mr. McKenzie had a desire to get involved and wanted to feel connected to the community and believed this was a great way to contribute. Mr. McKenzie is the current Chair and is most proud of the fact that it is an active Board. He believes the members have gotten good at knowing how they can contribute best to the station. Mr. McKenzie believes the interim Executive Directors involvement and engagement has grown greatly and she is focused on making the station more important to people in addition to upping the internet presence. In order to reach more people, he stated the board has talked about reaching out to non-profits to do PSA's and engaging with Businesses. In order to get a broader demographic, WCAC needs to be targeting a different way. He feels the addition of live sporting events are a good way to entice sponsors for added revenue. As for the curriculum, with cord cutting becoming an increasing problem, it is still important to subsidize monies to the School budget. Mr. McKenzie believes a foundational part of the mission is to support the curriculum. Part of being in the community means a responsibility to give access to students. He is passionate in the fact that the resource is there and is embedded in the DNA of the Station.

Samantha Henry (term expiring September 15, 2025) – Ms. Henry was turned onto this position from a neighbor. She has been in media for most of her career, mainly in journalism. She has always been passionate about local media and grateful that Watertown has multiple resources. Ms. Henry currently works at a media think tank and believes she can bring valuable information on what has worked and what has not. She sees great opportunity to re-think how things are done and preserving the civic voice. Getting the younger generation involved in cable access and civic society, media literacy and how to responsibly use what they are seeing are topics that are very important to her. She believes the core founding principle of media is to teach people. Mission driven, a vision of what the role of media is, being able to widen the tent are all qualities Ms. Henry would look for in an Executive Director.

The committee had good discussion on all candidates and moved on to the two action items.

Councilor Gardner made a motion to approve the City Manager's appointments of Jen Nicholson, Robert Romano, James O'Connor, Elaine Mello and Samantha Henry to the Watertown Cable Access Corporation and was seconded by Councilor Airasian. The motion passed 3-0

Councilor Gardner made a motion to approve the city Managers recommendation for the re-appointments of Ninos Hanna and Christopher McKenzie to the Watertown Cable Access Corporation. The motion was seconded by Councilor Airasian and passed 3-0

Councilor Gardner made a motion to adjourn which was seconded by Councilor Airasian and passed 3-0. The meeting adjourned at 8:29

Minutes submitted by John Airasian

Watertown City Council

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

Report of the Municipal Policy Analyst Screening Committee
Meeting Date: October 13, 2022

The Committee convened on Thursday, October 13, 2022 at 5:30 pm in the Council office. Present was Chair Caroline Bays and Councilors John Gannon, Nicole Gardner and Vinnie Piccirilli.

The purpose of the meeting was to select candidates for first round interviews for the Municipal Policy Analyst position, and to agree on questions used in first round interviews.

The meeting was called to order at 5:30 pm. The Committee voted unanimously to move to Executive Session.

The meeting was adjourned at 6:25 pm, based on a unanimous vote.

Report prepared by Nicole Gardner

Watertown City Council

Committee on Public Works

Councilor Piccirilli, Chair, Lisa Feltner, Vice Chair, Councilor Palomba, Secretary

Committee on Rules and Ordinances

Councilor Gannon Chair, Councilor Airasian, Vice Chair, Councilor Feltner, Secretary

Committee Report of Meeting Held on

Monday, September 19, 2022, 6:00 PM

The meeting took place on Monday, September 19 at 6:00 PM in the City Council Chambers on the second floor of City Hall. It was a hybrid meeting which allowed for the public to join via Zoom. The Public was also able to submit comments through email to apalomba@watertown-ma.gov.

Those attending included all the members of the Committee on Public Works and the Committee on Rules and Ordinances (see above) as well as City Council President Sideris, Councilor Bays, and Councilor Gardner. Also attending were Steve Magoon, Acting Assistant City Manager and Director of the Department of Community Development and Planning and Greg St. Louis, Superintendent of the Department of Public Works. Residents included Andy Campagna from the Bicycle and Pedestrian Committee, Susan Flint and Bob Shay from Watertown for All Ages, and residents Cindy Wentz and Michael Bundy

The purpose of the meeting was to continue discussion in order to make recommendations on a Sidewalk Snow Shoveling Ordinance.

Councilor Piccirilli called the meeting to order at 6:02 PM and announced that the first item for discussion was whether the draft ordinance prepared by the Department of Community Development and Planning (DCDP), labeled *DCDP Draft 4/14/22*, (attached) incorporated all the changes that were made by the Committees at their March 29, 2022 meeting. Committee members indicated that they felt the draft did incorporate the changes. However, Councilor Piccirilli raised a concern about the wording in Section 96.99 Penalty (C), specifically whether the word "anyone" should be changed to "abutting property owner" so as to be consistent. There was a short discussion of the issue and a determination that KP Law should be consulted on how best to proceed. Also there was a small correction in (C)(1) - remove the word "projects" and replace it with the word "properties".

The Chair suggested the Committees discuss the draft *Regulations for Exemptions* prepared by DCDP (attached) **However, before doing so there was a brief discussion of Section 96.27 Enforcement of snow and ice removal in the draft ordinance**. The summary of this discussion included the following.
a) The City has a complaint-based enforcement policy, which means the City responds to complaints about property owners who are in violation of the present snow and ice removal policies.
b) The City does not have the staff to survey streets to identify violations of the existing policies and has not identified resources to do so.
c) The City does have some data about the enforcement of the existing snow removal policies, though it could be more robust. For example, as mentioned in materials presented at the March meeting, in 2020 Newton had 1,300 complaints and it issued 380 warnings and 225 tickets. Belmont issued 30-40 warnings and 5-6 tickets.

d) The City favors a carrot versus a stick approach that encourages residents and businesses to be good neighbors and abide by the existing snow removal policies.
e) The Zoning Code Enforcement Officer and the Code Enforcement Officer carry tablets that allow them to pull up the owners of properties who are in violation of city codes, including the existing snow remove codes.
f) A more extensive discussion of the enforcement section of the draft ordinance will take place at a separate meeting of the Committees.

The Committees returned to the discussion of the draft Regulations for Exemptions as prepared by DCDP. There were a number of comments about the draft as well as suggestions for additional information.
a) There was agreement that the exemptions should be for the property owner not the tenant. However can exemptions apply to absentee property owners? For example, an owner lives in Sudbury and he/she is disabled, can he/she apply to have their property in Watertown exempt?
b) What happens when there is a multi-family house shared by relatives and one of the relatives is disabled? Is the property exempt?
c) The draft regulations state that all members of a household must qualify for an exemption based on income. Does this assume that the members are joint property owners? If there was an elderly property owner, who qualifies for exemption base on income, but s/he lives with a son or relative who does not qualify for the exemption based on income, should the property be exempt?
e) Similarly, if a property is owned jointly, do both owners have to be disabled to qualify for an exemption?
f) Can there be temporary exemptions? For example a property owner is temporarily injured or is temporarily hospitalized.
g) There should be a deadline for applying for exemptions in the Regulations as well as what is the process for filing an appeal and who will hear the appeal.
h) Enforcement officers will need to have a list of the exempt properties.
The Committees asked DCDP to consider these questions and prepare a revised "Regulations for Exemptions".

Members of the Committees raised additional comments that either require more research or provide the bases for discussion at future meetings. These include the following.
a) How will residents learn when the clock starts to tick, that is when does the time for clearing their sidewalks begins? Will it be through a reverse 911 call? Notice on the City's website? Announced on the City's social media platforms?
b) Returning to the issue of enforcement, there was a discussion about scofflaws – someone who refuses to pay their fines. The Committees requested an opinion of KP Law about adopting state regulations that would allow the City to put a lien on the property or apply the unpaid fees to the property owner's tax bill.
c) There were suggestions how to assist those who have an exemption, but still need to have their sidewalks cleared.

1) Expand and incentivize (increase the stipend) the existing program the Department of Recreation and the Senior Center operate.
2) Enlist the support of local scout troops and/or teen groups at houses of worship.
3) Reach out to civic and community groups who would take responsibility for particular exempt properties for the duration of the winter, similar to the Adopt an Island program.
4) Create a pool of temporary workers who would be paid by the City to shovel walks were ever they are needed, similar to what package deliver companies do during the peak holiday season.

d) Explore the possibility of creating a fund to pay for hiring temporary workers.

Finally there were two requests from the Committees –

a) Ask the Chairs to consider inviting KP Law to attend the next meeting given that there were two requests for legal opinions made during the meeting and there could be more. Having KP Law present to render a ruling could save time and be more efficient.

b) Request that the Department of Public Works provide the following information:

1) The priority list of sidewalks and corners they clear.
2) The priority list of city-owned properties they clear.
3) The list of state-owned properties they clear.

Councilor Feltner made a motion to adjourn, it passed 5 – 0.
The Secretary did not receive any comments via email.
The Secretary failed to record the time the meeting adjourned.
The minutes were prepared by Councilor Palomba, Secretary of the Committee on Public Works.

Watertown Ordinance.
SUBCHAPTER II **Snow and Ice Removal**

§ 96.25 **Snow and ice on public way.**
[1982 Code, Ch. VII, § 5; amended Ord. 90, passed 12-10-1991; amended Ord. 4, passed 1-28-1992; amended Ord. 38, passed 5-13-1997; amended Ord. 13, passed 3-11-2003]

No person or entity, regardless of its ownership, tenancy, or other status or relationship to any real property, nor any agent, employee, contractor, or servant of any such person or entity, shall place, throw, plow or in any way move, any snow or ice onto any portion of the city's streets and ways. Without limiting the generality of the foregoing, streets and ways shall include the vehicular pavement, sidewalks, ramps, islands, and medians, whether or not used by vehicles or pedestrians. Notwithstanding the foregoing, however, this section shall not be construed to prohibit owners or lawful occupants of residential premises from placing snow and ice on the sidewalks immediately adjacent to the driveway opening as long as a minimum 42 inch pathway along the sidewalk, or the full width of the sidewalk if narrower, is provided for passage within 24 hours of cessation of snow, sleet or freezing rain.

§ 96.26 **Removal of snow and ice on sidewalks by abutting property owners**
[Ord. 39, passed 5-13-1997]

(A) Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

SIDEWALK

That portion of a street between the curb lines, or the lateral lines of a roadway, and the adjacent property lines, paved and intended for the use of pedestrians.

SMALL RESIDENTIAL PROPERTY

Any residential property with one, two or three residential units contained within.

(B) Snow and ice to be removed from sidewalks by abutting property owners.

(1)

(a) In order to provide for safe pedestrian passage and universal access, abutting property owner shall remove and clear away, or cause to be removed and cleared away, snow and ice from a path of at least 42 inches, or to the full width of the sidewalk if narrower, from that portion of the sidewalk which abuts their property. For properties abutting sidewalks with curb cuts, ramps, and other access points, the abutting property owner shall provide unimpeded access to the street.

(b) Except as provided in (B)(2), snow, and ice shall be removed from sidewalks within 24 hours of cessation of snow, sleet or freezing rain.
(2) In the event that snow and ice on a sidewalk have become so hard that it cannot be removed without likelihood of damage to the sidewalk, the abutting property owner shall, within the time mentioned in this section, cause enough sand or melting agent to be put on the sidewalk to make travel thereon reasonably safe, and thereafter, as soon as weather permits, shall cause a path to be cleared of such snow and ice of at least 42 inches in width, or to the full width of the sidewalk if narrower.
(3) In the event of a declaration of a State of Emergency by the Governor, applicable to an area of the Commonwealth which includes the City of Watertown, as a result of snow, sleet or freezing rain, the provision of this section shall be suspended for a period of 24 hours after the cessation of the fall of such snow, sleet or freezing rain or until the end of the State of Emergency, whichever is the latest to occur. The City Manager may extend the deadlines set forth above as conditions may warrant.

§ 96.27**Enforcement of snow and ice removal.**
[1982 Code, Ch. VII, § 5(C); amended Ord. 90, passed 12-10-1991; amended Ord. 4, passed 1-28-1992; Ord. 39, Sec. C(2), passed 5-13-1997; amended Ord. O-2016-47, passed 8-9-2016]

(A) The City Manager, the Superintendent of Public Works, all Watertown police officers, the Code Enforcement Officer, and any other city employees from time to time designated by the City Manager, are empowered and authorized to enforce § 96.25 and § 96.26.

§ 96.99 **Penalty.**
[1982 Code, Ch. VIII, § 24; 1982 Code, Sec. 5(B); amended Ord. 90, passed 12-10-1991; amended Ord. 4, passed 1-28-1992; Ord. 39, passed 5-13-1997; amended Ord. O-2016-47, passed 8-9-2016]

(A) And (B) unchanged
(C) Anyone violating § 96.26 of this chapter shall be fined as follows:
(1) For Small Residential Projects

a. First Violation: documented warning
b. Second Violation: $50 shall be imposed
c. Third and Subsequent Violations: $100 shall be imposed for the third and all subsequent violations in the same winter season

(2) All Other Properties

a. First Violation: documented warning.
b. Second Violation: $100 shall be imposed
c. Third Violation: $200 shall be imposed

d. Fourth and Subsequent Violations: $300 shall be imposed for a fourth and all subsequent violations during the same winter season.

(D). Exemptions. The City Manager may issue Regulations providing exemptions from this Section for residents who are unable to meet the physical requirements of this section, particularly for low income elderly or disabled residents, or for other unusual circumstances.

(E) These penalties may be enforced by non-criminal disposition procedures pursuant to Mass. Gen. Laws Ch. 40, § 21D and § 36.05 of this code.
(F) Any person violating any other provision of this chapter shall be punished according to **§ 10.99** of this code.

Sidewalk Snow Shoveling Exemptions
DRAFT: 4-22-22

Regulations for Exemptions from Watertown Ordinance, SUBCHAPTER II **Snow and Ice Removal,** § 96.26 **Removal of snow and ice on sidewalks by abutting property owners**

The Watertown City Manager or designee may exempt certain property owners from the requirements of **§ 96.26 Removal of snow and ice on sidewalks by abutting property owners** for reasons of physical and financial limitations that prevent them from clearing snow from abutting sidewalks. Applicants must be over 65 OR have a disability, AND be income eligible, and must show proof. Income limits are set at 50% of median income as determined by HUD and updated from time to time. Acceptable proof of income includes a copy of SNAP EBT card, MassHealth Card, fuel assistance authorization, Watertown property tax exemption, or other income limited program, or your most recent tax return showing gross household income. Proof of disability includes information from a doctor or other health care provider, or SSDI documentation. All members of the household must be qualified.

The City Manager or designee may also exempt property owners and properties from the requirements of § 96.26 for other unusual or extenuating circumstances including physical constraints of the property.

Application for Exemption is available online or from the Council on Aging. Call 617 972-6490. Certified exemptions will be kept at the Zoning Office for enforcement. The Recreation Department may also be able to provide shoveling assistance.

HUD Income Limits 2021

Household size	1	2	3	4	5
Very Low Income (50% of median)	$47,000	$53,700	$60,400	$67,100	$72,500

CITY OF
WATERTOWN
Office of the City Manager

George J. Proakis
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: George J. Proakis, City Manager GJP

Date: November 7, 2022

RE: Fire Department Lab Requirements

Attached please find email correspondence regarding the subject from Provisional Fire Chief Ryan A. Nicholson

I will bring this up under Communications from the City Manager at the November 9, 2022 City Council Meeting.

cc: Provisional Fire Chief Ryan A. Nicholson
Steven Magoon, CD&P Director/Assistant City Manager
Mark R. Reich, Esquire, KP Law

WATERTOWN FIRE DEPARTMENT
OFFICE OF CHIEF OF DEPARTMENT
Fire Department Headquarters, 99 Main Street
Watertown, Massachusetts 02472-4410
Tel. (617) 972-6512 • Fax (617) 972-6575
www.fire.watertown-ma.gov

RYAN A. NICHOLSON
Provisional Chief of Department

Memorandum

To:	Mr. George Proakis, City Manager
From:	Provisional Chief Ryan A. Nicholson
Date:	November 7, 2022
Subject:	Fire Department Lab Requirements

On July 1, 2022, the position of Lab Safety Officer within the Watertown Fire Department was created as part of the Fiscal Year 2023 budget. After a promotional and selection process, the position was filled by Captain Ralph Mele on July 17, 2022. Since that date Captain Mele has been working tirelessly to develop a laboratory registration process for the Fire Department that will supplement the already existing Board of Health/ Bio Safety Committee process. The goal of our process is to create and maintain a registry of labs (biological or other), so that the Fire Department can better ensure their safe operation and be more prepared to respond to potential emergencies.

The registration process will consist of submitting documents, conducting site visits, inspections, and issuing permits. The process is designed to ensure that the expanding life science industry in the city maintains compliance with fire and building codes. Again, the Fire Department's goal in this process is to maintain a safe environment for laboratory employees, first responders, and the public.

Existing laboratories must comply with the registration process upon their fire department hazardous/flammable and combustible permit renewal on September 30, 2023. Prior to renewal, existing permit holders are encouraged to contact the Lab Safety Officer to schedule a walkthrough of their facilities.

New laboratories will be required complete the laboratory registration process starting January 1, 2023.