



City Council Meeting

Tuesday, August 8, 2023 at 7:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on August 8, 2023 at 7:00 P.M. Location: Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. 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
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

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- 1. ROLL CALL
 - 2. PLEDGE OF ALLEGIANCE
 - 3. PUBLIC FORUM
 - 4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from City Council Meeting June 27, 2023
 - B. Minutes from City Council Meeting July 11, 2023
 - 5. PRESIDENT'S REPORT
 - 6. PUBLIC HEARINGS
 - A. Public Hearing and Vote on a Petition from Eversource for a Grant of Location in Grove Street to install and maintain approximately 8 linear feet of conduit from utility pole #63/16 to the property line of Mount Auburn Cemetery. This work is necessary to provide electric service to the meter cabinet at Mount Auburn Cemetery. The recommendations and conditions set out by the Department of Public Works shall be required upon approval of this application.
 - B. Public Hearing and Vote on a Petition from Eversource for a Grant of Location in Howard Street to install and maintain approximately 51 linear feet of conduit from utility pole #225/5 to the property line of municipal parking lot. This work is necessary to provide electric service to a municipal parking lot. The recommendations and conditions set out by the Department of Public Works shall be required upon approval of this

application.

- C. Public Hearing and Vote on a Petition from National Grid for a Grant of Location for the following installations:

Work Requiring a Grant of Location:

Nyack Street – Installation of approximately 215 linear feet of 6-inch plastic in Nyack Street from 71 Nyack Street to Madison Ave.

Work Not Requiring a Grant of Location:

Nyack Street - The relay of approximately 900 linear feet of 4-inch coated steel with approximately 900 linear feet of 6-inch plastic in Nyack Street from Belmont Street to end of main at 71 Nyack Street.

This work is part of the water intrusion program. The recommendations and conditions set out by the Department of Public Works shall be required upon approval of this application.

- D. Public Hearing and Vote on a Petition from Eversource for a Grant of Location in Paramount Place to install and maintain approximately 8 linear feet of conduit from utility pole #16/68-2 to property line of #532 Pleasant Street. This work is necessary to provide electric service to 532 Pleasant Street. The recommendations and conditions set out by the Department of Public Works shall be required upon approval of this application.
- E. Public Hearing and Vote on New Demolition Delay Ordinance Chapter 153 as Proposed to Replace the Existing Chapter 153 in its Entirety, and Endorse the New Demolition Delay Regulations.

7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. First reading on an Order of Taking to acquire, by eminent domain, the necessary easements for the Mt. Auburn reconstruction project.
- B. Resolution Authorizing a Transfer of Funds in the amount of \$27,937 from the Fiscal Year 2024 City Council Reserve to the Fiscal Year 2024 Health and Human Services Study.
- C. Resolution Authorizing Acceptance and Expenditure of Gifts of Funds in the Amount of \$1,000 from the Watertown Savings Bank for the SNAP match for the Farmers Market.

8. REPORTS OF COMMITTEES

- A. Committee on Parks and Recreation regarding a report from the meetings held on June 26, 2023 and July 17, 2023 - Palomba, Chair

ACTION ITEM:

To recommend that the City Council confirm Dennis Duff for reappointment to the Community Preservation Committee for a term to expire on February 1, 2026.

ACTION ITEM:

To recommend that the City Council confirm Mark Krackiewicz for reappointment to the Community Preservation Committee for a term to expire on February 1, 2026.

- B. Ad Hoc Committee regarding interviews for the position of Municipal Policy Analyst.

- C. Committee on Economic Development & Planning regarding a meeting held on July 10, 2023 - Feltner, Chair

ACTION ITEM:

To recommend that the City Council schedules a joint Public Hearing with the Planning Board to adopt the Updated Comprehensive Plan with the eight changes recommended by the Committee.

- D. Committee on Economic Development & Planning regarding a report from the meeting on July 13, 2023 - Feltner, Chair

ACTION ITEM:

To recommend that the City Council authorize the Administration to negotiate with the three cannabis operators for amendments to the Host Community Agreements as proposed, and to include a release of liability for prior impact fee payments either as part of the HCA amendment or as a separate agreement, and to bring the final agreements back to the City Council for a vote of authorization for the Manager to sign.

- E. Committee on Economic Development and Planning regarding a report from the meeting on August 2, 2023 - Feltner, Chair

ACTION ITEM:

To recommend that the City Council confirm Samuel Odamah for appointment as an alternate member of the Zoning Board of Appeals for a term expiring February 15, 2025.

ACTION ITEM:

To recommend that the City Council confirm Christopher Heep for reappointment as a full member of the Zoning Board of Appeals for a term expiring February 15, 2028.

ACTION ITEM:

To recommend that the City Council confirm Payson Whitney for reappointment to the Planning Board for a term expiring February 15, 2026.

9. NEW BUSINESS

- A. Referral to the Committee on Public Works regarding winter parking bans.

10. COMMUNICATIONS FROM THE CITY MANAGER

- A. Hiring update / refer for committee review

- Human Resources Director
- Chief Financial Officer
- Police Chief

- B. Personnel / HR Department Assessment

- C. Request for Confirmation of Reappointment to the Traffic Commission

- D. Request for Confirmation of Appointments to the Public Arts & Culture Committee

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

12. ANNOUNCEMENTS

13. PUBLIC FORUM

14. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

CITY COUNCIL MEETING

TUESDAY, JUNE 27, 2023, 6:00 P.M.

RICHARD E. MASTRANGELO COUNCIL CHAMBER

ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

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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 George Proakis, City Manager, Mark Reich, City Attorney, and Brendan T. McCarthy, Council Clerk.

2. EXECUTIVE SESSION – 6:00 P.M.

- A. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Collective Bargaining as an Open Meeting May Have a Detrimental Effect on the City's

Bargaining Position and the Chair so Declares - DPW Union, Watertown Municipal Employees Union, Library Union, Fire Union, Police Patrol Union, and Police Supervisors Union.

- B. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Litigation as an Open Meeting May Have a Detrimental Effect on the City's Litigating Position and the Chair so Declares –

Ahern v. City of Watertown, Middlesex Superior Court, Docket No. 2181CV500
City of Watertown by and through its Board of Health v. Phyllis Falco, Northeast Housing Court, Docket No. 23H77CV000041
Town of Watertown, By and Through Its Board of Health v. Jill C. Smith et al., Northeast Housing Court, Docket No. 22H77CV000240
Jonathan Bloch, et al. v. Watertown Zoning Board of Appeals, et al., Land Court Docket Nos. 16 MISC 000124 and 19 MISC 000249
Kaveh Abdi and Kambiz Abdi v. Watertown Zoning Board of Appeals, et al., Middlesex Superior Court, Docket No. 2081-00187
City of Watertown by and through its Board of Health v. Thomas B. Biondo, Northeast Housing Court, Docket No. 23H77CV000114
City of Watertown by and through its Board of Health v. MVP Investments, LLC, Northeast Housing Court
MacIver v. City of Watertown by and through its Board of Health, Waltham District Court, Docket No. 2351CV000139
Town of Watertown, through its Board of Health v. Saplyko, Trustee of 777 Mount Auburn Realty Trust, Northeast Housing Court, Docket No. 21H77CV000169
The Oakley Country Club v. Watertown Zoning Board of Appeals, Land Court, Docket No. 19MISC000466
Pobeda RT II, LLC v. Watertown Zoning Board of Appeals, Middlesex Superior Court, Docket No. 2181CV000057
61 Bigelow Avenue, LLC v. City of Watertown et al., Middlesex Superior Court, Docket No. 2381CV01837

3. RETURN FROM EXECUTIVE SESSION 7:00 P.M.

4. PLEDGE OF ALLEGIANCE

5. PUBLIC FORUM

There was no member of the public that participated in the forum.

6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

There were no minutes of previous meetings available.

7. PRESIDENT'S REPORT

A. A Request to Confirm Marcum LLP to Conduct the Fiscal Year 2022 and Fiscal Year 2023 Audits.

City Auditor Langan stated that the City Council needs to confirm audits being conducted by an outside firm, and so she made a request to confirm Marcum LLP to conduct the FY2022 and FY2023 audits. City Auditor Langan recognized that the city has been a little bit behind with regards to conducting audits, and in an effort to catch up, she would like to get these two years confirmed and conducted. Afterward that, she believes she would issue a request for proposal for the FY2024 audit going forward in efforts to keep pace. She went on to clarify that Marcum LLP is the same firm as Melanson (a firm that had previously conducted audits) just now with a different name.

Councilor Piccirilli moved to approve the confirmation of Marcum LLP to conduct the FY2022 and FY2023 audits and Councilor Feltner seconded.

The motion was approved unanimously in a Voice Vote.

8. PUBLIC HEARINGS

A. Public Hearing and Vote on a Proposed Order Establishing Water and Sewer Rates and Charges for Fiscal Year 2024.

City Manager Proakis presented the request for new increased rates for water and sewer - water rate increase of 5.5% and sewer rate increase of 6% to be applied in FY2024. He also presented a memo from Abram's Group, a group that has worked with the city in this regard in the past, which stated their analysis on the matter. He pointed out that the water rate increase figures in the request are lower than what had been projected the previous year, while the sewer rate increase was higher than previously projected. City Manager Proakis went on to say that the request does not include the use of ARPA funding at this time. If ARPA funds were made available, then they would lower both the water and sewer rate increase from 5.5% to 3%, with 3% increases each of the next few following years.

Superintendent St. Louis thank City Manager Proakis for presenting the request in such depth, and he stated that the DPW is continuing to perform multiple infrastructure projects that in the long run will reduce rates due to the reparative nature of the projects (reducing leaks/old pipes etc.).

President Sideris opened the public hearing for comment.

Elodia Thomas – 67 Marion Road – Stated that lowering the rates would benefit everyone in the community from homeowners and renters to businesses.

Councilor Piccirilli moved to approve the water and sewer rates increase and Councilor Gannon seconded.

Discussion ensued.

Councilor Feltner asked for clarification on the timing of when rates would be in effect, and how ARPA funding would play out if the city decided to use them.

Superintendent St. Louis clarified that if this request was approved that the new rates would be in effect July 1, 2023, and if ARPA funds were allocated to fund capital projects, DPW would look for a set date in December or January to lower the rates.

Councilor Feltner followed up by stating that she found the rates to be rather alarming. She recognized that while the decision of using ARPA funds would not be voted on tonight, that she would be in favor of it going forward.

Councilor Palomba asked for confirmation of his understanding that the rise in rates would equal roughly \$17 per quarter or \$68 per year per resident.

Superintendent St. Louis confirmed that those numbers were correct for the average household use.

President Sideris stated that he shared the same opinion of Councilor Feltner. He also said that many households do not operate under the “average” category. He acknowledged that while he believes they should go forward, they should do so cautiously as this is a significant adjustment the city is asking of the public.

The motion to approve the request of the new water and sewer rates passed unanimously in a Roll Call Vote.

- B. Public Hearing and Vote to Appoint the City Auditor pursuant to Section 2-7(a) of the Watertown City Charter, and establishing the City Auditor's Salary at \$125,000 pursuant to section 2-7(e) of the City of Watertown Charter.

Councilor Piccirilli moved to approve the Ordinance setting the City Auditor's salary at \$125,000 per year and Councilor Feltner seconded.

The Ordinance was approved unanimously in a Roll Call Vote.

- C. Public Hearing and Vote on a Petition from Eversource for a Grant of Location in:

- Howard Street – To install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703.
- Westminster Avenue – To install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street.
- Main Street – To install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.

This work is necessary to provide electric service to the Moxley Temporary High School.

President Sideris remarked that there was no representative present from Eversource, Page 8 of 384

and while he would typically chastise them for not being present, he acknowledged the importance of this petition for a grant of location in regards to moving the overall high school project along. He asked Superintendent St. Louis to come forward and present the petition.

Superintendent St. Louis presented the elements of the utility work needed to provide power to the Moxley Temporary High School. He went on to say it was a standard project for a development of this size.

Councilor Piccirilli moved to approve the petition for the grant of location and Councilor Feltner seconded.

The motion to approve the petition for the grant of location passed unanimously in a Voice Vote.

9. COMMITTEE OF THE WHOLE

- A. Public Hearing, Consideration, and Vote on the Reorganization Plan by Administrative Code submitted by the City Manager pursuant to Section 6-2 of the City Charter.

City Manager Proakis presented the Reorganization Plan. He noted that should there have not been a vote on the plan, the plan would still take effect after a certain time, but that he appreciated that the Council put this on the agenda as it better reflected the intention of the rule in the charter. He went on to note that the City Manager's office signed an agreement with the union that represents the City Hall employees on which positions will and will not be union positions.

Councilor Piccirilli moved to approve the reorganization plan and Councilor Gannon seconded.

Discussion Ensued

Councilor Palomba asked for clarification on the community development and planning division.

Assistant City Manager Magoon replied that he would be taking on a larger role in terms of city management, and that the planning director would help create and articulate long range and planning responsibilities. He went on to note that the day to day work can lead to long range planning getting pushed aside, so this is an effort to create a clearer responsibility for those matters.

Councilor Palomba said that he understood that the long range planning staff will include a senior planner for economic development, but didn't understand why the open space designer and public arts fit under that category.

Assistant City Manager Magoon replied that in the short run, in terms of this organization plan, the current planning is doing development review with commissions, and long range planning is almost everything else including conference and planning.

Councilor Palomba then shared that believed that environmental senior planner would also be long range planning, but that it doesn't sit there on this organization plan.

Assistant City Manger Magoon replied there would be some dovetailing and that this is still part of a process. He noted that the city doesn't have a "long range transportation planner", but instead has a Transportation Planner – so while they lack the title of long range planning, that task will fall under their purview. He concluded that this organization plan is an effort to take us a step in the right direction.

Councilor Feltner asked for clarification that in the Department of Public Works the Asst. Superintendent is just responsible for sewer and water and that all other divisions report directly to the Superintendent. She further stated that generally it is considered that the Administrative and Finance Director fill the role of Asst. Superintendent.

Superintendent St. Louis replied that the change in the position came about organically with the city taking on more projects.

Councilor Feltner made a comment that she would be happy to see a Traffic Control Supervisor being added.

The motion to approve the Reorganization Plan was passed unanimously in a Voice Vote.

10. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. An Order Relative to an Amendment of a Temporary Construction Easement Agreement relative to Properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC; BP3-BOS4 250 Arsenal Place LLC and the City of Watertown and Authorizing the City Manager to Execute the Amendment of the Temporary Construction Easement Agreement on Behalf of the City.

Assistant City Manger Magoon stated that this is an amendment to an easement that they already have, and that it is in recognition of a slight relocation of the connection between 85 Walnut Street and the Gables development, and that it represents the new connection between the two public access points.

Councilor Piccirilli moved to approve the amendment of the temporary easement and approve the City Manger to execute the amendment and Councilor Gannon seconded.

Councilor Feltner relayed that there is some confusion in the neighborhood because a fence that had been removed from Arsenal had been replaced and she hopes that the area will be restored. She went on to ask clarification on while this is a temporary easement, this land was supposed to be used as a permanent public access point for pedestrians only.

Assistant City Manager Magoon confirmed that while they are continuing to work on more easements, this will be a permanent pedestrian area.

The motion to approve the amendment passed unanimously in a Voice Vote.

- B. An Order to assign the name Technology Way to a new private way between Galen Street and the lower portion of Water Street, located across Aldrich Road.

Assistant City Manager Magoon presented the order.

Councilor Piccirilli moved to approve the order, making note of a typo to be edited, and Councilor Feltner seconded.

Councilor Feltner asked for clarity on whether the Council is creating or naming the private way.

Assistant City Manager Magoon replied that what is before the Council is the naming of it.

City Attorney Reich clarified that the naming of the private way is of responsibility of the Council, but the private way in a development is private so the city is not laying out a way or creating one.

Councilor Gannon noted that cities and towns have the ability to take care of private ways in terms of plowing and sanding, and he was curious if Technology Way would be a burden upon the town in that regard.

Assistant City Manager Magoon replied that given the easement, as well as the short length and connectivity of the way's nature, the city would maintain the road.

The motion to approve the order passed unanimously in a Voice Vote.

- C. Resolution Authorizing a Transfer of Funds in the Amount of \$29,000 from Various Fiscal Year 2023 Police Department Accounts to the Fiscal Year 2023 Police Vehicle Replacement Account.

City Manager Proakis presented the request for a transfer of funds.

Councilor Piccirilli moved to approve the transfer of funds and Councilor Feltner seconded.

Councilor Palomba asked for clarity as to why the funds were being pulled from specific accounts within the Police Department for this vehicle.

City Manager Proakis replied only in saying that these are funds that have not been spent in FY23 as of yet from the Police Department, and that there are only a few days left in FY23 in which to spend them.

The motion to approve the transfer of funds passed unanimously in a Roll Call Vote.

- D. Resolution approving the acceptance and expenditure of a gift of funds in the amount of \$900 (three \$300 vouchers) from Hampton Inn & Suites to help the Police Department assist an individual or family who may find themselves in

need of emergency shelter.

City Manager Proakis presented the resolution and made point to thank the Police Department and Hampton Inn Suites for providing free lodging for those who are in need of emergency assistance.

Councilor Piccirilli moved to approve the acceptance of gifts and Councilor Feltner seconded.

Councilor Feltner asked if this came about from recent fires or displacement.

City Manager Proakis stated he was simply aware that Hampton Inn Suites wanted to make this a possibility for anyone who was enduring an emergency.

The motion to approve the acceptance of gifts passed unanimously in a Roll Call Vote.

- E. First Reading on a proposed Order that the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received

City Manager Proakis stated this was a first reading and invited Superintendent St. Louis to provide more details.

Superintendent St. Louis stated that the city is on year three of removing lead pipes, and has continued to add more services for this program.

- F. A Resolution Authorizing a Transfer of \$1,300,000 from the Fiscal Year 2023 City Council Reserve Account to the Fiscal Year 2023 Transfer to Collective Bargaining Stabilization Fund Account

City Manager Proakis presented the resolution.

Councilor Piccirilli moved to approve the transfer of funds and Councilor Feltner seconded.

The motion to approve the transfer of funds passed unanimously in a Roll Call Vote.

- G. First Reading on Proposed Zoning Ordinance amendments for reducing the maximum Floor Area Ratio in the Central Business District.

President Siders stated that this was a petition that was referred to the Planning Board and a Public Hearing had taken place. He remarked that this was a first reading, that it would be heard in July, that this was properly advertised, and the first ten names on the petition had been notified.

- H. First Reading on Proposed Zoning Ordinance amendments to the transitions requirements between business, industrial or Special Zoning Districts and Residence Districts and clarifying the Special Permit Granting Authority.

President Siders stated that this was a petition that was referred to the Planning Board and a Public Hearing had taken place. He remarked that this was a first reading, that it would be heard in July, that this was properly advertised, and the first ten names on the petition had been notified.

Councilor Feltner asked if it was safe to assume that the Council would receive the reports by the next meeting.

President Sideris confirmed that they would.

11. COMMITTEE REPORTS

- A. Committee on Human Services Regarding the minutes from the Committee on Human Services Meeting on May 11, 2023.

Councilor Bays presented the report from the Committee on Human Services Meeting on May 11, 2023

Councilor Piccirilli moved to approve the meeting minutes and Councilor Gannon seconded.

The minutes were approved unanimously in a Voice Vote.

12. NEW BUSINESS

There was no new business.

13. COMMUNICATION FROM THE CITY MANAGER

- A. Request for Confirmation of appointments and reappointment to the Zoning Board of Appeals.

City Manager Proakis presented the appointments and reappointments to the Zoning Board of Appeals.

President Sideris stated that this goes to the Committee on Economic Development and Planning.

- B. Request for Confirmation of appointment and reappointment to the Planning Board.

City Manager Proakis presented the appointment and reappointment to the Planning Board

President Sideris stated that this goes to the Committee on Economic Development and Planning.

- C. Request for Confirmation of reappointments to the Affordable Housing Trust.

City Manager Proakis presented the appointment and reappointment to the Affordable Housing trust.

President Sideris stated that this goes to Committee on Human Services

- D. Request for Confirmation of Reappointments to the Solid Waste & Recycling Advisory Committee.

City Manager Proakis presented the appointment and reappointment to the Solid Waste & Recycling.

President Sideris stated that this goes to Public Works.

City Manager Proakis went on the announce that they had posted the Human Resources Director position and will continue posting additional positions. He also stated that he moved to hire the same consulting firm used in the Fire Department to do the assessment for Police Chief.

City Manager Proakis also mentioned that the latest draft of the Comprehensive Plan is on the website. He stated that the Farmer's Market is underway, that the Saltonstall Free Council Series ongoing. He announced that the City Clerk's Office will be closed Friday June 30th for the handling of specialized documents, and that the Administration Building will be closed on July 4th.

City Manager Proakis promoted the Faire in the Square event which will be held on September 23rd.

14. REQUEST FOR INFORMATION

Councilor Feltner requested a template for how to schedule meetings and create agendas including attachments. She also made note that the stage at Saltonstall Park is blocking accessible ways for pedestrian pathways.

15. ANOUNCEMENTS

There were no announcements.

16. PUBLIC FORUM

Elodia Thomas – 67 Marion Road – Requested that each committee on the website should include a brief bio of each member of each current committee and board.

17. ADJOURNMENT

Councilor Piccirilli made a motion to adjourn and Councilor Feltner seconded.

The motion was adopted unanimously in a Voice Vote.

The meeting adjourned at 8:10 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 August 8, 2023.

Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

City Council Meeting

Tuesday, June 27, 2023 at 7:00 PM

Richard E. Mastrangelo Council Chamber

Administration Building, 149 Main Street

List of Documents

1. Confirmation of Audit Firm 2023 – Item 7A
2. Proposed Water and Sewer Rates– Item 8A
3. City Auditor Ad – Item 8B
4. Grant of Location request from Eversource in Howard Street, Westminster Avenue, and Main Street– Item 8C
5. Reorganization Plan– Item 9A
6. 204 Arsenal 85 Walnut Street Easement – 10A
7. Technology Way Order – 10B
8. Police Vehicle Transfer of Funds – 10C
9. Hampton Inn & Suites Acceptance and Expenditure of Gifts – 10D
10. MWRA \$300,000 lead pipes and water main – 10E
11. City Council Reserve Account to FY23 Transfer to Collective Bargaining Stabilization Fund Account Transfer of Funds- 10F
12. FAR Amendment Legal Notice – 10G
13. Transitions Requirement Amendment Legal Notice -10H
14. Committee on Human Services Report from May11, 2023 – 11-A

ADDENDUM TO THE
MINUTES OF THE JUNE 27, 2023
CITY COUNCIL MEETING



City Council Meeting
Tuesday, June 27, 2023 at 6:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

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1. ROLL CALL

2. EXECUTIVE SESSION - 6:00 P.M.

- A. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Collective Bargaining as an Open Meeting May Have a Detrimental Effect on the City's Bargaining Position and the Chair so Declares - DPW Union, Watertown Municipal Employees Union, Library Union, Fire Union, Police Patrol Union, and Police Supervisors Union.
- B. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Litigation as an Open Meeting May Have a Detrimental Effect on the City's Litigating Position and the Chair so Declares –

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Kaveh Abdi and Kambiz Abdi v. Watertown Zoning Board of Appeals, et al.,

Middlesex Superior Court, Docket No. 2081-00187
City of Watertown by and through its Board of Health v. Thomas B. Biondo,
 Northeast Housing Court, Docket No. 23H77CV000114
City of Watertown by and through its Board of Health v. MVP Investments, LLC,
 Northeast Housing Court
MacIver v. City of Watertown by and through its Board of Health, Waltham District
 Court, Docket No. 2351CV000139
Town of Watertown, through its Board of Health v. Saplyko, Trustee of 777 Mount
Auburn Realty Trust, Northeast Housing Court, Docket No. 21H77CV000169
The Oakley Country Club v. Watertown Zoning Board of Appeals, Land Court,
 Docket No. 19MISC000466
Pobeda RT II, LLC v. Watertown Zoning Board of Appeals, Middlesex Superior
 Court, Docket No. 2181CV00057
61 Bigelow Avenue, LLC v. City of Watertown et al., Middlesex Superior Court,
 Docket No. 2381CV01837

3. RETURN FROM EXECUTIVE SESSION 7:00 P.M.
4. PLEDGE OF ALLEGIANCE
5. PUBLIC FORUM
6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
7. PRESIDENT'S REPORT
 - A. A Request to Confirm Marcum LLP to Conduct the Fiscal Year 2022 and Fiscal Year 2023 Audits.
8. PUBLIC HEARINGS
 - A. Public Hearing and Vote on a Proposed Order Establishing Water and Sewer Rates and Charges for Fiscal Year 2024.
 - B. Public Hearing and Vote to Appoint the City Auditor pursuant to Section 2-7(a) of the Watertown City Charter, and establishing the City Auditor's Salary at \$125,000 pursuant to section 2-7(e) of the City of Watertown Charter.
 - C. Public Hearing and Vote on a Petition from Eversource for a Grant of Location in:
 - Howard Street – To install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703.
 - Westminster Avenue – To install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street.
 - Main Street – To install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.

This work is necessary to provide electric service to the Moxley Temporary High School. The recommendations and considerations set out by the Department of Public Works shall be required upon approval of this application.

9. COMMITTEE OF THE WHOLE

- A. Public Hearing, Consideration, and Vote on the Reorganization Plan by Administrative Code submitted by the City Manager pursuant to Section 6-2 of the City Charter.

10. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. An Order Relative to an Amendment of a Temporary Construction Easement Agreement relative to Properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC; BP3-BOS4 250 Arsenal Place LLC and the City of Watertown and Authorizing the City Manager to Execute the Amendment of the Temporary Construction Easement Agreement on Behalf of the City.
- B. An Order to assign the name Technology Way to a new private way between Galen Street and the lower portion of Water Street, located across Aldrich Road.
- C. Resolution Authorizing a Transfer of Funds in the Amount of \$29,000 from Various Fiscal Year 2023 Police Department Accounts to the Fiscal Year 2023 Police Vehicle Replacement Account.
- D. Resolution approving the acceptance and expenditure of a gift of funds in the amount of \$900 (three \$300 vouchers) from Hampton Inn & Suites to help the Police Department assist an individual or family who may find themselves in need of emergency shelter.
- E. First Reading on a proposed Order that the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.
- F. A Resolution Authorizing a Transfer of \$1,300,000 from the Fiscal Year 2023 City Council Reserve Account to the Fiscal Year 2023 Transfer to Collective Bargaining Stabilization Fund Account.
- G. First Reading on Proposed Zoning Ordinance amendments for reducing the maximum Floor Area Ratio in the Central Business District.
- H. First Reading on Proposed Zoning Ordinance amendments to the transitions requirements between business, industrial or Special Zoning Districts and Residence Districts and clarifying the Special Permit Granting Authority.

11. REPORTS OF COMMITTEES

- A. Committee on Human Services Regarding the minutes from the Committee on

Human Services Meeting on May 11, 2023.

12. NEW BUSINESS
13. COMMUNICATIONS FROM THE CITY MANAGER
 - A. Request for Confirmation of appointments and reappointment to the Zoning Board of Appeals.
 - B. Request for Confirmation of appointment and reappointment to the Planning Board.
 - C. Request for Confirmation of reappointments to the Affordable Housing Trust.
 - D. Request for Confirmation of Reappointments to the Solid Waste & Recycling Advisory Committee.
14. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
15. ANNOUNCEMENTS
16. PUBLIC FORUM
17. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve an Order adopting Fiscal Year 2024 Water and Sewer rates and changes.



Watertown City Council

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

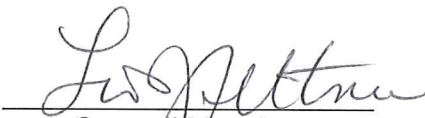
ORDER # 34

2023 - O - 34

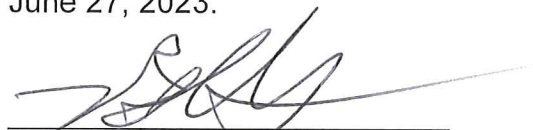
ORDER ADOPTING FISCAL YEAR 2024 WATER AND SEWER RATES AND CHANGES

ORDERED: That the City Council of the City of Watertown hereby adopts Fiscal Year 2024 Water and Sewer Rates and Charges as attached.

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


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against, and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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: June 15, 2023

RE: Fiscal Year 2024 Water & Sewer Rates

As a follow up to the memorandum provided to you on June 13th regarding the Fiscal Year 2024 Water & Sewer Rates, may I provide the following information:

Background

A water and sewer rate study was conducted to provide the City with recommended water and sewer rate changes which will generate sufficient revenue to fund the operational, indirect, debt service and short term and long-term capital improvement costs, while ensuring the enterprise funds continue to maintain healthy retained earnings.

Proposed Rates and Charges

In order for the City to target a healthy retained earnings of 15% by FY2028 a water rate increase of 5.5% and a sewer rate increase of 6% would need to be applied in FY 2024. However, if the City chooses to utilize funds from the American Rescue Plan Act ("ARPA") to the water and sewer enterprise funds to finance infrastructure improvement projects in FY 2024 and FY 2025, a mid-year rate adjustment can be performed to decrease the rates in line with Option 2 in the June 13, 2023 memorandum.

Assuming the above, the quarterly water bill for a usage of 1,800cf will increase \$5.61 per quarter, from \$101.95 to \$107.56. The quarterly sewer bill for a typical resident with a usage of 1,800cf will increase \$11.28 per quarter, from \$187.92 to \$199.20. The overall or combined water and sewer bill for a typical resident with a usage of 1,800cf would increase from \$289.87 per quarter to \$306.75 per quarter; for an overall increase of \$16.88 per quarter, or 5.8%.

Tables 1 and 2 below present the current and proposed water and sewer rates, as well as quarterly bill impacts for typical customers, respectively.

Current and Proposed Water and Sewer Rates					
Base Charge	FY 2023	FY 2024	Difference		
<i>Minimum Charge (Quarterly)</i>	<i>Current</i>	<i>Proposed</i>	\$	%	
5/8	\$ 8.35	\$ 8.81	0.46	5.5%	
3/4	8.89	9.38	0.49	5.5%	
1	10.50	11.08	0.58	5.5%	
1 1/4	12.64	13.34	0.70	5.5%	
1.5	12.64	13.34	0.70	5.5%	
2	18.45	19.46	1.01	5.5%	
3	61.46	64.84	3.38	5.5%	
4	77.38	81.64	4.26	5.5%	
6	114.55	120.85	6.30	5.5%	
<i>Volumetric Rate (per Ccf)</i>					
<i>Water</i>					
Tier 1	\$ 5.20	\$ 5.49	\$ 0.29	5.5%	
Tier 2	8.10	8.55	0.45	5.5%	
Tier 3	10.96	11.56	0.60	5.5%	
Tier 4	14.29	15.08	0.79	5.5%	
<i>Sewer (100% of Water Consumption)</i>					
Tier 1	\$ 10.44	\$ 11.07	\$ 0.63	6.0%	
Tier 2	13.63	14.45	0.82	6.0%	
Tier 3	15.23	16.14	0.91	6.0%	
Tier 4	18.64	19.76	1.12	6.0%	
<i>Combined Rate</i>					
Tier 1	\$ 15.64	\$ 16.55	\$ 0.91	5.8%	
Tier 2	21.73	22.99	1.26	5.8%	
Tier 3	26.19	27.71	1.52	5.8%	
Tier 4	32.93	34.83	1.90	5.8%	
<i>Irrigation (all Ccf)</i>	\$ 14.29	\$ 15.08	\$ 0.79	5.5%	

The following Table 2 presents the impact on bills for some typical customers:

Table 2: Quarterly Bill Impacts for Typical Customers

M. Size	Customer	Consumption (Ccf)	Current			Proposed			Diff. (\$)	Diff. (%)
			Water(\$)	Sewer(\$)	Total(\$)	Water(\$)	Sewer(\$)	Total(\$)		
5/8"	Small User	500	34.35	52.20	86.55	36.24	55.33	91.57	5.02	5.8%
5/8"	Low-End User	1,000	60.35	104.40	164.75	63.67	110.66	174.33	9.58	5.8%
5/8"	Avg. Res. User 1	1,800	101.95	187.92	289.87	107.56	199.20	306.75	16.88	5.8%
5/8"	Avg. Res. User 2	2,800	162.65	301.89	464.54	171.60	320.00	491.60	27.06	5.8%
5/8"	Low Tier 2 User	4,000	259.85	465.45	725.30	274.14	493.38	767.52	42.22	5.8%
5/8"	Pizza Place	1,820	102.99	190.01	293.00	108.65	201.41	310.06	17.06	5.8%
5/8"	Bakery	3,553	223.64	404.52	628.17	235.94	428.80	664.74	36.57	5.8%
5/8"	Restaurant	4,764	321.73	569.58	891.32	339.43	603.76	943.19	51.87	5.8%
5/8"	Coffee Shop	7,511	616.06	984.18	1,600.23	649.94	1,043.23	1,693.16	92.93	5.8%
1"	Restaurant	14,482	1,382.23	2,045.86	3,428.09	1,458.25	2,168.61	3,626.86	198.77	5.8%
3/4"	Diner	23,112	2,326.47	3,360.21	5,686.67	2,454.42	3,561.82	6,016.24	329.57	5.8%
2"	Lg. Commercial User	39,255	4,579.99	6,304.88	10,884.87	4,831.89	6,683.17	11,515.06	630.19	5.8%
5/8"	Avg. Irrig. User	3,500	508.50	-	508.50	536.47	-	536.47	27.97	5.5%

The Public Hearing and consideration of rate schedules and fees designed to raise sufficient revenues to support the Fiscal Year 2024 operation of the services provided to customers of the City's Water/Sewer System is scheduled for the June 27, 2023 City Council Meeting.

Thank you for your consideration in this matter.

cc: Gregory M. St. Louis, Superintendent of Public Works
Megan Langan, City Auditor
Steven Magoon, Director of Community Development and Planning/Assistant City Manager
Melissa A. Morrissey, City Treasurer/Collector



55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

June 21, 2023

Mr. Greg St. Louis, PE
Superintendent of Public Works
124 Orchard Street
Watertown, MA 02472

Re: **Review of FY 24 Water/Sewer Rate Tables**

Dear Greg:

As requested, enclosed please find the review of the FY'24 water/sewer rate tables, and rate recommendations completed by The Abrahams Group.

The Abrahams Group reviewed the data for the FY24 water and sewer rate analysis provided by the City and offered detailed comments for both the water and sewer City's proposed rate increases. The Abrahams Group evaluated the direct impact ARPA funds have on the proposed water and sewer rate increases and supports the City's rate increase recommendations. Weston & Sampson recommend continuing to monitor the retained earnings for future rate needs.

We appreciate the opportunity to serve the City. If you have any questions, please reach out to Darwin Cevallos or me.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.

A handwritten signature in cursive script, reading "Margaret McCarthy".

Margaret McCarthy, P.E.
Vice President

THE ABRAHAM'S GROUP
YOUR PARTNER IN PERFORMANCE

June 20, 2023

Ms. Margaret McCarthy, PE
Team Leader
Weston & Sampson
55 Walkers Brook Drive
Suite 100
Reading, MA 01867

Dear Ms. McCarthy:

The following write-up is from The Abrahams Group's review of the City of Watertown's FY24 water and sewer analysis and the FY24 rate recommendation.

Water

From the review, we consider the following noteworthy:

- The recommended rate increase is 5.5% for FY24 in the City's memo dated June 15, 2023. Last year at this time, projections showed a need to increase rates 6.25% for FY24. That the last retained earnings certification came in well above projections last year at this time is a large reason why the City can consider a lower rate increase in FY24 than anticipated last year at this time.
- Last year, assuming ARPA funding covered some planned water capital projects, the analysis included additional funding of \$1 million in water capital projects per year FY25 to FY27. The assumption was that funds would be borrowed for these capital projects. In the City's analysis for FY24's rate-setting, the City is including funding of water capital projects not already in the City's five-year CIP as \$1.25 million annually in FY25, FY26, FY27, and FY28. The City plans to borrow for these capital projects. For the no ARPA scenario, an additional \$1.25 million annually in FY24 and FY25 is assumed. A borrowing is not assumed for the additional \$1.25 million annually in FY24 and FY25, meaning the assumption is that these projects would be funded as capital outlay in those years and would presumably be funded by retained earnings. Whether the City intended to fund \$1.25 million in FY24, \$2.5 million total in FY25, \$1.25 million in FY26, \$1.25 million in FY27, and \$1.25 million in FY28 in water capital projects for the no ARPA scenario is unclear but that is what seems to be included in the analysis.

Overall statement on the FY24 water rate recommendation:

If no ARPA funding is available:

The City is recommending a 5.5% water rate increase across all tiers and to the service charges as well. The rest of the projected rate increases in the five-year rate plan are 5.0% in FY25, 4.0% in FY26, 2.5% in FY27, and 2.5% in FY28. This rate plan is based on the assumption that available ARPA funds would not be used to fund upcoming capital projects, which means the City plans to spend \$1.25 million in FY24, \$2.5 million in FY25, \$1.25 million in FY26, \$1.25 million in FY27, and \$1.25 million in FY28 on upcoming water capital projects, based on what is found in the City's

analysis. If this plan is not representative of what the City plans to fund for upcoming water capital projects, then the proposed rate plan is higher than it needs to be. If this plan is representative of what the City plans to fund for upcoming water capital projects, then we support a 5.5% rate increase in FY24.

If ARPA funding is available:

The City is recommending a 3.0% water rate increase across all tiers and to the service charges as well. The rest of the projected rate increases in the five-year rate plan are 3.0% in FY25, 3.0% in FY26, 3.0% in FY27, and 3.0% in FY28. This rate plan is based on the assumption that available ARPA funds would be used to fund upcoming water capital projects, which means the City plans to spend \$1.25 million annually in FY25 to FY28 on upcoming water capital projects, based on what is found in the City's analysis. We support a 3.0% rate increase in FY24.

Sewer

From the review, we consider the following noteworthy:

- The recommended rate increase is 6.0% for FY24 in the City's memo dated June 15, 2023. Last year at this time, projections showed a need to increase rates 5.0% for FY24. That certified retained earnings came in a little below projections at this time last year is a contributing factor to this increased rate increase, as well as the plan to fund additional capital projects not part of last year's analysis.
- The City's workbook showed the last certified retained earnings balance as \$1,226,934. The actual certification was \$2,760,992, a \$1,534,058 difference. This difference seems to represent the amount that the City reserved for encumbrances. Since the FY23 expenses included in the City's analysis seem to include the encumbrances, this \$1,534,058 should be added back in as a funding source to offset the encumbrances included in the FY23 column. Thinking long-term, if targeting a certain retained earnings balance by the end of FY28, this means that \$1,534,058 less revenue would need to be generated to accomplish that goal than what is showing in the City's FY24 analysis files.
- Last year, assuming ARPA funding covered some planned sewer capital projects, the analysis included additional funding of \$1 million in sewer capital projects per year FY25 to FY27. The assumption was that funds would be borrowed for these capital projects. In the City's analysis for FY24's rate-setting, the City is including funding of sewer capital projects not already in the City's five-year CIP as \$1.25 million annually in FY25, FY26, FY27, and FY28. The City plans to borrow for these capital projects. For the no ARPA scenario, a borrowing of an additional \$1.25 million in FY24 is assumed, as well as an additional annual amount of capital outlay funding ranging from \$717,000 to \$918,000, presumably to be funded by retained earnings. Whether the City intended to fund \$2.17 million total in FY24, \$2.12 million total in FY25, \$2.07 million total in FY26, \$2.02 million total in FY27, and \$1.97 million total in FY28 in sewer capital projects for the no ARPA scenario is unclear but that is what seems to be included in the analysis.
- The City has two "5-Year Summary-Baseline" tabs in the workbook used for the no ARPA scenario. They are named "5-Year Summary-Baseline" and "5-Year Summary-Baseline

Ms. Margaret McCarthy, PE
Team Leader
June 20, 2023
Page 3

w. ARPA". The "5-Year Summary-Baseline" tab is the one that appears to be used in the billing file to set rates for the no ARPA scenario. My sense is that the City intended to use the "5-Year Summary-Baseline w. ARPA" instead, as that tab's layout mirrors the one used for the no ARPA scenario for water. (The main difference there being the inclusion of \$1.25 million in FY24 and FY25 on the Transfer to Capital Projects line instead of additional funding on the Capital Outlay line.) The "5-Year Summary-Baseline" tab contains additional total expenses for FY24 to FY28 of almost \$2.6 million when compared to the "5-Year Summary-Baseline w. ARPA" tab.

Overall statement on the FY24 sewer rate recommendation:

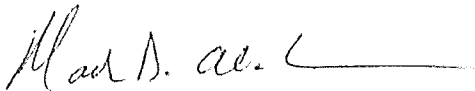
If no ARPA funding is available:

The City is recommending a 6.0% sewer rate increase across all tiers. The rest of the projected rate increases in the five-year rate plan are 5.25% in FY25, 4.5% in FY26, 4.0% in FY27, and 4.0% in FY28. This rate plan is based on the assumption that available ARPA funds would not be used to fund upcoming sewer capital projects, which means the City plans to spend \$2.17 million total in FY24, \$2.12 million total in FY25, \$2.07 million in FY26, \$2.02 million in FY27, and \$1.97 million total in FY28 on upcoming sewer capital projects, based on what is found in the City's analysis. If this plan is not representative of what the City plans to fund for upcoming sewer capital projects, then the proposed rate plan is higher than it needs to be. If this plan is representative of what the City plans to fund for upcoming capital projects, then we support a 6.0% rate increase in FY24. The \$1,534,058 identified difference in the latest certified retained earnings balance can be used to lower a subsequent year's rate increase.

If ARPA funding is available:

The City is recommending a 3.0% water rate increase across all tiers. The rest of the projected rate increases in the five-year rate plan are 3.0% in FY25, 3.0% in FY26, 2.75% in FY27, and 2.5% in FY28. This rate plan is based on the assumption that available ARPA funds would be used to fund upcoming capital projects, which means the City plans to spend \$1.25 million annually in FY25 to FY28 on upcoming capital projects, based on what is found in the City's analysis. We support a 3.0% rate increase in FY24. The \$1,534,058 identified difference in the latest certified retained earnings balance can be used to lower a subsequent year's rate increase.

Sincerely yours,



Mark D. Abrahams, CPA
President

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve an Ordinance establishing the City Auditor's salary.



Watertown Town Council

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

ORDINANCE # 35

O-2023- 35

AN ORDINANCE ESTABLISHING CITY AUDITOR SALARY

WHEREAS, Section 2-7(e) of the City of Watertown Home Rule Charter provides that the City Council may, by ordinance, establish salaries for appointees of the City Council appointed pursuant to Section 2-7 of the City Charter; and

WHEREAS, the City Council appoints the City Auditor pursuant to Section 2-7(a) of the City Charter.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Watertown that the City Council hereby establishes the City Auditor Salary as \$125,000 per annum.



Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against and 0 present on June 22, 2023.



Brendan McCarthy, Council Clerk



Mark S. Sideris, Council President

At least 79 die as boat carrying migrants sinks near Greece

More than 100 rescued; officials say cause unclear

By Niki Kitsantonis and Cora Engelbrecht
NEW YORK TIMES

ATHENS — At least 79 people drowned in the Aegean Sea after a large boat carrying migrants sank early Wednesday, Greek authorities said, in the deadliest such episode off the country's coast since the height of the 2015 migration crisis.

More than 100 people were rescued, but the Greek coast guard warned that the death toll would probably increase.

The boat, foundered about 50 miles southwest of Pylos, a city in southern Greece. A day earlier, Greek officials were alerted to the boat's unusual movements, according to a statement from the Greek coast guard, which said the boat's crew had declined assistance offered by the authorities.

The cause of the sinking was unclear as of Wednesday afternoon. A Greek shipping ministry official said the boat was travel-

ing to Italy from Tobruk, Libya. Officers on a coast guard vessel dispatched to the area saw "a large number of migrants on the outside deck of the boat" on Tuesday night, the agency said. The boat's crew declined aid, according to the statement.

The Greek coast guard learned about the boat's engine failure shortly before 2 a.m., the shipping ministry said. Coast guard officers tried to approach the vessel after receiving a request for help, it said, then "saw the boat take a right turn, then a sharp left, and then another right so big that it caused the vessel to capsize."

Ten to 15 minutes later, it said, the boat had sunk and many people had fallen into the sea.

After the sinking, Greek authorities said, the coast guard and military deployed a large number of vessels to reach survivors and locate the dead. Many of the migrants were believed to be from Egypt, Pakistan, and Syria, according to the shipping ministry.

It was unclear how many people were still missing by late Wednesday. The ship appeared



People packed the deck of the fishing boat that later capsized in an undated photo from the Greek coast guard Wednesday.

to have sunk in an area that had about 13,000 feet deep, which could put the wreck and victims beyond divers' reach.

Greece's caretaker prime minister, Ioannis Sarantis, declared three days of national mourning Wednesday. President Katerina Sakellariou, who holds a largely ceremonial office, visited the port of Kalamata, in southwestern Greece, where some people were protesting the government's tough stance on migration.

The sinking was the deadliest such episode off the Greek coast since 70 people died near the island of Lesbos in October 2015, according to the International Organization for Migration.

Last year, nearly 3,800 migrants died on routes within and from the Middle East and North Africa region, according to a new annual report by the organi-

zation — the highest death toll in five years, the report said. And given the scarcity of official data, the actual number of deaths on those routes is probably much higher, it said.

"As many as 84% of those who perished along sea routes remain unidentified, leaving desperate families in search of answers," the report said.

Some of the worst disasters at sea took place in 2015 and 2016 as hundreds of thousands of people were trying to reach Europe. In one sinking, in April 2015, an estimated 800 people died near Libya; a year later, the United Nations said that as many as 500 died when a boat packed with migrants capsized en route to Italy.

Migration has been a central issue in the Greek election, and conservative Kyriakos Mitsotakis and the left-wing Alexis Tsipras, canceled speeches on Wednesday. Mitsotakis, a former prime minister, has defended his tough migration policy, arguing that a more lenient stance had caused undue pressure on Greece and a rise in deaths at sea.

While in office, Mitsotakis

cracked down on migration, heightening border controls in an effort that led to a 90 percent drop in migrant arrivals since 2015. Rights groups accused his government of illegally pushing back migrants at sea and building camps with prisonlike conditions, and video verified by The New York Times showed the Greek coast guard in April rounding up asylum-seekers, among them children, and abandoning them on a raft at sea.

In a statement, Mitsotakis said he was "stunned" by Wednesday's sinking, which he said underlined a need for Europe to respond to criminal smuggling networks at sea.

"This is a time for solidarity and humanity. The priority is to save as many lives as possible," he said. "The new incident, however, highlights in a dramatic way that the issue of migration remains a problem that demands a coherent European policy."

Many people in Greece, particularly in border areas, have welcomed the reduced number of migrant arrivals, and Mitsotakis's party did well in a vote in May.

Watertown City Council

Main/012/INZ

Client Name:

Advertiser:

Section/Page/Zone: Main/012/INZ

Description:

717555

Ad Number:

Insertion Number:

Size:

2,2200 x 1,5500

B&W

Color Type:

Publication Date: 06/15/2023

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Watertown City Council

Main/012/INZ

Section/Page/Zone: Main/012/INZ

Description:

boston.com/classifieds

LEGAL NOTICES
CITATION GIVING NOTICE OF CONSERVATION
Commonwealth of Massachusetts
In the County of Middlesex
Said Court do hereby certify that the following is a true and correct copy of the original as filed with the Court:
In the Matter of: Hannah H. Schreiber
Of: Watertown, MA
You are hereby notified that you are summoned to appear in Court on the 15th day of June, 2023, at 10:00 A.M. in Court Room 1, 1000 Washington Street, Boston, MA 02111, to show cause why you should not be appointed guardian of the person of said minor.
You have the right to object to the appointment. If you wish to do so, you must file a written objection with the Court on or before 10:00 A.M. on the 15th day of June, 2023. This day is for filing only. No hearing will be held on this date. If you fail to file a written objection by this date, you will be deemed to have waived your right to object to the appointment. If you fail to appear in Court on the 15th day of June, 2023, at 10:00 A.M., you will be deemed to have waived your right to object to the appointment and you will be appointed guardian of the person of said minor.
You are hereby notified that you are summoned to appear in Court on the 15th day of June, 2023, at 10:00 A.M. in Court Room 1, 1000 Washington Street, Boston, MA 02111, to show cause why you should not be appointed guardian of the person of said minor.
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LEGAL NOTICES
MORTGAGEE'S SALE OF REAL ESTATE
By virtue of and in execution of the power of sale contained in a certain mortgage deed, dated January 1, 2013, and recorded in the Registry of Deeds in the County of Middlesex, Book 20234, Folio 177, and in and to the satisfaction of said mortgage deed, the undersigned, the Mortgagee, do hereby give notice that the premises described in said mortgage deed, to-wit: Lot 1, 1000 Washington Street, Boston, MA 02111, will be sold at public auction on the 15th day of June, 2023, at 10:00 A.M. in Court Room 1, 1000 Washington Street, Boston, MA 02111, to the highest bidder for cash. The premises are being sold subject to all liens and encumbrances of record. The undersigned, the Mortgagee, do hereby give notice that the premises described in said mortgage deed, to-wit: Lot 1, 1000 Washington Street, Boston, MA 02111, will be sold at public auction on the 15th day of June, 2023, at 10:00 A.M. in Court Room 1, 1000 Washington Street, Boston, MA 02111, to the highest bidder for cash. The premises are being sold subject to all liens and encumbrances of record. The undersigned, the Mortgagee, do hereby give notice that the premises described in said mortgage deed, to-wit: Lot 1, 1000 Washington Street, Boston, MA 02111, will be sold at public auction on the 15th day of June, 2023, at 10:00 A.M. in Court Room 1, 1000 Washington Street, Boston, MA 02111, to the highest bidder for cash. The premises are being sold subject to all liens and encumbrances of record.

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notices & more

LEGAL NOTICES

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Watertown City Council

Main/012/INZ

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023**

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a grant of location for Eversource in: Howard Street to install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703; Westminster Avenue to install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street; Main Street to install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.



Watertown City Council

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

RESOLUTION #

36

2023 – R - 36

BE IT RESOLVED: That the Watertown Department of Public Works has reviewed the attached petition by Eversource for consideration of a Grant of Location for the following:

- Howard Street – Install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703.
- Westminster Avenue – Install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street.
- Main Street – Install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.

This work is necessary to provide electric service to the Moxley Temporary High School. Said Grant of Location shall be subject to the following recommendations and conditions.

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.

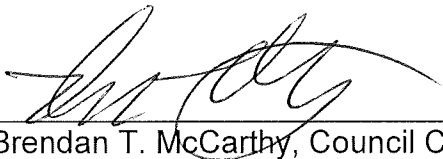
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.

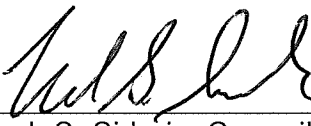
BE IT FURTHER RESOLVED: That the petitioner shall deposit sufficient cash surety as determined by the Superintendent of Public Works to be held in escrow until the Superintendent of Public Works is satisfied with the condition of repair and restoration of the street.

BE IT FURTHER RESOLVED: That a copy of said petition is forwarded to the City Clerk for processing.


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 1 for, 0 against, and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

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 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: June 5, 2023
APPLICANT: Eversource
WORK ORDER: WO# 12409433
LOCATION: Howard Street, Westminster Avenue, and Main Street

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

- **Howard Street – Install and maintain approximately 19 linear feet of conduit from utility pole 255/0 to manhole MH10703.**
- **Westminster Avenue – Install and maintain approximately 20 linear feet of conduit from utility pole 172-1 to Main Street.**
- **Main Street – Install and maintain approximately 134 linear feet of conduit from Westminster Avenue to manhole MH11286.**

This work is necessary to provide electric service to the Moxley Temporary High School. 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.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.



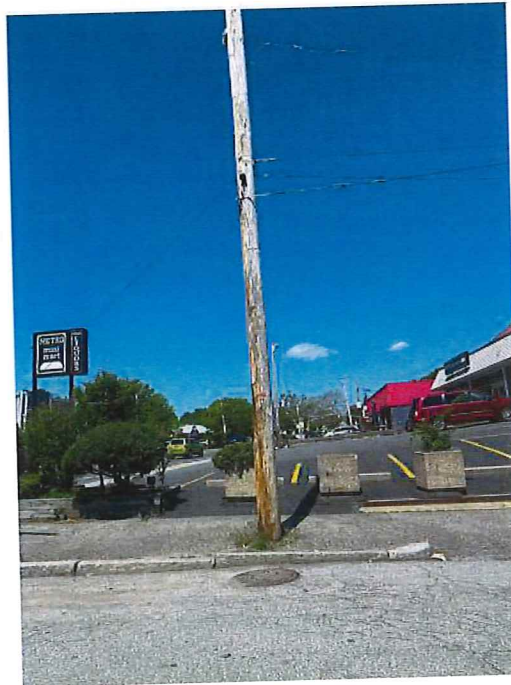
View of MH10703 and utility pole #225/0 on Howard Street facing Main Street.



View of MH11286 facing towards Westminster Avenue.



**View of intersection of Westminister Avenue and Main Street
proposed work area facing towards Westminister Avenue.**



View of MH19938 and utility pole #172/1 facing west.



180 Calvary Street
Waltham, Ma 02453

May 18, 2023

City Council
City Hall
149 Main Street
Watertown, MA 02472

RE: Westminster Avenue/Main Street/Howard Street
Watertown, MA
W.O.# 12409433

Dear Members of the Council:

The enclosed petition and plan are being presented by the NSTAR Electric Company d/b/a EVERSOURCE ENERGY for the purpose of obtaining a Grant of Location to install approximately 19± feet of conduit in Howard Street, approximately 20± feet of conduit in Westminster Avenue and approximately 134± feet of conduit in Main Street.

The reason for this work is to provide service to #27 Westminster Avenue, Watertown.

If you have any further questions, please contact Joanne Callender at 781-314-5053.
Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

Richard M. Schifone

Richard M. Schifone
Rights and Permits, Supervisor

RMS/sky
Attachments

**PETITION OF NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY FOR
LOCATION FOR CONDUITS
AND MANHOLES**

To the **City Council** of the City of **WATERTOWN** Massachusetts:

Respectfully represents **NSTAR ELECTRIC Company d/b/a Eversource Energy** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the council may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by **T. Thibault, dated May 2, 2023**, and filed herewith, under the following public way or ways of said City:

Howard Street – Southeasterly from pole 225/0, at Main Street, install 19 feet of conduit

Westminster Avenue - Southerly from pole 172 /1, 20 feet north of Main Street, install 20 feet of conduit

Main Street – Southerly thence turning easterly from Westminster Ave, install 134 feet of conduit

WO #12409433

BY *Richard M. Schifone*
Richard M. Schifone, Supervisor
Rights & Permits

Dated this _____ day of _____ 2023

City of **WATERTOWN** Massachusetts

Received and filed _____ 2023

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
City of WATERTOWN

WHEREAS, **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the City thereafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said City:

Howard Street – Southeasterly from pole 225/0, at Main Street, install 19 feet of conduit

Westminster Avenue - Southerly from pole 172 /1, 20 feet north of Main Street, install 20 feet of conduit

Main Street – Southerly thence turning easterly from Westminster Ave, install 134 feet of conduit

WO #12409433

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by **T. Thibault, dated May 2, 2023**, on the file with said petition.
2. Said shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. Company All work shall be done to the satisfaction of the city council or such officer or officers as it may appoint to supervise the work.

1 2 3 4 5		City Council the City of WATERTOWN
-----------------------	-------------------------------	---

CERTIFICATE

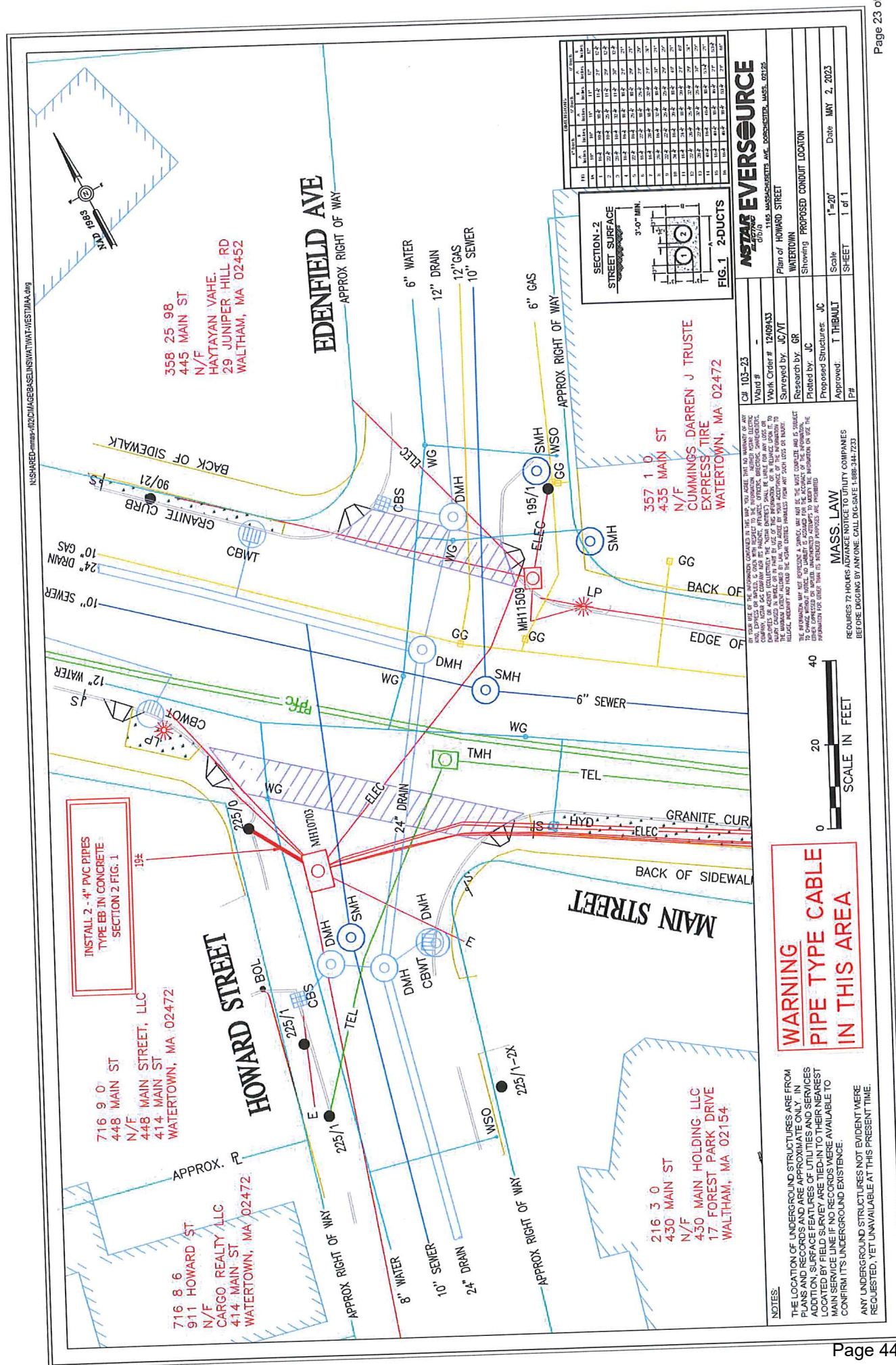
We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit: after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the council to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the _____ day of _____ 2023 at _____ in said City.

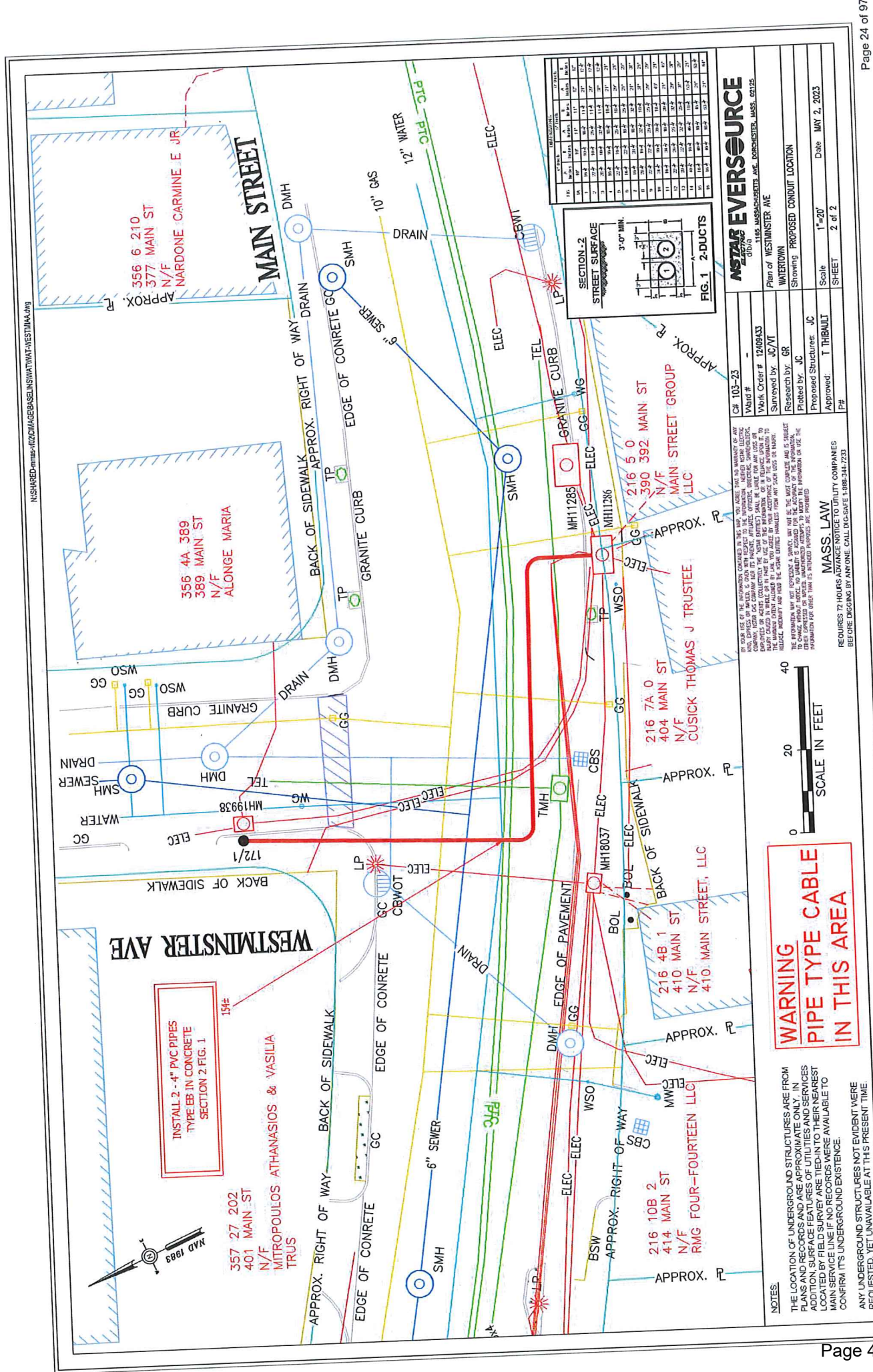
1 2 3 4 5		City Council the City of WATERTOWN
-----------------------	-------------------------------	---

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **City Council** of the City of **WATERTOWN**, Massachusetts, duly adopted on the _____ day of _____, 2023 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the City of **WATERTOWN**, Massachusetts





CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve an Order relative to an amendment of a temporary construction easement agreement relative to properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC; BP3-BOS4 250 Arsenal Place LLC and the City of Watertown and authorizing the City Manager to execute the amendment of the temporary construction easement agreement on behalf of the city.



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

ORDER # 37

2023-O- 37

An Order Relative to an Amendment of a Temporary Construction Easement Agreement relative to Properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC; BP3-BOS4 250 Arsenal Place LLC and the City of Watertown and Authorizing the City Manager to Execute the Amendment of the Temporary Construction Easement Agreement on Behalf of the City.

WHEREAS, BP3-BOS4 250 Arsenal Place LLC, as successor-by-name-change to BP3-BOS4 85 Walnut Street LLC is developing property located at 85 Walnut Street; and

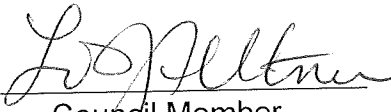
WHEREAS, Watertown Gables LLC owns contiguous property, located at 204 Arsenal Street; and

WHEREAS, BP3-BOS4 85 Walnut Street LLC, Watertown Gables LLC and the City entered into a certain Temporary Construction Easement Agreement, dated as of June 30, 2021, recorded with the Middlesex South Registry of Deeds in Book 78198, Page 300 pursuant to which a pedestrian path, known as the Birch Road Pedestrian Path, would be constructed and connected to other publicly accessible pedestrian paths; and

WHEREAS, in the course of construction, a portion of the pedestrian path has been relocated, and Exhibit D to the Temporary Construction Easement Agreement needs to be amended.

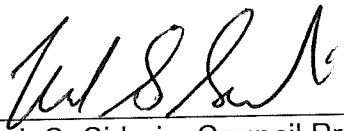
NOW THEREFORE BE IT ORDERED: That the City Council agrees, in connection with the relocation of the Birch Road Pedestrian Path, to the Amendment of the Temporary Construction Easement Agreement affecting the properties of BP3-BOS4 250 Arsenal Place LLC at 85 Walnut Street and the property of Watertown Gables LLC at 204 Arsenal Street.

AND FURTHER, that the City Council hereby authorizes the City Manager to execute an Amendment to the Temporary Construction Easement Agreement on behalf of the City.


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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: Emily Monea, Deputy City Manager 
Date: June 21, 2023
RE: Agenda Item – An Order Relative to an Amendment of a Temporary Construction Easement Agreement relative to Properties at 204 Arsenal Street and 85 Walnut Street among Watertown Gables LLC

Attached please find correspondence from Katherine L. Klein, Esquire, KP Law, P.C. regarding a proposed Order concerning an Amendment to a Temporary Construction Easement Agreement at 85 Walnut Street.

As indicated in Ms. Klein's correspondence, the owners of the properties located at 85 Walnut Street and 204 Arsenal Street committed to allow public access for a multi-use path known as the Birch Road Pedestrian Path. The property owners entered into a Temporary Construction Easement Agreement with the City of Watertown dated June 30, 2021. In the course of construction, a portion of the pedestrian path has been relocated, resulting in the need to amend the Temporary Construction Easement Agreement.

The Department of Community Development and Planning has reviewed the Amendment to the Temporary Construction Easement Agreement, and is satisfied that it meets the Zoning Board's condition in connection with the zoning relief, and approves the document.

Therefore, given the above, I respectfully request the attached Order be placed on the June 27, 2023 City Council Agenda.

Thank you for your consideration in this matter.

cc: Steven Magoon, Director of Community Development and Planning/Assistant City Manager
Gideon Schreiber, AICP, Assistant Director of Planning
Katharine L. Klein, Esquire, KP Law, P.C.
Mark R. Reich, Esquire, KP Law, P.C.

June 21, 2023

Katharine Lord Klein
kklein@k-plaw.com

BY ELECTRONIC DELIVERY (GProakis@watertown-ma.gov)

Mr. George Proakis
City Manager
Watertown Administration Building
149 Main Street
Watertown, MA 02472

Re: Temporary Construction Easement – 85 Walnut Street

Dear Mr. Proakis:

I am writing to you regarding a proposed Order concerning an Amendment to a Temporary Construction Easement Agreement at 85 Walnut Street.

In connection with certain zoning relief granted by the City of Watertown Zoning Board of Appeals, BP3-BOS4 250 Arsenal Place LLC and Watertown Gables LLC, the owners of the properties located at 85 Walnut Street and 204 Arsenal Street, respectively, committed to allow public access for a multi-use path known as the Birch Road Pedestrian Path. In connection therewith, the property owners entered into a Temporary Construction Easement Agreement with the City of Watertown dated June 30, 2021, which has been recorded with the Middlesex South District Registry of Deeds in Book 78198, Page 300. In the course of construction, a portion of the pedestrian path has been relocated, resulting in the need to amend the Temporary Construction Easement Agreement.

The Department of Community Development and Planning has reviewed the Amendment to the Temporary Construction Easement Agreement, and is satisfied that it meets the Zoning Board's condition in connection with the zoning relief, and approves the document.

I recommend that the City Council vote to approve the enclosed Amendment to Temporary Construction Easement Agreement and authorize the City Manager to execute the document. I have provided a proposed Order.

Please contact Mark Reich or me with any questions regarding this matter.

Very truly yours,



Katharine Lord Klein

KLK/caa

Enc.

cc: Department of Community Development and Planning (SMagoon@watertown-ma.gov)

869543/WATR/0018

Exhibit A

Legal Description of 204 Arsenal Property

(Lot A)

A certain parcel of land located in the City of Watertown, County of Middlesex South, Commonwealth of Massachusetts, being shown as Lot A on a plan entitled "Plan of Land, 58 Irving Street & 202-204 Arsenal Street, Watertown, MA, Middlesex County (South Registry District)", dated October 16, 2014, prepared by SMC Surveying and Mapping Consultants, recorded with the Middlesex County South Registry of Deeds as Plan 876 of 2014, and being more particularly bounded and described as follows:

BEGINNING at a point at the northerly side of Arsenal Street, at the southwesterly corner of Lot A, and the southeasterly corner of Remainder Lot R-3, as shown on said plan:

THENCE N 7° 50' 34" E by said Remainder of Lot R-3, by Remainder Lot R-2 and by Remainder Lot R-1, two hundred forty three and 80/100 feet (243.80') to a point at land of N/F Webster Yard Realty Trust;

THENCE N 82° 09' 26" W by said land N/F Webster Yard Realty Trust, one and 00/100 feet (1.00') to a point;

THENCE N 7° 50' 34" E by said land N/F Webster Yard Realty Trust, one hundred seventy one and 15/100 feet (171.15) to a point;

THENCE N 28° 42' 08" W by said land N/F Webster Yard Realty Trust and by land N/F Pobeda RT IL one hundred fifty seven and 11/100 feet (157.11') to a point at land N/F Christopher W. Kelly;

THENCE N 47° 32' 34" E by said land N/F Christopher W. Kelly, one hundred fifty four and 00/100 feet (154.00') to a point at land N/F Patricia O'Meara and Joseph Morrissey;

THENCE S 36° 36' 51" E by said land N/F Patricia O'Meara and Joseph Morrissey, one hundred forty three and 64/100 feet (143.64') to a point:

THENCE N 44° 23' 49" E by said land N/F Patricia O'Meara and Joseph Morrissey, by land N/F David T. & Elizabeth T. Henneberry, by land N/F Brendon & Lou Toye and by land N/F Dumitru & Olga Ciuc, two hundred thirty nine and 68/100 feet (239.68') to a point at land N/F Jeanne L. Defarias & Ronan B. Farias:

THENCE S 40° 23' 40" E by said land N/F Jeanne L. Defarias & Ronan B. Farias, by the southwesterly side of Birch Road, by land N/F Salvatore G. Alonzo & Linsey Hurley, one hundred fifty eight and 60/100 feet (158.60') to a point at the northerly corner of Lot A-5;

THENCE S 49° 35' 54" W by said Lot A-5, eight and 56/100 feet (8.56') to a point;

THENCE S 45° 14' 28" E by said Lot A-5, one hundred one and 25/100 feet (101.25') to a point at land N/F Doble Engineering Company:

THENCE S 41° 50' 37" W by said land N/F Doble Engineering Company, sixty three and 97/100 feet (63.97') to a point:

THENCE S 07° 50' 34" W by said land N/F Doble Engineering Company, three hundred and 00/100 feet (300.00') to a point:

THENCE S 82° 09' 26" E by said land N/F Doble Engineering Company, two and 00/100 feet (2.00') to a point:

THENCE S 07° 50' 34" W by said land N/F Doble Engineering Company, one hundred eighty-one and 61/100 feet (181.61') to a point at land N/F The 222 Arsenal Street Nominee Trust:

THENCE N 82° 05' 24" W by said land N/F 222 Arsenal Street Nominee Trust, seventy four and 10/100 feet (74.10') to a point at the northeasterly corner of Lot A-4:

THENCE S 07° 54' 36" W by said land N/F 222 Arsenal Street Nominee Trust, thirty eight and 03/100 feet (38.03') to a point on the northerly side of said Arsenal Street:

THENCE N 82° 53' 24" W by said Arsenal Street, three hundred thirty two and 85/100 feet (332.85') to the point of beginning;

Including that certain registered land bounded and described as follows:

NORTHEASTERLY by land now or formerly of Edward L. Merritt et al., one hundred forty-three and 64/100 (143.64) feet;

SOUTHEASTERLY by land now or formerly of Benjamin Brown et al., Trustees, one hundred seventy-seven (177) feet;

SOUTHWESTERLY by lands now or formerly of T. Swan & Son Co., and of Mary J. Tracy, one hundred fifty-seven and 11/100 (157.11) feet; and

NORTHWESTERLY by land now or formerly of William Uberti et ux, one hundred and fifty-four (154) feet;

all of said boundaries are determined by the Land Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office in Boston as Land Court Plan No. 26825A, a copy of a portion of which is filed with the Middlesex County South District of the Land Court, in Book 587, Page 107, with Certificate of Title No. 91457.

Lot A contains approximately 273,436 square feet (6.277 acres).

Exhibit B

Legal Description of 85 Walnut Property

Lots 1 and 2:

Two certain parcels of land with, the buildings and improvements thereon situated in Watertown Middlesex County, Massachusetts, being bounded and described respectively as follows:

PARCEL I

Beginning on Walnut Street at land now or formerly of the American Soda Fountain Realty Corporation; thence running by said land South $42^{\circ} 29' 4''$ West one hundred eighty-six and twenty-nine hundredths (186.29) feet and South $7^{\circ} 50' 34''$ West four hundred seventy-five and four tenths (475.4) feet to land now or formerly of the Boston and Maine Railroad at a point eighty-five (85) feet Northerly from and at right angles to the center line of the West bound main track of the Watertown Branch of said Railroad; thence turning and running North $82^{\circ} 9' 26''$ West by said Railroad land two hundred eighty-five (285) feet; thence turning and running still by land of said Railroad North $7^{\circ} 50' 34''$ East three hundred fifty (350) feet and North $41^{\circ} 50' 37''$ East four hundred seventy-four and one hundredth (474.01) feet to said Walnut Street; thence turning and running South $39^{\circ} 54' 16''$ East by said Street one hundred seventy (170) feet to the point of beginning, be all of said measurements more or less; said parcel containing about one hundred seventy-two thousand, six hundred ninety-three (172,693) square feet and being shown on a plan marked "Land in Watertown, Mass. Boston and Maine Railroad to William Underwood Co. C.J. Griffin, Prin. Asst. Engr. April, 1927", recorded with the Middlesex South Registry of Deeds, Book 5102, End, to which reference is hereby made for a further description of the premises hereby conveyed.

PARCEL II

Beginning at a point, which point is North $7^{\circ} 50' 34''$ East twenty and forty hundredths (20.40) feet from Station 159+93.61 on Center Line of Location Boston Division Watertown Branch, Boston and Maine Railroad; thence running North $7^{\circ} 50' 34''$ East sixty-four and sixty hundredths (64.60) feet along other land now or formerly of the Boston and Maine Railroad; thence turning and running along land of the grantors and land now or formerly of Acme Engineering Co. South $82^{\circ} 09' 26''$ East three hundred thirty-four and forty-six hundredths (334.46) feet to a point; thence turning and running along land now or formerly of Boston and Maine Railroad on the following four (4) courses: South $7^{\circ} 30' 34''$ West seventy-four and seventy-one hundredths (74.71) feet; thence turning and running North $82^{\circ} 09' 26''$ West three hundred (300.00) feet to a chain link fence; thence turning and running North $7^{\circ} 50' 34''$ East ten and eleven hundredths (10.11) feet; thence turning and running North $82^{\circ} 09' 26''$ West thirty-four and forty-four hundredths' (34.44) feet to the point of beginning, be all of said measurements more or less, said parcel containing about twenty-four thousand, six hundred thirty-eight (24,638) square feet and being shown upon plan marked "Land in WATERTOWN MASS. Boston & Maine Railroad to William Underwood Co. J.F. Kerwin Ass't. Chief Engr. Scale: 1" = 40' May, 1961" recorded with the Middlesex South Registry of Deeds, Book 10131,

Page 136, to which reference is hereby made for a further description of the premises hereby conveyed.

Lot 3:

A certain parcel of land located northerly of Arsenal Street and westerly of School Street in the Town of Watertown, Massachusetts. The parcel is shown as Lot I on a plan entitled "Land in Watertown, MA., Boston and Maine Corporation to Doble Engineering, Scale 1" = 20', Date November 18, 1998". Prepared by Vanasse Hangen Brustlin, Inc. and more particularly described as follows.

Beginning at point on the railroad baseline of the Watertown Branch of the Boston and Maine Railroad at Station 157+07.25, thence running:

S 07°50'34" W	a distance of 45.58' to a point, thence
N 82°09'26" W	a distance of 286.92' to a point, thence
N 07°50'34" E	a distance of 05 08' to a point, thence
S 82°09'26" E	a distance of 35.00' to a point, thence
S 07°50'34" W	a distance of 10 1 1' to a point, thence
S 82°09'26" E	a distance of 251 92' to a point, thence
S 07°50'34" W	a distance of 10,29' to a point. of beginning

Said Lot I contains 16, 384 square feet, more or less.

The above-referenced plan is recorded as Plan 175 of 1999 in Book 29842, Page 233.

Excepting from the above described insured premises is "Lot B" shown on a plan entitled "Plan of Land in Watertown, Mass" dated August 9, 1979 by Everett M, Brooks Co., Civil Engineers, recorded as Plan 1047 of 1979 in Plan Book 13786, Page 468.

For title reference see Deed of 10-85 Walnut Owner, LLC to BP3-BOS4 85 Walnut Street LLC dated December 29, 2020, recorded with the Middlesex South Registry of Deeds in Book 76574, Page 534.

Exhibit C

[Intentionally Omitted]

Exhibit D

Pedestrian Easement Exhibit

(see attached)

CONSENT AND ACKNOWLEDGMENT

NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY ("Lender"), having a business and mailing address of 720 E. Wisconsin Avenue, Milwaukee, WI 53202, holder of a Mortgage and Security Agreement dated as of March 27, 2015 from **WATERTOWN GABLES LLC**, a Massachusetts limited liability company ("Borrower"), to Lender, recorded with the Middlesex South Registry of Deeds (the "Registry") in Book 65214, Page 264 and filed with the Middlesex South Registry District of the Land Court (the "Land Court") as Document No. 1696462 on Certificate of Title No. 258028 (the "COT") (as the same may be amended, renewed, modified, consolidated, replaced, extended, increased or restated from time to time, the "Mortgage"), and an Absolute Assignment of Leases and Rents (With License Back) dated as of March 27, 2015 from Borrower to Lender recorded with the Registry in Book 65214, Page 290 and filed with the Land Court as Document No. 1696463 on the COT (as the same may be amended, renewed, modified, consolidated, replaced, extended, increased or restated from time to time, the "Assignment"), encumbering the property referred to in the foregoing Amendment to Temporary Construction Easement Agreement as the 204 Arsenal Property, hereby consents to the foregoing Amendment to Temporary Construction Easement Agreement between Borrower and **BP3-BOS4 250 ARSENAL PLACE LLC**, a Delaware limited liability company, and acknowledges and confirms that the Mortgage and the Assignment remain subordinate and subject to the Temporary Construction Easement Agreement, as modified by such amendment.

IN WITNESS WHEREOF, this Consent and Acknowledgment has been duly executed as of the day and year first above written.

**THE NORTHWESTERN MUTUAL LIFE
INSURANCE COMPANY**, a Wisconsin
corporation

By: Northwestern Mutual Investment
Management Company, LLC, a Delaware
limited liability company, its wholly-owned
affiliate

(corporate seal)

By: _____
Name: _____
Title: _____

*(Remainder of page intentionally left blank;
Acknowledgement of Lender on following page)*

(Acknowledgement of Lender)

STATE OF _____

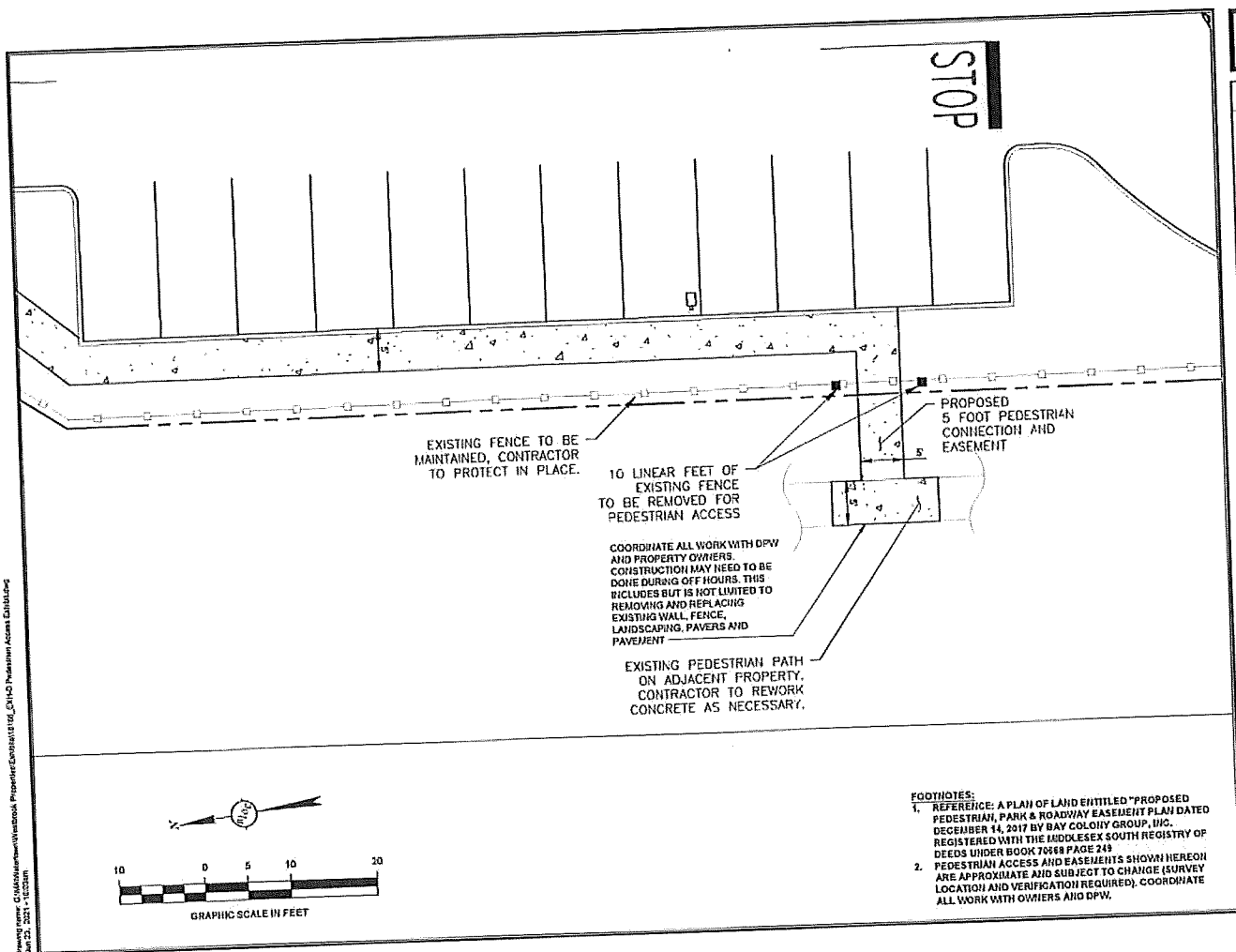
County of _____

On this ____ day of _____, 2023, before me, the undersigned notary public, personally appeared the above-named _____, as aforesaid, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public:

My Commission Expires:

Drawing name: C:\Users\jason\OneDrive\Documents\Projects\Exhibit 18102_01102 Pedestrian Access Exhibit.dwg
JAN 22, 2021 1:10:30 PM



- FOOTNOTES:**
1. REFERENCE: A PLAN OF LAND ENTITLED "PROPOSED PEDESTRIAN, PARK & ROADWAY EASEMENT PLAN DATED DECEMBER 14, 2017 BY BAY COLONY GROUP, INC. REGISTERED WITH THE MIDDLESEX SOUTH REGISTRY OF DEEDS UNDER BOOK 70618 PAGE 249
 2. PEDESTRIAN ACCESS AND EASEMENTS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE (SURVEY LOCATION AND VERIFICATION REQUIRED). COORDINATE ALL WORK WITH OWNERS AND DPW.

RJOC

NO.	DATE	DESCRIPTION
1	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
2	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
3	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
4	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
5	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
6	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
7	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
8	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
9	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT
10	1/22/21	PROPOSED PEDESTRIAN ACCESS EXHIBIT

PREPARED BY
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS
& LAND PLANNERS
47 MONTVALE AVENUE, SUITE 201
STOCKS, MA 01924
PHONE: 508.351.5155
RJOC@RJOC.COM

PROJECT NUMBER
**BP3-BOS4
85 WALNUT
STREET LLC**

PROJECTIONS
**85 WALNUT STREET
WATERTOWN, MA**

DESIGNED BY	11/09/20
DRAWN BY	11/9
PERFORMED BY	11/9
SCALE	1" = 10'
CITE	05/17/2021
DATE OF SHEET	

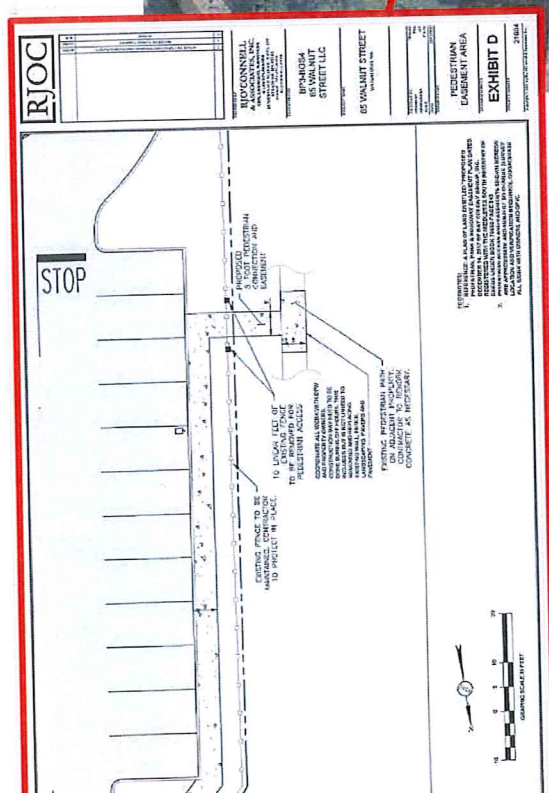
**PEDESTRIAN
EASEMENT AREA**

EXHIBIT D

PROJECT NUMBER
21004

Copyright © 2021 RJOC & Associates, Inc.

Approximate location of easement on 204 Arsenal St site



CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

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

Motion to approve an Order approving the naming of a private way as Technology Way.



Watertown City Council

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

ORDER # 41

2023 - 0 - 41

AN ORDER APPROVING THE NAMING OF A PRIVATE WAY AS TECHNOLOGY WAY

WHEREAS, the properties within the 66 Galen Development in the City shall be located upon a private way to be developed within that development; and

WHEREAS, the owner of the 66 Galen Development wishes to have that private way named in a manner recognized by the City; and

WHEREAS, the owner has requested that the private way be named "Technology Way", as shown on the plan attached to this Order; and

WHEREAS, the naming of private ways is subject to approval of the City Council pursuant to the provisions of G.L. c. 85, § 3A.

NOW THEREFORE BE IT ORDERED: That the private ways located within the 66 Galen Development be recognized and approved as the private way named Technology Way as shown on the plan attached hereto;

AND BE IT FURTHER ORDERED: That the addresses of properties located upon said private way shall be established accordingly.


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

Owner / Developer
Boston Development Group
100 Summer Street, Suite 1900
Boston, MA 02109

Landscaping Architect
Ground Inc.
255 Washington Street
Boston, MA 02108

MEP / PE Engineer
Sommerville Engineering
101 Federal Street, 11th Floor
Boston, MA 02110

Architectural Studio
101 Federal Street, 11th Floor
Boston, MA 02110

MEP / PE Engineer
101 Federal Street, Suite 210
Boston, MA 02110

Civil Engineer
Carter Engineering
101 Walnut Street
Watertown, MA 02472

Geotechnical Engineer
101 Walnut Street, Suite 7
Watertown, MA 02472

Code Consultant
Joan Hughes
101 Walnut Street, Suite 201
Framingham, MA 01701

Vertical Transportation Consultant
VCA/Vin Design & Associates, Inc.
100 Summer Street, Suite 1900
Boston, MA 02109

Structural Engineer
Simpson Gumpertz & Heger (SGH)
100 Summer Street, Suite 1900
Boston, MA 02109

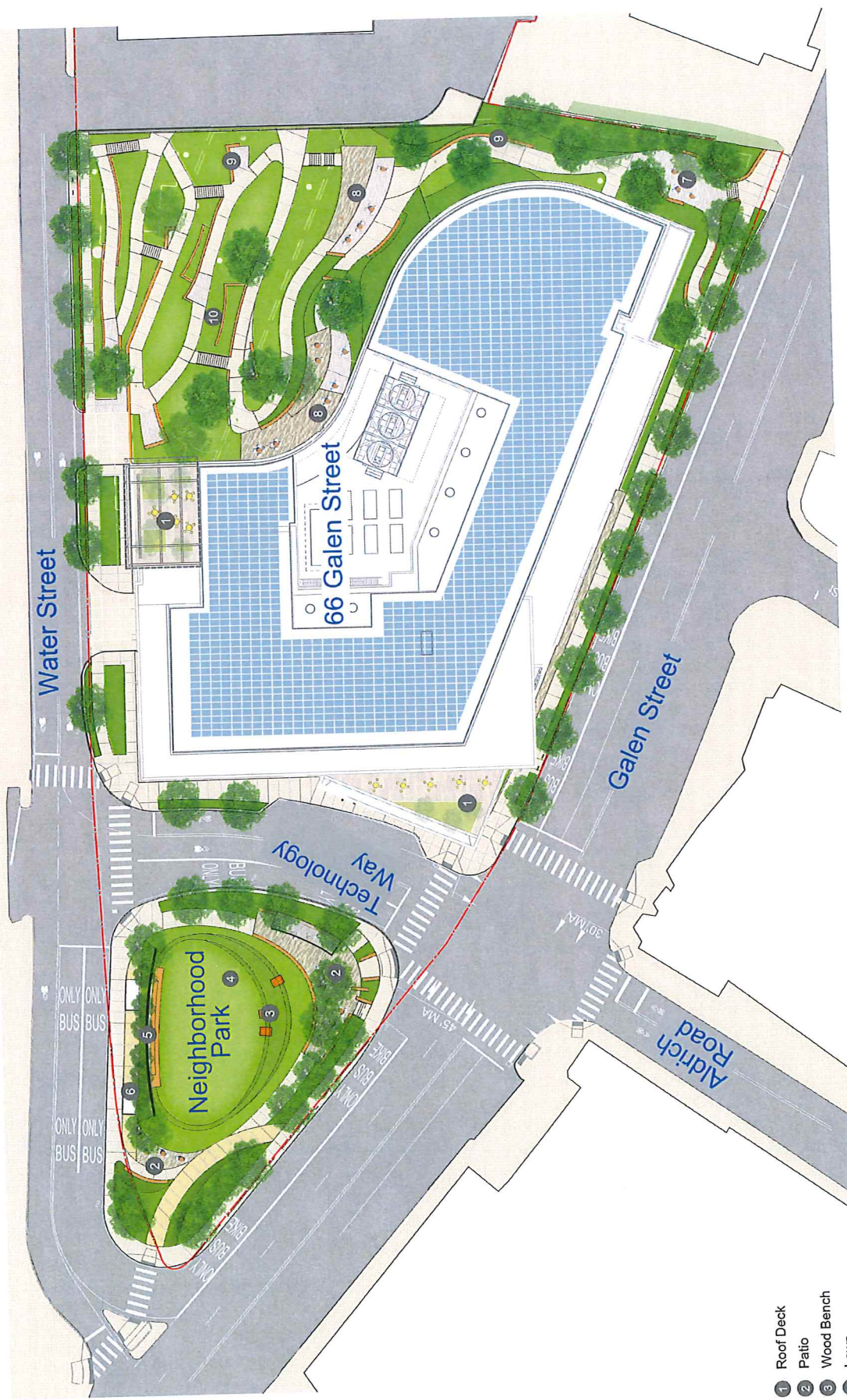
Lighting Designer
Lumina Partners
64 Shawmut Avenue
Cambridge, MA 02140

PROJECT NUMBER	10001
DATE	June 5, 2023
REVISIONS	
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DRAWING NAME
Street Name
Figure

DRAWING NUMBER

SN101



- 1 Roof Deck
- 2 Patio
- 3 Wood Bench
- 4 Lawn
- 5 Perforated Art Fence
- 6 Bus Shelter
- 7 Pocket Park
- 8 Roof Patio
- 9 Seat Wall
- 10 Seat on Lawn

Via electronic mail

June 5, 2023

Mr. Steve Magoon
Director, Community Development & Planning
Town of Watertown
149 Main Street
Watertown, MA 02472

Re: 66 Galen – Street Naming

Dear Mr. Magoon,

Please consider this formal request to have the “Technology Way” street name for the new private way being constructed as a part of the 66 Galen Development included on the next City Council agenda. I have attached a map of the site with the proposed street name. This name was previously submitted to DPW, Police and Fire for their review and comment. To date, we have received no comments or objections that would prevent these names from City Council consideration.

If there is any further information or necessary documentation needed, please contact me at your earliest convenience.

Thank you,

Pat Noone
Vice President – Development
The Davis Companies

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

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

Motion to approve a Resolution authorizing the transfer of funds in the amount of \$29,000 from various Fiscal Year 2023 Police Department Accounts to the Fiscal Year 2023 Police Vehicle Replacement Account.



Watertown City Council

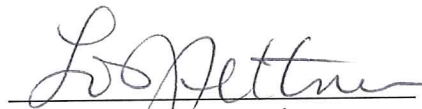
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 38

2023 – R – 38

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$29,000 from Various Fiscal Year 2023 Police Department Accounts to the Fiscal Year 2023 Police Vehicle Replacement Account.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 8 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

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



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: Emily Monea, Deputy City Manager *EM*

Date: June 20, 2023

RE: Agenda Item – Transfer of Funds Request

Enclosed please find correspondence from Thomas F. Rocca, Provisional Chief of Police, requesting an internal transfer of funds in order to purchase two departmental vehicles.

Therefore, I respectfully request the attached transfer be placed on the June 27, 2023 City Council Agenda.

Thank you for your consideration in this matter.

cc: Thomas F. Rocca, Provisional Chief of Police
Steven Magoon, Assistant City Manager/CD&P Director
Melissa A. Morrissey, City Treasurer/Collector
Brian Wyncoop, Purchasing Agent

TRANSFER AMOUNT \$29,000

FROM: FY 2023 POLICE CAREER INCENTIVE 0121051-510191	\$ 9,000
FY 2023 POLICE OFFICE EQUIPMENT MAINT. 0121052-520240	\$ 15,000
FY 2023 POLICE CRIME PREVENTION 0121052-550580	\$ 5,000

TO: FY 2023 POLICE VEHICLE REPLACEMENT 0121058-580869	\$ 29,000
--	-----------

I hereby certify to the availability, authority of funding source, mathematical accuracy and appropriate fiscal year.

6/22/2023
DATE

Megan J. Jorgensen
CITY AUDITOR



WATERTOWN POLICE DEPARTMENT

THOMAS F. ROCCA
CHIEF OF POLICE

MEMORANDUM

TO: GEORGE PROAKIS, CITY MANAGER

FROM: THOMAS F. ROCCA, PROVISIONAL CHIEF OF POLICE *TR*

DATE: JUNE 20th, 2023

SUBJECT: ACCOUNT TRANSFER – FY23

The police department has identified monies in order to purchase two motorcycles for departmental use. At this time, I am requesting a transfer of funding from the following appropriations budget accounts to the Fiscal 2023 Vehicle Replacement Account – 0121058-580869. The individual amounts requested from each account are listed as follows:

Two Motorcycles

0121051-510191	Career Incentive	\$9,000.00
0121052-520240	Office Equipment Maint.	\$15,000.00
0121052-550580	Crime Prevention	<u>\$5,000.00</u>
Total amount of transfers requested:		\$29,000.00

I am requesting your assistance in placing this transfer request before the Honorable City Council for its review and action. Please contact me with any questions and I thank you for your attention to this matter.

TFR;jp

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the acceptance and expenditure of a gift of funds in the amount of \$900 (three \$300 vouchers) from Hampton Inn & Suites to help the Police Department assist an individual or family who may find themselves in need of emergency shelter.



Watertown City Council

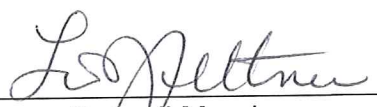
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 39

2023 – R – 39

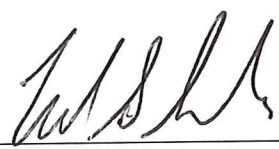
BE IT RESOLVED: That the City Council of Watertown hereby approves the acceptance and expenditure of a gift of funds in the amount of \$900 (three \$300 vouchers) from Hampton Inn & Suites to help the Police Department assist an individual or family who may find themselves in need of emergency shelter.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 4 for, 0 against, and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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: Emily Monea, Deputy City Manager 
Date: June 20, 2023
RE: Agenda Item – Acceptance of Gift of Funds and Expenditure

I am pleased to inform you that Hampton Inn & Suites has offered to provide three vouchers for a free night at the establishment, to be used on an emergency basis.

As stated in the attached correspondence from Thomas F. Rocca, Provisional Chief of Police, these vouchers will help the Police Department assist an individual or family who find themselves in need of emergency shelter.

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

I respectfully request the attached Resolution accepting these gift expenditures be placed on the June 27, 2023 City Council Agenda for your consideration.

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

cc: Thomas F. Rocca, Provisional Chief of Police
Steven T. Magoon, Assistant City Manager/CD&P Director
Melissa A. Morrissey, City Treasurer/Collector
Mark R. Reich, Esquire, KP Law

Resolution #

R - 2023 -

Resolution approving the Acceptance and Expenditure of Gifts of Funds

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

WHEREAS: The Watertown Police Department received a generous donation from the Hampton Inn & Suites to provide three vouchers for a free night at the establishment; and,

WHEREAS: These vouchers will help to assist an individual or family who find themselves in need of emergency shelter to be used on an emergency basis; and,

NOW THEREFORE BE IT RESOLVED: that the City Council of the City known as the City of Watertown, hereby accepts and appropriates, pursuant to Massachusetts General Laws Chapter 44, Section 53A, a gift of three vouchers for a free night at the establishment from the Hampton Inn & Suites.

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on June 27, 2022.

Council Clerk

Mark Sideris, Council President



WATERTOWN POLICE DEPARTMENT

THOMAS F. ROCCA
CHIEF OF POLICE

MEMORANDUM

TO: GEORGE PROAKIS, CITY MANAGER

FROM: THOMAS ROCCA, PROVISIONAL CHIEF OF POLICE

DATE: JUNE 20th, 2023

SUBJECT: DONATION – GIFT ACCEPTANCE

Please be advised that the Watertown Police Department has received a donation in the form of three accommodation vouchers from the Hampton Inn & Suites, located at 25 Bond Street in Watertown. Each voucher has a value of \$300.00 for a total amount of \$900.00.

These vouchers will help the police department immensely when faced with the challenge of assisting an individual or a family who find themselves in need of emergency shelter. Each voucher represents the cost of one night at the Hampton Inn & Suites. Attached is a copy of one of the vouchers.

I am requesting your assistance in placing the donation of these vouchers before the Honorable City Council for its review and action at its meeting scheduled for Tuesday, June 27th, 2023.

Please contact me with any questions and I thank you for your attention to this matter.

TFR:jrp

0009

Gift Certificate

AMOUNT 1 FREE NIGHT - STANDARD Room

TO WATERTOWN POLICE

FROM HAMPTON INN & SUITES

AUTHORIZED BY Darlene K

REDEEMED BY _____

DATE REDEEMED _____

CALL
DARLENE TO
MAKE
RESERVATION



EXPIRES
12/31/23

25 BOND ST | WATERTOWN, MA 02472 | 617 926 0005

Darlene Maryann Kloris
Director of Sales & Marketing
Hampton Inn & Suites
Watertown Boston

25 Bond St | Arsenal Yards
Watertown, MA 02472
darlene.kloris@hilton.com
hampton.com

M 617 926 0005
F 617 926 0010
D 847 217 2445



0008

Gift Certificate

AMOUNT 1 FREE NIGHT - STANDARD Room

TO WATERTOWN POLICE

FROM HAMPTON INN & SUITES

AUTHORIZED BY Darlene K

REDEEMED BY _____

DATE REDEEMED _____

CALL
DARLENE
TO MAKE
RESERVATION



EXPIRES
12/31/23

25 BOND ST | WATERTOWN, MA 02472 | 617 926 0005

0007

Gift Certificate

AMOUNT 1 FREE NIGHT - STANDARD Room

TO WATERTOWN POLICE

FROM HAMPTON INN & SUITES

AUTHORIZED BY Darlene K

REDEEMED BY _____

DATE REDEEMED _____

CALL
DARLENE
TO MAKE
RESERVATION.



EXPIRES
12/31/23

25 BOND ST | WATERTOWN, MA 02472 | 617 926 0005

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JUNE 27, 2023**

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the transfer of funds in the amount of \$1,300,000 from the Fiscal Year 2023 City Council Reserve Account to the Fiscal Year 2023 Transfer to Collective Bargaining Stabilization Fund Account.



Watertown City Council

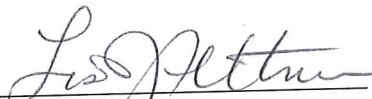
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 40

2023 - R - 40

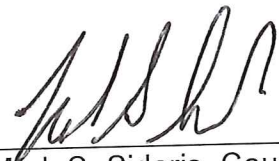
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$1,300,000 from the Fiscal Year 2023 City Council Reserve Account to the Fiscal Year 2023 Transfer to Collective Bargaining Stabilization Fund Account

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 4 for, 0 against, and 0 present on June 27, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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: Emily Monea, Deputy City Manager *EM*
Date: June 22, 2023
RE: Agenda Item - Transfer of Funds Request

The City is engaged in negotiations for successor collective bargaining agreements with six City unions (Watertown Firefighters Association Local 1347, Library AFSCME Council 93, DPW Teamsters Local 25, Watertown Municipal Employees Association Teamsters Local 25, Watertown Patrol Association, and Watertown Police Supervisors Association) to cover the Fiscal Year 2023 - 2026 period. Once settled, these contracts will require transfers to the impacted department budgets to fund the increased contract costs. The proposed transfer is intended to fund prior-year contract expenses as we will not settle all of the contracts before the close of Fiscal Year 2023.

I respectfully request the attached transfer be considered at the June 27, 2023, City Council Meeting.

Thank you for your consideration in this matter.

cc: Department Heads
Joseph S. Fair, Esquire, KP Law

TRANSFER AMOUNT \$1,300,000

FROM: FY 2023 CITY COUNCIL RESERVE
0111152-570780

\$ 1,300,000

TO: FY 2023 TRANSFER TO COLLECTIVE BARGAINING STABILIZATION FUND
0194000-596806

\$ 1,300,000

I hereby certify to the availability, authority of funding source, mathematical accuracy
and appropriate fiscal year.

6/22/2023
DATE

Meja Fargu
CITY AUDITOR



CITY OF WATERTOWN

Auditor

Administration Building
149 Main Street
Watertown, MA 02472-4410

Megan E. Langan
City Auditor

Telephone: (617) 972-6460
Facsimile: (617) 972-6563

TO: Honorable City Council

FROM: Megan E. Langan, City Auditor 

DATE: June 21, 2023

RE: Confirmation of Audit Firm

As you are aware the City Council needs to confirm the outside independent audit firm each year. Therefore, I respectfully request that you confirm Marcum LLP to conduct the Fiscal Year 2022 and Fiscal Year 2023 Audits.

At the completion of these two years of audits, it would be my intention to issue a Request for Proposals (RFP) for the Fiscal Year 2024 Audit.

After discussions with Council President Sideris as well as Budget and Fiscal Oversight (BFO) Chair Piccirilli and in order to complete both the Fiscal Year 2022 and Fiscal Year 2023 Audits by the fall of 2023, the recommended course of action is to request the City Council's confirmation to have Marcum LLP conduct both the Fiscal Year 2022 and Fiscal Year 2023 Audits. Additionally, a RFP for Audit Services for Fiscal Year 2024 through Fiscal Year 2026 will be issued during January/March 2024.

Thank you for your consideration of my request.

cc: George J. Proakis, City Manager

CITY OF

WATERTOWN



REORGANIZATION PLAN



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

TO: Honorable City Council

FROM: George J. Proakis, City Manager

DATE: May 9, 2023

SUBJECT: FY 2024 ADMINISTRATIVE REORGANIZATIONAL PLAN – EXPLANATORY MESSAGE

Pursuant to the provisions of Article 6, Section 6-2 of the City of Watertown Home Rule Charter, I herewith present the attached Administrative Reorganization Plan for the administrative reorganization of City departments by administrative code. This Administrative Reorganization Plan shall be subject to the referral, public hearing, report, and approval process as specified in Section 6-2 of the Home Rule Charter as further explained below.

1. Reorganization Plan by Administrative Code – City Charter Process

As noted above, this Administrative Reorganization Plan is being submitted pursuant to Article 6, Section 6-2 of the City of Watertown Home Rule Charter. This provision of the Charter authorizes the City Manager to “from time to time prepare and submit to the city council reorganization plans which may, unless prohibited by general law or the charter, reorganize, consolidate, or abolish any existing city agency in whole or in part, establish new city agencies, and prescribe the functions of any city agency.” The process for consideration of such a reorganization by administrative code is as follows:

- A. The City Manager may submit a reorganization plan to the City Council with an explanatory note.

- B. Upon receipt of the plan by the City Council, City Council shall refer plan to an appropriate standing committee for study and report.
- C. Within thirty days of such referral a public hearing on the plan would be held either before the standing committee or the full City Council.
- D. Within fourteen days following conclusion of the public hearing, a report of the standing committee would be filed, either approving or disapproving the plan.
- E. Upon the ninth day following City Council receipt of the plan (unless the plan itself specifies a later date) the plan becomes effective unless disapproved by the City Council.
- F. A reorganization plan submitted by administrative code may not be amended by the City Council but shall either be approved or disapproved in the form as submitted.

2. Explanatory Note

Article 3, Section 3-2 of the City of Watertown Home Rule Charter designates the City Manager as the City's chief administrative officer. The powers and duties of the City Manager include administration of all officers appointed by the City Manager and their respective agencies. The City Manager is also responsible for the coordination of activities of all agencies under his control with the activities of all other City agencies, whether elected or appointed by other elected officials. This Administrative Reorganization Plan is submitted pursuant to and in fulfillment of the duties and responsibilities of the City Manager and in the interest of improving the effectiveness of the City's administration. This plan is hereby offered to the City Council for action in accordance with Article 6, Section 6-2 of the City's Home Rule Charter.

3. Reorganization Plan

Included with this Explanatory Message is the proposed Administrative Reorganization Plan submitted to the City Council by the City Manager pursuant to Article 6, Section 6-2 of the City's Home Rule Charter. With the honorable City Council's approval of the organizational changes contained in the Administrative Reorganization Plan pursuant to the Charter procedures outlined above, and in accordance with the FY 24 budget submission, the City Departments will operate with the following organizational changes:

a. *Deputy Manager's Team*

The Deputy City Manager will become the direct supervisor of:

- The Recreation Director / Department
- The Ryan Ice Arena Director / Department
- The City Clerk / City Clerk's Office

- A new Constituent Services Department (311)
- A 2-member communications team, including:
 - Community Engagement Specialist (new position / see below)
 - Social Media & Web Coordinator (transfer from IT; maintaining a 'dotted line' connection to the IT department)

b. Chief Financial Officer and Team

A new Finance Department will be created, supervised by the Chief Financial Officer, and consisting of the following divisions:

- Assessing
 - Treasurer / Collector (including Parking Lots & Meters)
 - Procurement (the current 'Purchasing' office will be renamed Procurement)
- Subject to funding, any Grants Development staff hired for the city will directly report to the CFO as part of the Finance Department.

c. Human Resources

As our ongoing Human Resources study continues to progress, the Personnel Department will be renamed the Human Resources department. Further changes in this department may be forthcoming after the study is complete.

d. Senior Services

The department that operates our Senior Center will be named Senior Services.

e. DPW Divisions

DPW divisions are being re-aligned as follows:

- Engineering will become its own division.
- The wiring functions of the Property & Buildings division will be combined with the Street Lighting Division to become a new division called Street Lighting & Wiring.
- The remaining division will be renamed Traffic Control. The vacant supervisor position will be filled as Supervisor of Traffic Control. The Skilled Craftsman will remain in this division.

f. New Community Development & Planning Divisions

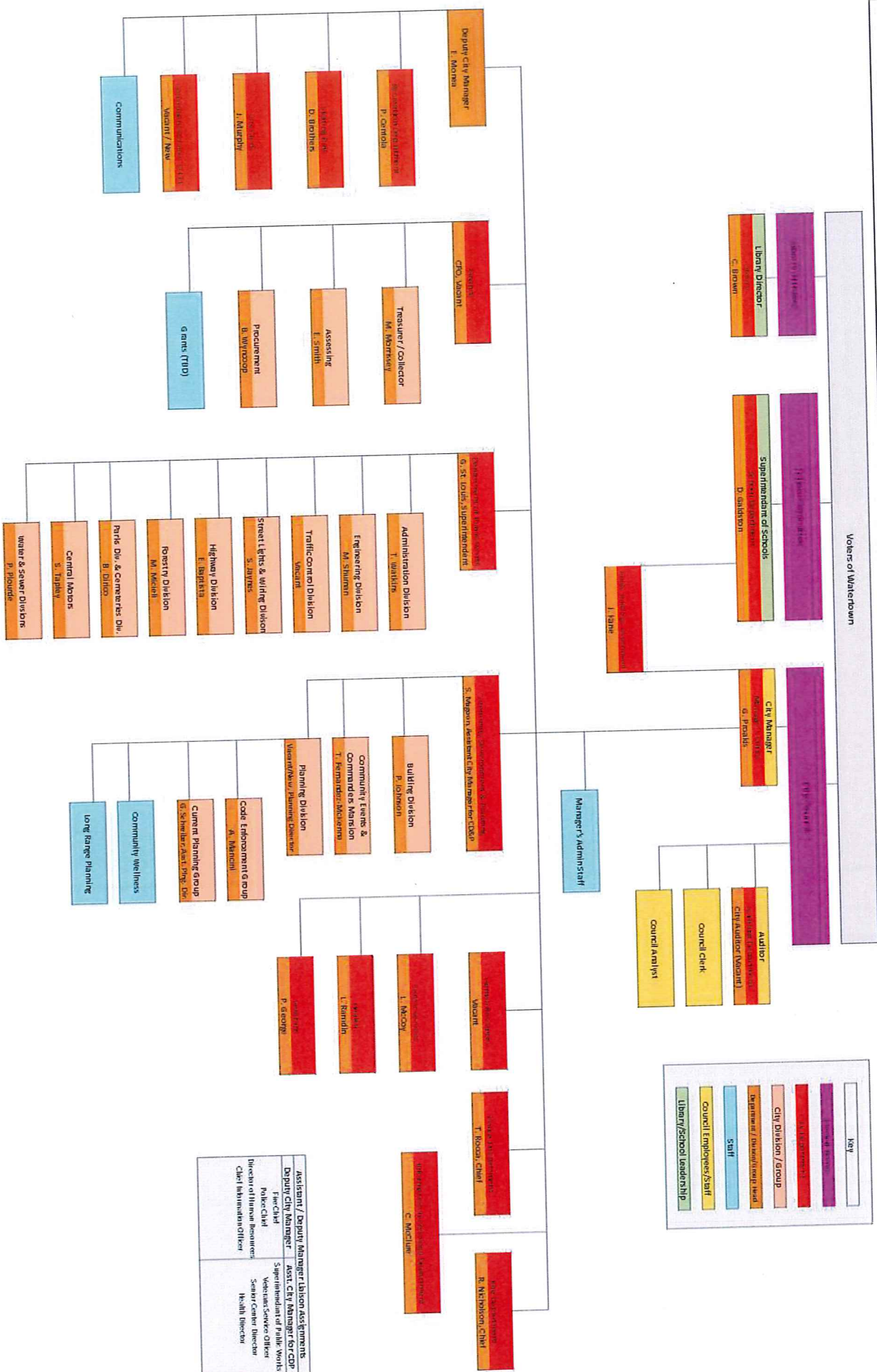
Community Development & Planning be divided into divisions as follows:

- Planning Division, which will include the Code Enforcement Group, the Current Planning Group, as well as the staff working on the Live Well Watertown / Farmers Market program and all long range planning projects

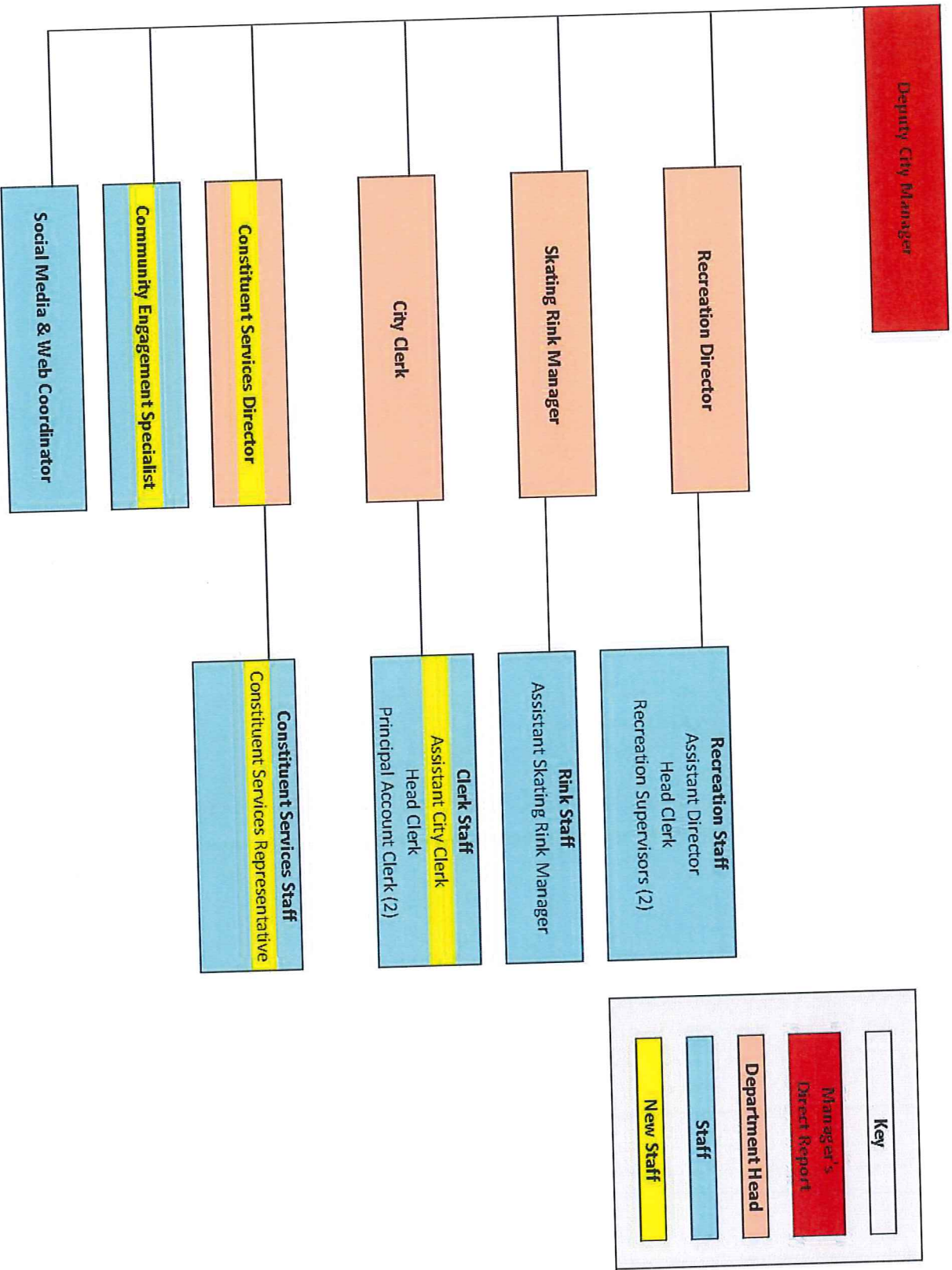
- Building Division overseen by the Building Commissioner
- Commanders Mansion / Events division overseen by the Function Facility Manager

4. Conclusion

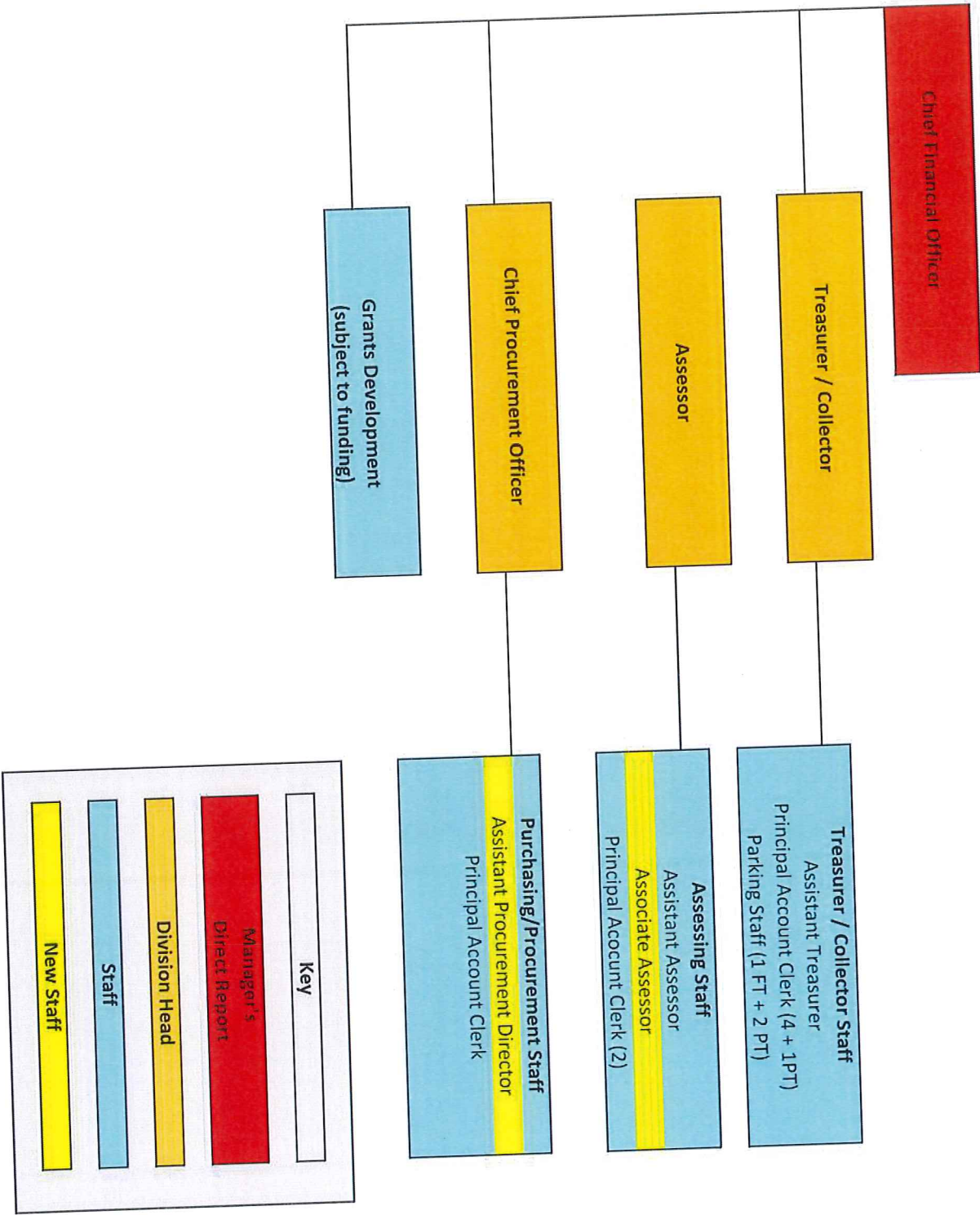
The Administrative Reorganization Plan submitted with this Explanatory Message presents a reorganization of City administrative departments as listed above. This reorganization will allow a streamlining of those departments and a better understanding of their organization and specific authority while also clarifying the chain of authority for each division. I therefore respectfully request your favorable consideration and approval of the Administrative Reorganization Plan.



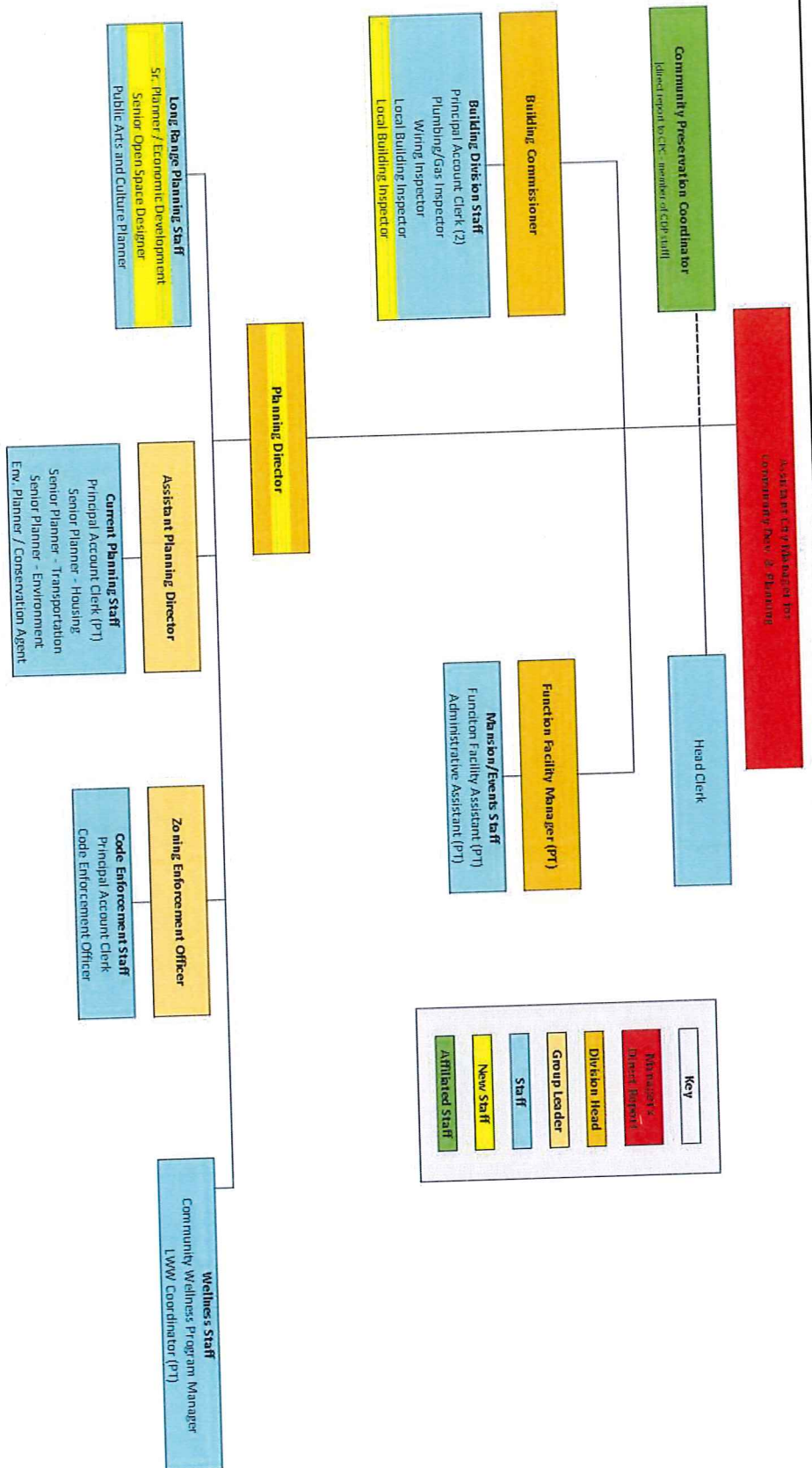
Deputy Manager Direct Reports



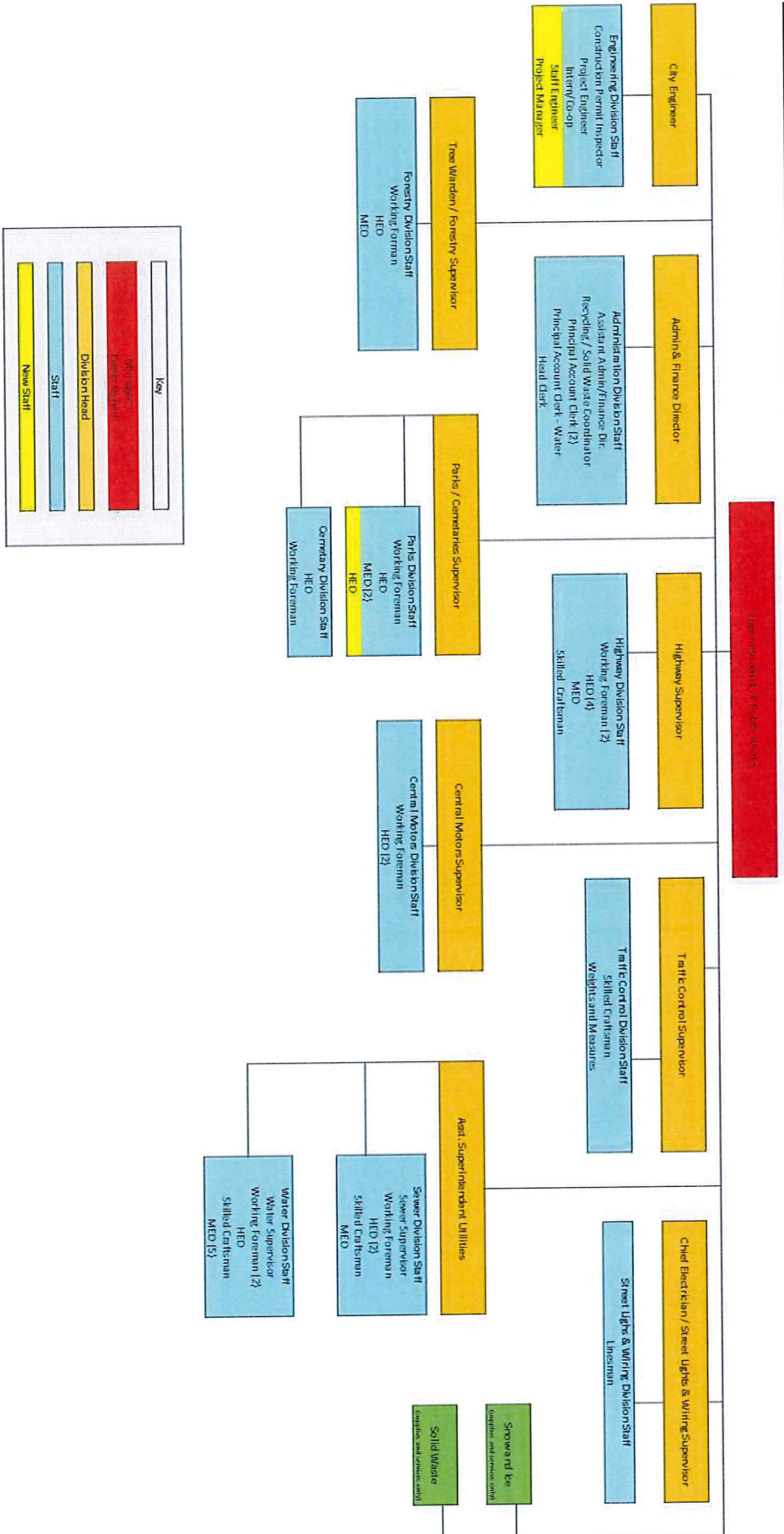
Finance Department New Organization



Community Development & Planning: New Divisions



Department of Public Works: New Divisions





CITY OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

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

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

TO: George Proakis – Watertown City Manager
FROM: Gregory St. Louis, PE – Superintendent of Public Works
SUBJECT: MWRA Lead Service Line Replacement Loan Program
DATES: June 15, 2023

The City's Capital Improvement Program for the water and sewer enterprise funds identifies \$300,000 in funding for FY24 for replacement of lead goosenecks projects. This funding is to be applied for under the Massachusetts Water Resources Authority (MWRA) Local Water System Assistance Program for Lead Service Line Replacement: www.mwra.com/comsupport/llp/llpprogram.html.

There are approximately 9,250 water services on record in the City. Review of City records indicate that there are no water services comprised completely of lead pipe. However, prior to standardizing on copper pipe, water services were often laid using iron pipe. To create a connection to the water main, short, angled pieces of lead pipe, typically about 2-feet in length, were used. We refer to these as "goosenecks."

Of the 9,250 water services, approximately 500 services are presumed to have lead goosenecks based on age and pipe material. Each year, the City removes lead goosenecks as part of the annual road reconstruction projects, water system improvements, and incidental repairs due to service leaks. Additionally, projects are required to remove lead services associated with new and significant redevelopment.



Photo of lead gooseneck connected to iron pipe
(Source: Wikipedia)

Replacement of lead goosenecks is an eligible item under the Lead Service Line Replacement Program. Taking advantage of the MWRA program, which consists of a zero-interest loan payable over 10 years, would allow the City to accelerate lead gooseneck removals.

Therefore, the Department of Public Works requests that a \$300,000 loan order be prepared to complete lead gooseneck replacements, in accordance with the FY24 Capital Improvement Plans approved by the Honorable City Council. The MWRA grant application deadline does not directly align with either the Fiscal or Calendar year, but the MWRA request would be processed at the next funding deadline.

The proposed project will include the replacement of approximately 90 lead goosenecks, including the replacement of the gooseneck, replacement of the service from the water main/connection to the service box and surface restoration. The exact number of replacements will depend on the bid prices received.

The work will be performed in various locations throughout the City. If approved for funding, we intend to go through the procurement process and construct this project this fiscal year.

Thank you in advance for your consideration.

FY 2024 - FY 2028 CIP WATER/SEWER FUNDS

A	B	C	D	E	F	G	H	I	J	K	L	M
		TOTALS	FY 24		FY 25		FY 26		FY 27		FY 28	
1	WATER/SEWER ENTERPRISE FUNDS											
2	SEWER											
3	Sewer/Drain System Maintenance	4,500.0	800.0 SR		850.0 SR		900.0 SR		950.0 SR		1,000.0 SR	
4	Stormwater & Drainage On-going Improve	1,500.0	300.0 SR		300.0 SR		300.0 SR		300.0 SR		300.0 SR	
5	5 MWRRA 1 & 1 LOAN (25%)	1,500.0	330.0 MWRAB		330.0 MWRAB		330.0 MWRAB		330.0 MWRAB		330.0 MWRAB	
6	MWRRA 1 & 1 GRANT (75%)	4,950.0			1,290.0 MWRAB		750.0 SEB		750.0 SEB		750.0 SEB	
7	10 MWRRA 1 & 1 ONE TIME LOAN (100%)	1,290.0			750.0 SEB		1,250.0 TBD		1,250.0 TBD		1,250.0 TBD	
8	10 Sewer System Improvements	3,750.0	750.0 SEB		1,250.0 TBD		1,250.0 TBD		1,250.0 TBD		1,250.0 TBD	
9	10 Sewer/Drain System Projects	6,250.0	1,250.0 TBD		1,70.0 SEB							
10	10 35 GYW Service Truck	170.0			350.0 SEB							
11	10 Street Sweeper	350.0										
12	10 Sewer Vac	430.0	430.0 SEB									
13	10 Swap Dump Truck	190.0	190.0 SEB									
14	10 Wheeled Mini - Excavator	180.0					180.0 SEB					
15	10 Crew Truck	180.0							4,570.0		4,800.0	
16	SEWER SUBTOTAL	25,390.0	5,040.0		6,280.0		4,700.0		4,570.0		4,800.0	
17												
18	WATER											
19	Water System Maintenance	1,500.0	200.0 WWR		250.0 WWR		300.0 WWR		350.0 WWR		400.0 WWR	
20	10 MWRRA 1 WSAP (100% loan)	2,500.0	500.0 MWRAB		500.0 MWRAB		500.0 MWRAB		500.0 MWRAB		500.0 MWRAB	
21	10 MWRRA 1 WSAP (100% loan)	1,500.0	300.0 MWRAL		300.0 MWRAL		300.0 MWRAL		300.0 MWRAL		300.0 MWRAL	
22	10 MWRRA 1 LLP (100% loan)	6,250.0	1,250.0 TBD		1,250.0 TBD		1,250.0 TBD		1,250.0 TBD		1,250.0 TBD	
23	Water System Projects	180.0			80.0 WEB		180.0 WEB					
24	10 Trench Safety Box Truck	80.0							215.0 WEB			
25	5 Utility Truck	215.0							140.0 WEB			
26	10 Gate Valve/Mini Vac Truck	140.0										
27	10 Backhoe	190.0					190.0 WEB					
28	10 Service Response Truck	450.0			450.0 WEB		2,720.0		2,755.0		2,450.0	
29	10 Water Vactor	13,005.0	2,250.0		2,830.0		2,720.0		2,755.0		2,450.0	
30	WATER SUBTOTAL	38,395.0	7,290.0		9,110.0		7,420.0		7,325.0		7,250.0	
31												
32	TOTAL WATER & SEWER											
33	STORMWATER											
34	Phase 2 MS4 Permit Management Plan	250.0	50.0 TBD		50.0 TBD		50.0 TBD		50.0 TBD		50.0 TBD	
35	Phase 2 MS4 Construction/Improvements	35,400.0	100.0 TBD		100.0 TBD		100.0 TBD		100.0 TBD		100.0 TBD	
36	Phase 2 MS4 Phosphorous Control Plan	500.0	100.0 TBD		100.0 TBD		100.0 TBD		100.0 TBD		100.0 TBD	
37	STORMWATER SUBTOTAL	36,150.0	250.0		250.0		250.0		250.0		250.0	
38												
39	TOT. WATER, SEWER & STORMWATER	74,545.0	7,540.0		9,360.0		7,670.0		7,575.0		42,400.0	
40												
41	COSTS BY SOURCE OF FUNDS											
42	SEWER REVENUE	6,000.0	1,100.0		1,150.0		1,200.0		1,250.0		1,300.0	
43	SEWER EQUIPMENT BONDS	5,250.0	1,370.0		1,270.0		930.0		750.0		930.0	
44	SEB	48,650.0	2,750.0		2,750.0		2,750.0		2,750.0		37,650.0	
45	TBD	5,440.0	830.0		2,120.0		830.0		830.0		830.0	
46	MWRRA Bond - Interest Free											
47	MWRRA 1 LLP	1,500.0	300.0		300.0		300.0		300.0		300.0	
48	WWR	1,500.0	200.0		250.0		300.0		350.0		400.0	
49	WATER EQUIPMENT BONDS	1,255.0	0.0		530.0		370.0		355.0		0.0	
50	WEB	74,545.0	7,540.0		9,360.0		7,670.0		7,575.0		42,400.0	
51	GRAND TOTAL - ENTERPRISE FUNDS											



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June 23, 2023

Emily Monea
Acting City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – MWRA Lead Line Replacement Bonds

Dear Emily:

As requested, I suggest the following form of loan order to approve the borrowing of funds from the Massachusetts Water Resources Authority to pay costs of replacing lead pipes that connect service lines to water mains:

ORDERED: That the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

The order must be published in a local newspaper and on the City's website at least five days prior to the holding of a public hearing with respect to the order and its final passage and requires the affirmative vote of at least two-thirds of all members of the City Council, as in the case of any other loan order for bonds.

Please call me if there are any questions about the suggested proceedings.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Jay Gonzalez', with a stylized, cursive script.

Jay Gonzalez



CITY OF WATERTOWN
CITY COUNCIL
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

LEGAL NOTICE

Watertown City Council Public Hearing: **Tuesday, July 11, 2023, 7:00 pm**, Council Chamber, Administration Building, 149 Main St, Watertown, MA, with remote access link on the Agenda posted 48 hours prior to the meeting.

To consider Watertown Zoning Ordinance amendments for reducing the maximum Floor Area Ratio in the Central Business District from 4.0 to 2.2. Amendments to be considered amend language as necessary, including to Section 5.04 and notes relating to the Table of Dimensional Regulations.

Published: 6/20/23 & 6/27/23 Boston Globe
Posted: 6/20/23 Watertown Administration Building



CITY OF WATERTOWN
CITY COUNCIL
Administration Building
149 Main Street
WATERTOWN, MASSACHUSETTS 02472

LEGAL NOTICE

Watertown City Council Public Hearing: **Tuesday, July 11, 2023, 7:00 pm**, Council Chamber, Administration Building, 149 Main St, Watertown, MA, with remote access link on the Agenda posted 48 hours prior to the meeting.

To consider Watertown Zoning Ordinance amendments:

1. §2.78 'Special permit' be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "at the discretion of the Board of Appeals"
2. §3.00 'Division of the City into Districts' be amended with a new section, (d), containing the following text: Parcels adjacent to the boundary of a district may be subject to increased regulations, restrictions, requirements, and conditions as may be necessary to ensure an appropriate transition between the abutting districts.
3. §4.13 'Transition requirements' be amended with a new section, (c), containing the following text: Where the boundary of a Business, Industrial, or Special Zoning District abuts, overlaps, runs parallel to, or effectively borders that of a Residence District (as listed in §3.01), approvals for development, including but not limited to site plans, special permits, and Master Plan special permits, on lots located adjacent to that boundary and within that non-Residence District shall be subject to increased restrictions or conditions as might be necessary to limit the impact of said development on, and protect the integrity, character, and quality of life within, the neighborhoods of the bordered or overlapped Residence district. These restrictions and conditions shall be imposed by the approving body (Planning Board, Zoning Board of Appeals, or designated Special Permit Granting Authority (SPGA)) and may include but are not limited to height, dimensions, orientation, setbacks, buffers, open space, facade, screening, and usage.
4. §9.09 'Limited approval of special permit' be amended such that the existing first paragraph will read as follows: In approving a special permit, the Board of Appeals or designated Special Permit Granting Authority (SPGA) shall consider and attach such conditions and safeguards as are deemed necessary to protect the district, neighborhoods in adjacent districts, and the City.
5. §9.09(b) be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "as specified by the Board of Appeals"
6. Or to take any other action relative thereto

Watertown City Council
Committee on Human Services
Councilor Palomba-Chair, Councilor Bays-Vice Chair, Councilor Gannon-Secretary
Committee Report – Meeting on May 11, 2023

The Committee on Human Services held a public meeting on May 11, 2023 at 6:30 PM in the City Council Chambers to continue the discussion of the establishment of a City-wide Rodent Control Plan. This was a hybrid meeting so residents could join on zoom. Also, questions and comments could be sent to Councilor Gannon at jgannon@watertown-ma.gov. Finally, the meeting was recorded by WCATV and will be broadcasted at a future date.

Present at the meeting were Councilor Tony Palomba, Chair; Councilor Caroline Bays, Vice Chair; and Councilor John Gannon, Secretary. Also attending from the Administration was Larry Ramdin, Director of the Health Department and on zoom, Tom Watkins, Director of Administration and Finance for the Department of Public Works. Residents in attendance were Karen Russo in the Chambers and Dean Martino, Roma Jerome, Tanya Mandel, Gabe Camacho, and Jacky vanLeeuwen on zoom.

Councilor Palomba began the meeting by saying that the main topic will be a presentation of the latest draft of the rodent control plan being developed by Mr. Larry Ramdin. However before hearing from Mr. Ramdin, the Chair asked Mr. Watkins to update us on the results the new SMART Technology traps that electrocute the rodent. Below is a summary of his remarks and answers to questions from Councilor Bays, Councilor Gannon, and residents.

- 1) It has been two months since the 80 traps were distributed – 40 on Arsenal Street, 30 on Mt. Auburn Street, and 10 distributed at various high probability locations – and the Department has received regular data via a heat map and an excel spreadsheet from the vendor. One of the pieces of information that Mr. Watkins was asked to look into is whether the time a rodent is electrocuted is recorded.
- 2) There have been 63 catches. There were 33 catches at 770 Mt. Auburn Street near Sacred Heart Church that were attributed to the road construction in the area. There were 10 catches at 275 Arsenal Street near the Watertown Mall. There were 5 catches at Stanley Street near the Recycling Center. The remaining 15 catches were found in the various boxes distributed on Mt. Auburn and Arsenal Streets as well as in some of the boxes that were placed in areas where the Department anticipated particular high activity such as near public dumpsters.
- 3) It is not possible at this time to develop a definitive strategic plan as to where to put traps in the future given there is only 2 months of data. The Department anticipates it will be able to do this at the end of the 5 month pilot program. Also, the Department recognizes that 80 boxes are not enough to address the existing problem, but will determine how many might be needed at the conclusion of the pilot.
- 4) The cost of the pilot program is \$60,000 for the 80 boxes which includes providing data, maintaining the boxes, and removing dead rodents. The size of the pilot program was determined by the amount of funds available. It was unclear at this time whether there will be resources available to extend the use of the SMART Technology boxes.

Moving on, the Chair asked Mr. Ramdin to present the latest draft of his rodent control plan. Mr. Ramdin prepared copies of the plan for the Committee members and those in the Chamber. He did not have a power point presentation. He said he would look into getting the plan on the

Department's webpage. Also there would be copies available in the Health Department's office. Mr. Ramdin said that he was presenting not a **plan but a report** of the status of the problem in Watertown, what individual departments are presently doing to address the problem, and action steps they are considering. The title of his presentation is "**Rodent Control and Management Activities**" and it is attached to these minutes.

Mr. Ramdin reminded the Committee that 100% elimination of rats is not possible. The goal is to reduce the rat population and that this must be a joint effort of the City and the residents. Residents should take steps to eliminate the sources of food, water, and shelter that rats rely on.

Mr. Ramdin noted that the City Manager has included an additional staff person in the Health Department whose major responsibility would be rodent control and has allocated additional money in the Department's rodent control line item. He explained that the *internal rodent control working group*, comprised of the Health, Community Development and Planning, Building, Zoning, Public Works, Parks and Recreation, and Public Buildings departments, is focusing on identifying gaps and duplications in rodent control efforts, utilizing public/private activities to educate about prevention, treatment, and regulatory responses, and working to "*develop a community wide rodent control plan/guidance*". He noted that this effort can't be done overnight and will take time. He then went on to review the activities of each department including key issues, current status of activities, and action items. He spent significant time explaining how the Health Department investigates complaints and about the historical data on rodent complaints from 2020 to the present, with an emphasis on the last 6 months. He also spoke about the Department's community outreach efforts including information on their webpage about how residents can reduce rodent activity and a specific rodent Wednesday posting on their social media page.

The members of the Committee had positive comments about the report and commended Mr. Ramdin on his effort. The chair asked that there be further development of the report so that it becomes an actual plan with timelines for implementing the action items, a determination if the timelines are being met, and an evaluation of the action items to determine if they are effective. It was noted that the report has not been seen by the departments at this time, but will be shared with them prior to the next meeting of the working group.

The residents attending were then asked if they had any comments. Their comments included the following:

- 1) How will Mr. Ramdin know if a complaint received by the Health Department has been successfully addressed? It was noted that a ticket is established for each complaint and it cannot be closed until the issue is resolved. It was also mentioned that when the new 311 system is in place there will be a similar process for tracking and closing a case/complaint.
- 2) In response to concern that rodents are not just on the site of major construction projects but find their way to adjacent streets, like Birch Street where Ms. Russo lives, it was suggested that the Planning Board and ZBA require a developer to expand their rodent control plan to adjacent streets as a condition for their permit and that the working group consider how this can be done.
- 3) Is there consideration of using fertility drugs to control the rodent populations? Mr. Ramdin said use of birth control methods must be used in combination with other methods.

4) What preventive measures are being considered at Moxley Park given the construction of the high school swing space, the increase number of students who will be sharing the cafeteria in the Middle School, and the likely increase of food waste? There are only two bait boxes there put out by DPW. Mr. Ramdin will reach out to the Director of Public Buildings tomorrow to discuss the issue, send one of his staff to review the area, and bring the issue to the working group.

5) Concern was raised about how the public can see if a rodent complaint has been addressed. The suggestion is that a resident should sign up for See Click Fix where they can see what complaints have been logged in, however it is unclear if the resident can see what has happened to address a complaint.

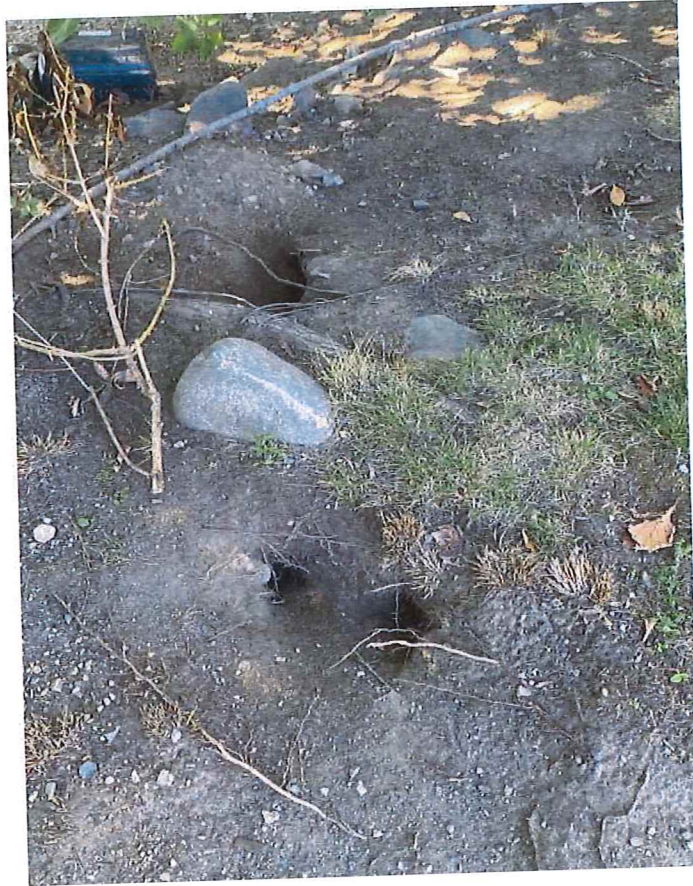
6) There was a suggestion that the City conduct a major social media push to publicize what the Health Department is doing about rodent control and how to log a complaint. Also is there a way the Department can publish the results of its control activities that are targeting a particular neighborhood hot spot. Mr. Ramdin will look into how this might be possible.

7) There are major concerns about a significant rodent problem on Summer Street near Saltonstall Park. The concerns are the open dumpster in the parking lot of the Boys and Girls Club and the buildup of leaves and tree limbs in the area. While five traps have been placed in the area, the leave and tree limbs which are used for harbinger by the rats need to be removed. Mr. Watkins will address this issue with Bob Dirico and with the contractor who maintains the park tomorrow. It was also noted by the resident living on Summer Street that rats have eaten through the Black Earth compost bins and the Republic trash totters. Mr. Ramdin will bring these issues to the attention of the working group.

Councilor Bays made a motion to adjourn, Councilor Gannon seconded the motion and it was passed 3 – 0.

Minutes were prepared by Councilor Palomba

Rodent Control and Management Activities



Introduction

Rodent Control is a community effort where the City and Public have actions that they can engage in to reduce the rodent risks in Watertown. Rats are said to have arrived in the United States (US) in the 18th century on ships from Europe. These rats have spread across the US, have become pests, and pose a public health threat. Pests may spread diseases through their bites, rat droppings, contamination of food and water sources or act as vector of diseases through ticks, and fleas ([About Rats and Mice | US EPA](#), 2022). The threat to the population's health can be as direct as above or they can damage or destroy plants and animals, crops, property, and food supplies.

Overview and Description of problem

The main rat of concern to the City of Watertown, MA is the Norway Rat (*Rattus Norvegicus*) or Brown rat. It has been suggested by some researchers and pest control industry experts, that the explosion of rats is in part due to the closure of many businesses, restaurants, schools and other commercial entities during the recent COVID-19 pandemic (Sarkodie & Owusu (2021), Parsons, Kiyokawa, Richardson, et al., (2020), Kiyokawa, Tanikawa, Ootaki, & Parsons, (2022). The closures cut off these rodent's main food source. This has led to rats leaving their normal habitats, mainly outdoors, to migrate to non-traditional areas in local neighborhoods in search of shelter and food indoors. Anecdotal evidence indicates that:

- The milder winters over the past few years also contribute to the increasing rodent population.
- Construction and other noisy activities that includes digging and vibrations displaces the rodent population from their burrows.
- Rats require food, harborage (a place to shelter), and water to survive.
- One hundred percent elimination of rats in the community is not feasible. Therefore, 'Rodent Control Activities' are focused on decreasing the rat population and their negative impact on humans and our environment.
- Personal activities like gardening and not harvesting of vegetables, improper disposal of pet waste, improper storage of trash, improper composting, bird feeding etc., home landscaping and unoccupied/improperly maintained property has contributed to providing rodent harborage food and water.

City Response/Control Activities

The City Council on Human Services (Councilors' Anthony Palomba - Chair, Caroline Bays, and John Gannon) has been holding a series of public meetings to discuss the rodent activity/concerns in Watertown.

The Health Department has been tasked to lead the municipal efforts and response/control activities.

An internal rodent control working group was formed to discuss the internal activities that influence rodent control in Watertown. The main discussion points are:

- Identify individual departmental rodent control activity/ response.
- Identify duplication and gaps in those control activities.
- Establish coordinated response to reduce duplication and gaps while ensuring the highest level of response to rodent activity is afforded to the citizens of Watertown.
- Facilitate a reduction in rodent impact in Watertown by utilization of public/ private activities by educational, prevention, treatment, and regulatory responses.
- Develop a community wide rodent control plan/guidance.

The City is requiring all its contractors to use non-second generation anti-coagulant rodenticides (non-SGAR) so that the secondary impact on non-target animals are reduced. It should be noted that while the City can control the use of non-SGAR's on public projects or projects that it permits it cannot restrict the use of SGAR's on private property.

Further, a number of non-poison "Smartboxes" are deployed across the community by the DPW.

The City Manager in the (recently submitted) FY 2024 budget has provided for increased funding to the Health Department for rodent control activities and a new Health Officer position that will coordinate rodent control response and education activities in the City.

Response Activities

Community Planning and Development

Issue: Development and construction activities has the potential to displace rodents from their habitats and drive them into neighborhoods

Responsibilities

- Planning and Zoning Board of Appeals issue planning permission to developers to build on and redevelop property in Watertown.

Current Status

- Pre- Construction meetings are held with the developer to identify concerns. Rodent control is a standard concern that the developer is advised on; including pest mitigation activities prior to and during construction, selection of landscaping , design control and waste storage so that does not support rodent harborage.

- Public Meetings held to enable public input.
- Issuance of permission with conditions
- Conditions require development of rodent mitigation and treatment prior to and during construction.
- Provide Notification to Health and other Departments on list of conditions issued
- Monitoring by the Health and Zoning Departments to ensure compliance with Planning conditions on rodent Control.
- Enforcement of increased rodent activity is done by the Health Department utilizing Nuisance laws.

Action Item

Provide copies of the Planning Board and ZBA conditions to the Health Department by adding them to distribution list for Board(s) decision(s)

Building Department

Issue: Building demolition and construction activities have the potential to displace rodents and impact harborage. Further construction through improper waste and soil management can provide rodent harborage, food and water that facilitates increases in the rodent population.

Current Status

- Demolition permits are required by the Building Department and several Departments have requirements that must be met prior to the issuance of the permit(s).
- The Health Department has a requirement for a rodent survey and treatment prior to demolition. This included at least 2 pest control visits which are spaced at least one week apart. If rodent activity is noted on property a rodent mitigation plan is required and property must show significant reduction in rodent activity before the demolition is allowed to proceed.
- Construction permits are issued by the Building Department. Guidance on ensuring that the site is properly managed and adequate rodent controls are in place thereby reducing harborage for rodents. The Health and Zoning Departments monitor sites to ensure pest control activities are adequate and that sources of food, water and harborage are significantly controlled and that impact is adequately managed.

Action Items

- Health Department will review the Demolition and Building Guidance documents and provide updated documents within 1 week for posting on Opengov permitting portal
- The Health Department will collaborate with Building Department on ongoing construction and ensure the facilities are following rodent mitigation plans.

Zoning Department

Issue: Vacant and abandoned properties have the potential to harbor rodents and other pests.

Current Status

- The Zoning and Health Departments monitor these sites to ensure that this risk of rodent harborage is significantly reduced and work collaboratively to reduce community risk/impact. These actions include outreach to property owners to gain compliance. If that fails then notices orders to correct, fines and court action are pursued utilizing Zoning and Public Health laws.
- We are seeking to develop an inventory of vacant/abandoned properties.
- A Problem properties working group is currently being established, to ensure problem properties can be identified and a unitary approach to compliance is facilitated.

Action Items

- Call meeting of problem properties working group in 1 month
- Develop inventory of vacant/ abandoned properties in Watertown within 6 months
- Review laws and ordinance that impact these properties to see if they are adequate and if not make recommendation for updating City Ordinance to City Manager for forwarding to City Council

DPW

Road Construction and Excavation activities

Issue: Road Construction and excavation has the potential to displace rodent harborages and leave their burrows.

Current Status

- The DPW requires private entities that engaged in major excavation in the public way to develop rodent control and response. Implementation prior to and during the activities.
- The DPW is going to be engaged in major construction of the Mt. Auburn/Arsenal Street corridor. They have engaged a pest control contractor to treat rodents at the surface and sub-surface levels.

Action

No action needed.

Waste Management

Issue: Improper trash handling can contribute to providing food and water sources for pests. The challenges of poor trash management practices by residents including placement of trash out on

curbside days in advance of collection. Improper/illegal dumping is a source of food and harborage of pests.

Current Status

- The City provides trash pick-up services and curbside food waste collection.
- Increased surveillance by addition of a Recycling and Sustainability Coordinator has led to increased community outreach and increase in proper trash management techniques.

Action Items

- Increase regulatory actions related to improper trash disposal.
- Increase Citizen awareness on proper backyard composting techniques, trash storage and other waste disposal issues.

Parks and other Public Properties

Issue: The City manages parks, cemeteries and other open spaces; improper utilization of these properties can allow for the provision of food, water and harborage of rodents.

Current Status

- The use of the Parks for events is permitted by the Recreation Department. They have clauses in their rental agreement to ensure that trash food waste/ spills etc. are removed by the permitted at the end of their event.
- The DPW Parks and Cemeteries Divisions are responsible for maintenance of open spaces they provide for rodent control in these areas. Additionally, trash is routinely picked up from city trash receptacles by a dedicated team.
- The Department investigates potential rodent harborage sites and remediates in a timely manner any potential harborage conditions.
- Illegal dumping and improper disposal of waste including windblown trash is removed routinely by the DPW department.

Action Items

- Survey Parks and Recreational areas to identify potential /existing rodent harborages and take action to reduce eliminate the harborage conditions.
- Continue responding to dead animal removal requests from residents.
- Continuing utilization of non-SGAR rodenticides that pose minimal risk to non-target animals.
- Start discussions on single pest control provider for general pest control that is not trademarked, or single source supplied.

Public Buildings

Issue: Improper maintenance of dumpsters and other trash disposal activities including food spillages, rodent access points into buildings and ongoing school construction activities can provide for increased activity.

Current Status

- All school construction activities require the establishment of a rodent control and management plan including pre-treatment and in construction activities to reduce rodent burden that may be increased by construction activities.
- Increased surveillance of the dumpsters is done, and custodians are reminded to ensure that dumpsters are kept closed except when in active use.
- The School Department is required by law to have an integrated pest management plan that addresses how pest infestations are to be addressed and show that the school community is not placed at risk because of pest control.

Action Items

- Continue monitoring of Facilities and dumpsters to reduce food, and water access to rodents and harborage conditions.
- Require construction contractors to provide rodent control plans and reports to the Health Department

Health Department

Issue

Rodent control is a community wide issue and has the potential to impact the health and wellbeing of the residents of Watertown.

Current Status

Complaint investigation

- Complaints on rodent activity are received by the Health Department through phone calls, emails, or the see click fix portal. These complaints are assigned to a Health Officer for investigation and action. The Health Officer will visit the site and seek to identify the root causes of the complaint. Once there is some identification, action is taken to remediate the problem. Dependent on the situation an Order to Correct is issued, with specific timelines for correction, fines may be assessed for repeat violations. If the violations continue, we will file a complaint in a court of jurisdiction. Legal filings are done in consultation with the City Attorney.
- The Health Department treats the public ways and sewers in areas if a significant infestation is noted.



Historical data on Rodent Complaints

Action Items

- Acknowledge receipt of complaints received electronically within 24 hours of receipt.
- Increase surveillance and complaint response time to 48 hours maximum with addition of Health Officer in Health Department.
- Provide feedback to complainants who make direct (phone/in person) within 1 day of site visit

Enforcement

Current Status

- The Health Department is authorized to enforce nuisance laws, Food Establishment Regulations, Housing Code and City Ordinances. Each of these regulations has specific procedures for enforcement. Further, there are mandated times in the housing code for response. Dependent on the nature and location of the complaint a specific code will be used. Generally, rodents can be addressed by the housing or nuisance codes.
- The Inspection team has identified problem areas and dumpsters. Each member of the Environmental Health Team does visits twice per week to check on problem areas and dumpster status.
- Complaints are assigned by location and type: geography and code that it is related to. Once it is assigned it is in the Health Officer's workflow. The Health Officer reaches out

to the complainant to get additional information, schedule visit, or get permission to enter property to view the complaint.

Column1	Complaints	Inspections	Tagged	OTC	Tickets	Court	Baited
Dec-22	*4	9	0	2	2	0	3
Jan-23		13	1	3	0	0	5
Feb-23	7	11	0	4	2	1	11
Mar-23	9	12	0	3	0	0	4
Apr-23	12	16	0	6	0	0	5
May-23	7	10	1	5	0	0	1

Table of Complaints and Actions for last 6 months

Action Items

- Continue dumpster surveillance activities.
- Provide timely feedback on actions that will be taken to complainants and updating of information on "See Click Fix".
- Review current laws and Ordinances especially as it pertains to dumpsters, rodent control and trash handling to see if we need specific regulations by the Board of Health or City Council Ordinances to address same.
- Strict enforcement of laws related to rodent control.

Community Outreach

Current Status

- The Health Department has developed a webpage with guidance on actions that the community can take to reduce the rodent burden. We have also added a rodent Wednesday posting to our social media page that can be found at:
 - <https://www.watertown-ma.gov/627/Rodent-Control>
 - <https://www.watertown-ma.gov/1014/Social-Media-Accounts>

Action Items

- Seek to enhance ways the public is getting information and increase followers/members on social media.
- Provide quarterly articles on Rodent control to Watertown news.

- Develop more community education tools especially in Warmer months and fall. That would provide information to residents on reducing rodent risks that can be enhanced by gardening and other home activities.
- Identify updated resources and ensure that the information on the webpages provide advice simply and in an easy to read and is readily understood
- Develop other tools post July if new Health Officer position for Rodent Control is approved.
-

What Can I Do?

to reduce rodent activity

Water

Eliminate all water sources from your property.
Dump out any water inside buckets or toys.

Food

Bring your garden fruits and veggies inside as soon as they are ripe. Keep all trash bins with food completely closed. Maintain compost bins properly.

Shelter

Keep your yard maintained so that rodents cannot live in overgrown bushes, shrubs, or clutter.

Food, water, and shelter is all a rodent needs to survive. Eliminate these from your property to help reduce rodent activity in Watertown.

Facebook Post from Rodent Wednesdays



Rodent Burrows identified and treated on Private land.





**The City of Watertown: Dumpsters
& Nuisance Control Regulations.**

Board of Health City of Watertown Nuisance Control
Regulations, Section 3-part (a) states in part that:

"The owner of any building or structure used for business
or habitation shall be responsible for maintaining the
building or structure and the property associated with
the building or structure in a sanitary condition free of
garbage, rubbish, and other filth or health hazards."
Each violation is considered a separate offense.

You may be fined up to \$300 per violation of the Board of
Health Regulations pursuant to MGL Chapter 40, § 21D
(Non-Criminal Disposition).

These fines are as follows:

\$25.00 For First Offense
\$50.00 For Second Offense
\$100.00 For Third Offense
\$300.00 For Fourth Offense, and Any Further Offenses

Alternatively, you may be fined upon conviction in a court
of jurisdiction up to \$1000 per violation in accordance
with the MA General Laws Chap 111 § 123.

Each day of a continuing violation shall constitute a
separate offense and shall be subject to a separate penalty.
If you have any questions concerning this matter, please
call the Health Dept. at (617) 972-6446.

REMINDERS:

- Ensure dumpsters are of sufficient size and
capacity to eliminate overflowing and allowing
lids to close all the way.
- Ensure dumpster lids are closed when not in use.
- Keep up with routine cleaning to avoid offensive
odors and unwanted rodent activity.



City of Watertown
Health Department
Administration Building
149 Main Street
Watertown, MA 02472

Phone: 617-972-6446
Fax: 617-972-6499
www.watertown-ma.gov

Address: _____
Date: _____ Time: _____ AM/PM
Note: _____

Employee: _____

Door Hanger Nuisance and Dumpster



**The City of Watertown: Dumpster
Maintenance & Food Establishments.**

**105 CMR 590.00 MA Food Establishments
Regulations s. 501.15: Outside Receptacles.**

(A) Receptacles and waste handling units for REFUSE, recyclables, and returnables used with materials containing FOOD residue and used outside the FOOD ESTABLISHMENT shall be designed and constructed to have tight-fitting lids, doors, or covers.

(B) Receptacles and waste handling units for REFUSE and recyclables such as an on-site compactor shall be installed so that accumulation of debris and insect and rodent attraction and harborage are minimized and effective cleaning is facilitated around and, if the unit is not installed flush with the base pad, under the unit.

If violation continues and is repetitive, the Board of Health can suspend your permit to operate.

Alternatively, you may be fined up to \$300 per violation of the Board of Health Regulations pursuant to MGL Chapter 40, § 21D (Non-Criminal Disposition).

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Address: _____
Date: _____ Time: _____ AM/PM
Note: _____

Employee: _____



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

CITY COUNCIL MEETING

TUESDAY, JULY 11, 2023, 6:30 P.M.

RICHARD E. MASTRANGELO COUNCIL CHAMBER

ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

- A. This meeting will be held on July 11, 2023 at 6:30 PM in the Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. 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
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

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 George Proakis, City Manager, Mark Reich, City Attorney, and Brendan T. McCarthy, Council Clerk.

2. EXECUTIVE SESSION – 6:30 P.M.

- A. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Collective Bargaining as an Open Meeting May Have a Detrimental Effect on the City's

Bargaining Position and the Chair so Declares - Police Supervisors Union.

3. RETURN FROM EXECUTIVE SESSION 7:00 P.M.

4. PLEDGE OF ALLEGIANCE

5. PUBLIC FORUM

Linda Scott – 55 Olcott Street – Stated that she had attempted to reach Mr. Ramdon about Biolab inspection, and was curious if that search for information had begun.

President Sideris replied that this isn't the typical forum for discussion, but that he was aware, and would get back to Linda Scott personally.

6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

Councilor Piccirilli moved to approve the minutes from the City Council meeting from June 13th with minor edits and Councilor Feltner seconded.

The motion to approve the meeting minutes from the June 13th City Council meeting was approved unanimously in a Voice Vote.

7. PRESIDENT'S REPORT

A. City Manager's Evaluation Process

President Sideris remarked that every member of the City Council had copies of the City Manager's evaluation forms and asked that they be completed in time for the next City Council Meeting.

President Sideris also recognized that, under the city charter, when appointments from the City Manager or himself call for Council approval but are automatically realized if said approval is delayed past 30 days, he, in fact, did not feel comfortable in exercising that practice. He continued to name the individuals that were up for appointment and requested that the Subcommittee Chairs for each of the respective appointment make the appropriate interviews.

8. PUBLIC HEARINGS

A. Public Hearing and vote on proposed Zoning Ordinance amendments for reducing the maximum Floor Area Ratio in the Central Business District.

Assistant City Manager Magoon addressed the Zoning Ordinance amendments. He also made note that significant members from either side of the issue have made their voices heard. He recognized that several meaningful development projects are underway in the city and concluded with his recommendation for the Council to not support the petitions before them.

Larry Fields - Planning Board – Stated that the Planning Board report presented two key arguments in terms of the process itself and Watertown Square for greater density. On process, he stated there had been in motion since 2022, a plan to improve Watertown Square for residents and those outside its residents. He remarked on improvements to transportation, open space, and housing and zoning. The issues raised by the petition are squarely met in the plan. He said that because there is a concerted plan to consider the entire study process, that that is the correct way to address concerns raised – as opposed to picking one single metric.

He went on to mention that Watertown Square has been the densest section of Watertown because it has historically been the center of transportation, administration, and commerce.

He concluded that with those two factors in mind, the Planning Board recommends to not support the petitions. He then went on to say that he believes from base code process should be supported with the residents of Watertown being included.

Linda Scoot – 55 Olcott Street - Stated that one of the major concerns of the 2023 Comprehensive was scale and character of new developments next to existing residential neighborhoods. A common resident concern was to keep building heights to four flights. She went on to say that the petition is an effect of residents concerned with larger scale buildings negatively affecting their lives. She requested that a vote on the amendment that the petition is calling for be delayed until the Watertown Square Study is completed, and a responsible determination can be made of the scale of new buildings.

Joan Gumbleton – 32 Falmouth Road – Stated that the petitions are a result of many residents' frustrations that were brought forward to the petition writers. She continued to say that the petition was in response to a lack of response from comments made in public hearings. She commented that the development directors should listen to the concerned citizens of the community they plan to develop in and make an effort to be good neighbors. She expressed continued concern with behemoth complexes that are in developmental process and may continue to be proposed that are a threat to small businesses and residents alike. She concluded with calling for the Council to recognize the petitions brought forth as the desire of the residents.

Joshua Driesman – 127 Nichols Avenue – Spoke against the petition due to the need of Watertown Square to have increased density and not decreased. He stated that people should have faith in the planning process of Watertown square and found the smaller proposed maximum floor area ratio to be arbitrary. He concluded that the planning process takes a holistic approach to bring about necessary change as opposed to picking at certain numbers and aspects of zoning. He concluded in saying that reducing our floor area space would hurt the city's tax benefit, and that that would shortcut benefits for the future.

Kathy Green – 186 Boyleston Street – Remarked that the people present in the City Council Meeting who claim to speak for all the city’s residents categorically do not. She continued to say that the number proposed in the petition and the height restriction is arbitrary. She supported the project at 104 Main St, and believes that the residents of Watertown deserve a modern city and community.

Joe Levendusky – 13 Templeton Parkway – Claimed that it is time for the City Government to listen to its constituent’s opinion on development. He expressed frustration that many concerns from the public fall on deaf ears and have little impact on decisions. He asked that if petitions from the public would not be heard, then what would?

Clyde Younger - 188 Acton Street - Presented documents to the Council that expressed that the square does not have all that great density. He cautioned that before a decision was made, to keep in mind previous developments on Pleasant St. He asked that the Council clearly define any and every development in Watertown Square. He remarked on Watertown’s density being less than Somerville’s (16th densest in the county) – though it is a city of roughly the same geographical size.

Dennis Holland – 29 Nyack Street – Remarked that petitions develop from a lack of transparency. He offered that the public doesn’t necessarily want to stop development but has a different opinion as to how it should be done. He recalled Watertown Square was once a thriving business center, all be it chaotic, but it worked. He went on to mention that each new development has made the previous center of business obsolete. He admitted that it is time to change Watertown Square, but hoped that it wouldn’t displace anyone, and called for true transparency of the development overall as opposed to small peeks into certain projects. He concluded that he took offense to the notion of the petition standing in the way of the development and claimed that everyone will win on the development if it is a collaborative effort.

Josh Rosmarin - Stated that he was in opposition to the petition and claimed that there is a meaningful number of the public that are for greater density in Watertown Square; there are people who are concerned with the housing crisis in town and want to see more housing in the transit center of the city. He expressed concern of falling out of compliance with MBTA community law. He said he believed that more density would go hand and hand with a revitalized Watertown Square. He also expressed concern with the petition interfering with the inclusive planning process for the square that is just now kicking off. He concluded that the planning process will reflect the wants of the full set of residents.

Jamie Gordon – 84 Fitchburg Street – Requested that the Council deny the petition. She stated that she understood the frustration of the petitioners and mentioned that they have seen a lot of commercial development occur in Watertown in recent years. She agreed that they have a right to be concerned with what will happen in Watertown Square. She then took issue with the fact that the petition is targeted to one aspect of planning. She mentioned that the inclusive planning process is underway, and that the petitioners will have an opportunity to be an active part of the process. She expressed confidence that the process will serve as an opportunity to learn about density, and give platform to how the public can work with the developers to make the community thrive. She recalled a similar success story with 104 Main Street which included the experience she had attending many meetings for it. She concluded saying that having a single consultant to reduce the floor area ration to an arbitrary number would severely handicap progress for

the city and community.

Elodia Thomas – 67 Marion Road – Claimed she believed there is an issue with communication and process, adding that no one she knew who is a concerned about the square is against density. She expressed concern with design and aesthetics of new developments including a project going on across the street from City Hall. She believes that much of the miscommunication comes about from examples like in a specific Planning Board Committee meeting where members stated, “we don’t make the rules, we follow them”, to which many residents asked why they aren’t questioning the rules. She claimed that that is what the petition is about. She went on to say that Watertown isn’t trying to be a quaint New England town or Sommerville, but something unique. She expressed concern her experience of going to sequential Planning Board meetings and hearing that the size of developments grew without input from the public. She concluded that she believed the last time there was a productive and collaborative meeting was pre-covid in consideration of Arsenal Park, and called to figure out a way to bring that type of collaborative planning experience back to the whole community.

Rita Colafella – 56 Cuba St – Asked that the Council follow the Planning Board’s recommendation and reject the petition. She went on the claim that the city needs density, and that lowering the floor area ratio to a random number will not allow the city to achieve it. She continued to say that she has yet to hear an explanation as to why the ratio in the petition is so low (2.2) while before she was aware that the number had been 6 and higher in Watertown Square. She expressed concern that it would lead to a violation of the MBTA community law, and if that were to happen, the city would be eliminating itself from state funds with its noncompliance, which in the long run would lead to more taxes for the residents. She concluded that she is a lifelong Watertown resident and remembers business flourishing in the past, but now she sees a concerning level of blight in square which can and should be addressed.

Jaquie van Leeuwen – 32 Whites Ave – Supported the Planning Board’s recommendation that the petition be denied. She reminded that no one can claim to speak for everyone in the community, and expressed concern that many people she knows who support density were not present at the meeting. She hoped that the community favors density, and said that she felt that the people should respect and partake in the planning process.

Marilyn Pititto Devaney – Expressed dismay for the 2-minute time limit rule in which citizens are allowed to speak at a time during Public Hearings, and she asked that the Council extend the time to at least 5 minutes. She stated that she has worked 50 years in the community: she was the youngest town meeting member, she served as a Councilor at Large, and she is the city’s Governor Councilor. She expressed that she was heartbroken with the recent developments in Watertown. She continued to say that projects are happening in the town without public knowledge, and recalled that she never received notice for a specific project in which she is an abutter for - a temporary school in place of a park named after a local war hero in Richard Moxley. She recalled calling into a meeting to express her concern for not being notified, being told that there had been dozens of meetings, and consequently muted. She concluded that the people of Watertown do not know what is going on in their own city, and she called for more transparency from the Council.

Clyde Younger – 188 Acton St – Stated that it tired him that rhetoric is always “they”

instead of “we”, and he claimed that this could be a win win for all parties involved. He continued to say that there is nothing in the petition saying it is against housing and business, but rather there are different approaches to planning. He concluded in saying that what people want is to get together and tackle planning on a reasonable and rational basis.

Joe Levendusky – 13 Templeton Parkway – Supported changing the 2 minute time limit rule. He expressed that he has yet to meet an individual who supports the petition who doesn’t want housing or more density, but that it matters how we do it. He continued that the public’s input has not been given it’s due. He expressed concern with the idea of the planning process being a platform due to his doubt that if the city didn’t listen to the people before, why would they now. He stated that the “goal posts” continued to be moved, and that he believed they were being moved to nullify public process. He hoped that people would be listened currently and in the future.

Marilyn Pititto Devaney – Stated that the community should demand that they be notified for all developments in the city. She expressed dismay that the Zoning Board has created projects that do not welcome middle class families into the community. She cited a project that was brought forth by Steve Magoon and the Zoning Board that spanned from Pleasant Street to Main St allowing 5 story buildings but not allowing single or multifamily homes. She stated that only one Councilor voted no on the Ordinance, which was herself, and so she quit the council as an effect. She concluded that this is not a government for the people, and the city has suffered from the new developments.

George Skuse - 43 Pilgrim Rd – Questioned if the Council had all the information to make a vote on the item tonight. He continued to say that if the Council can’t imagine what the change in FAR looks like, then they should ask and have mockups made. He went on to say that he believes the two most recent developments have a small FAR, which made him wonder if 4.0 is necessary and how big it would be. He called the MBTA community law a red herring and believed it would be implemented as an overlay district and would be ultimately irrelevant. He hoped that the planning process is inclusive.

Elodia Thomas – 67 Marion Rd – Remarked a confluence of issues and complained that Watertown isn’t as active in conveying information to the public as many neighboring communities. She continued to say she doesn’t believe most people would want to see another Pleasant Street or Arsenal Street. She asked the Council to be more forthcoming with the legal process of the petitions, and asked if they could be tabled to see what develops. She called for more process and does not want to see another project like the one on Galen Street which does not help the public.

Josh Rosmarin – Spoke on process and inclusiveness being paramount, but he doesn’t believe that this one-off petition is the way to do it. He believes in the planning process to achieve that goal.

President Sideris thanked the people who brought about the petition and agreed that there is always room for improvement in terms of process. He acknowledged that there is much frustration from either side of the issue. He recognized the hard work that the boards and the public put into the issue.

Councilor Piccirilli moved to approve the zoning amendment and it was not seconded.

The motion failed for lack of a second as declared by the President.

- B. Public Hearing and vote on proposed Zoning Ordinance amendments to the transitions requirements between business, industrial or Special Zoning Districts and Residence Districts and clarifying the Special Permit Granting Authority.

Assistant Director of Planning Gideon Schreiber remarked on the Planning Board's report regarding the various proposed amendments. He remarked that Watertown has historically been a community of industry abutting residences, and that there has been many difficulties and changes in zoning as an effect. He continued to say that with regards to this particular proposed amendment, the language is vaguer and more confusing than existing ordinances, and that is in part why the Planning Board recommends denying this amendment. He added that the report includes a recommendation that the website be clearer and more inclusive to the public with regards to zoning and planning.

Linda Scott – 55 Olcott St – Stated that longtime residences have made their peace with living next to industrial zone, but in this new age, most recent developments are large scale sun blocking building. Many biolabs also have large fans and utilities that create a lot of noise pollution – which can lead to health problems. She continued to say that biolabs are in operation 24/7 leading to no opportunity for rest bit for their neighbors. She concluded that the petition represents an ask for relief so that the people can live in harmony alongside industrial and business zones.

Clyde Younger – 188 Acton Street – Stated that the two petitions are similar in nature, and that there is a level of subjectivity in their language. He asked how the Planning Staff may assist petition writers how to form the petitions so that both parties can present a more technically sound product which will lead to a more cohesive process.

Marcia Ciro – 13 Bay Street – Remarked on Gideon's statement when he cautioned change to one aspect of zoning could snowball and be disruptive to the entire zoning code. She stated that the current zoning code is incredibly dated, and with the way that it currently works, each development needs some sort of change. She continued that the developers get the change by going directly to the Zoning Board. She stated that now that hundreds of residents have come forth, their petition is criticized for how it's written, and it is shut down. She said she was disheartened that big issues keep getting put off, and claimed there is a need for a simple transitions zone update, and that there was no excuse for not being able to accomplish it.

Joe Levendusky – 13 Templeton Parkway – Stated he wanted to support transitions zones. He said Watertown is not an urban area, but a first ring suburban area, and that he thought it was fair for residents to expect a reasonable amount of respect for the edges of their neighborhoods and properties. He posed that if the petition isn't a function to allay the concerns of people, then what would be?

Joshua Driesman – 127 Nichols Ave – Stated that he did not support the petition, but

appreciated everyone who signed it. He said that there is already a transitional zone code in place. He continued that his neighborhood abuts a biolab and he finds the current transitional zone to be appropriate and non-obtrusive. He said that more restrictive rules could potentially put up roadblocks for future beneficial developments. He concluded that perhaps the city would benefit from a broader Comprehensive Plan and a broader zoning update process that reflect a clearer set of rules for building a better Watertown.

Jamie Gordon – 84 Fitchburg Street – Asked that the Council deny the petition., particularly with the subjectivity of the language. She added that she believes that the planning staff agreed with certain elements of the petition, but that it is not conducive on the whole, again due to the subjectivity. She asked for hard numbers to be written into the code and asked for a more transparent community engagement process.

Tom Floros – Stated he was against the petition, specifically stating that subjectivity can lead to over regulation and delay development which could harm the city. He continued to say that we are a city and agreed to the notion of not controlling your neighbor.

Jason Cohen – 153 Common Street - Stated that the ability to have diagrams in the next zoning ordinance is paramount. He believed that a clear illustration may have addressed the wants voiced in the petition. He continued to say that Watertown already has a transitional zone, and we shouldn't muddy the waters of it.

Dennis Holland – 29 Nyack Street – Stated that when one business on a specific street (Rosedale Rd) goes, then the next lot will likely sell their property, and then the next, and what is concerning is that these lots abut residential neighborhoods which could lead way to large developments (reference to Broder) encroaching on the homes. He continued to say that that is an example of how space next to homes should be protected. He called for a representative of the city to come forward with a transparent plan to protect the neighborhood.

Joan Gumbleton – 32 Falmouth Road – Stated that she believes a large source of frustration is lack of clarity of what the process actually is. She continued to list upcoming zoning meetings and invited people to attend. She referenced that Broder's changed the plan of their development from 83,000+ sqft to over 200,000 sqft. and that she didn't understand how that change could be made without transparency. She called for a need to protect the quality of life for the individuals in the abutting neighborhoods.

George Skuse - 43 Pilgrim Road – Noted several projects where special permits were granted to fit the need of the developments. He stated that some of these permits go against zoning codes and lack public transparency. He continued to say that certain existing businesses have parking lots to serve as a buffer, but when larger developments take over that lot, they take up the space that the parking lot served. He continued that more and more projects continue to infringe on residential neighborhoods.

Elodia Thomas – 67 Marion Road – Asked for the city to put heart back in the community. She recognized the transition that this city has been going through with personnel, and that with the new personnel, there should be a greater effort for transparency. She asked for respect for the individuals who go to the meetings, and for the Zoning Board to not continue to become siloed. She asked the Council to step up in terms of their representation of the community.

Tom Floros – Stated that what makes America great is its freedom and its capitalism. He continued to say that when people buy their homes, they are aware of the zoning and businesses that are adjacent to them.

George Skuse - 43 Pilgrim Road – Stated that the most recent Comprehensive Plan elaborated on shared benefits of new developments and residents, but that it came off as a sales pitch. He requested that the Council refer the amendments in the petition to an appropriate subcommittee for further deliberation.

Joe Levendusky – 13 Templeton Parkway – Supported the request to refer the amendments to an appropriate subcommittee.

Dennis Holland – 29 Nyack Street – Stated that the businesses on Rosedale Rd were one to two story buildings with buffers, and it is disrespectful to the long term residences to be treated with an attitude that implies that they knew what they got into when they purchased their home.

Councilor Piccirilli moved to approve the proposed Zoning Ordinance Amendments concerning transition zones and Councilor Palomba seconded.

Discussion ensued.

Councilor Izzo thanked the petitioners of both proposed amendments. She recognized that the people are frustrated with recent developments, and empathized citing how several projects in the west end turn into infringements on the neighborhood. She recognized that many residents attend meeting and do not feel heard. She also thanked the Planning Board for doing their part in listening to the public. Specifically, she thanked Pacen Whitly and Abigail Hammit for incorporating suggested changes into the study and code – which was in effort to increase transparency and notable outcomes. She made note that Janet Buck mentioned that what one neighbor's opinion of a good quality of life will differ from another, but that these comments are a great step forward to acknowledge concerns and opinions going forward as part of the planning process. She concluded that it's clear that the community wants to see positive development that doesn't interfere with their neighborhoods, and though she wants to vote to approve the amendment, she is comfortable waiting for the result of the Watertown Square Study before making a decision.

Councilor Palomba asked where the impetus for previous amendments came from.

Assistant Director of Planning Gideon Schreiber said regarding the 2015 amendment there was a request on the Pleasant Street Corridor to downzone the properties with the ability to have housing within certain zones which altered the transition zone. It updated old setbacks from old industrial zones.

Councilor Palomba pointed out that there is subjectivity in the Planning Board report concerning criteria that need to be met for special permits. He stated that while the petition is criticized for lack of objectivity, subjectivity is present zoning code itself. He also wanted to recognize the petition writers and signers. He continued to express that zoning is important, and that he also had sympathy to those who feel like their community is

suffering. He applauded the residents for their efforts in following the process, and recognized that this is an ongoing issue. He concluded that he was happy we are investing in zoning studies such as Watertown Square Study, and he claimed culpability for any instance of not listening to the concerns of the residents.

Councilor Bays stated that she would have seconded the motion if Councilor Palomba did not, not because she supports it, but because she feels like the city deserves to know where the Council stands on it. She continued to say that she recognizes that change in government is slow. She claimed that petitions are not in vain and encouraged continued participation.

Councilor Airasian thanked the citizens and the Planning Board. He confirmed that this issue is not a new issue, but that he truly believes that progress is being made. He cited recent Comprehensive Plans that include height restrictions and buffers, and said that zoning studies are a positive investment that the city has made to assure people they are being heard. He stated that it's important for a city to support best practices, and because of that he will not vote for the amendment as he believes it isn't the best course of action. He once again thanked the petitioners for their engagement.

Councilor Gannon reiterated comments made by his fellow Councilors. He remarked that Watertown has historically had industries alongside residences for easy access, but overtime, new large scale buildings can in a way infringe of smaller style homes. He expressed concerns with the Rosedale property, but also respected the Zoning Board's process. He continued to say there is room for improvement with transparency and community interaction. He remarked his previous experience in the Somerville had a more collaborative effort in terms of zoning. He concluded that while he appreciated the efforts of the petitioners, he would not vote for this iteration of an amendment.

Councilor Feltner said she empathized with the frustrations of the public as she lives next to major developments in the Arsenal Corridor. She remarked that there has been more transparency in recent years as opposed to a decade ago. She urged the public not to get discouraged with their efforts, and that she is hopeful for continued progress particularly with the Comprehensive Plan.

Councilor Piccirilli stated that he does support transition zones, but not the proposed language in this petition. He is looking forward to making the appropriate changes for the upcoming zoning review.

President Sideris once again thanked the public and his colleagues for their comments, and he expressed hopefulness in the City Manager with his expertise in zoning. He believes there will be more public interaction in the future. He also noted that it's important to trust the process and the expertise of studies.

The motion to approve the Zoning Ordinance Amendments with regard to transition zones failed unanimously in a Voice Vote.

- C. Public Hearing and vote on a proposed Loan Order – Order that the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the “Authority”) pursuant to the Authority’s lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

City Manager Proakis stated that the first reading for this loan order happened at the previous City Council Meeting.

Superintendent St. Louis presented the loan order and stated that the city is on track to be well ahead of its proposed de-leading process with the funds.

Councilor Piccirilli moved to approve the loan order to remove lead pipes and Councilor Feltner seconded.

The motion to approve the loan order was approved unanimously in a Roll Call Vote.

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. Resolution Authorizing a Transfer of Funds in the Amount of \$171,500 from Fiscal Year 2024 City Council Reserve to the Fiscal Year 2024 Various Police Personnel Accounts in Order to Fund an Agreement with the Police Supervisors Union Covering the Period of July 1, 2023 through June 30, 2024.

City Manager Proakis clarified a typo in the memo and presented the request for Transfer of Funds.

Councilor Piccirilli moved to approve the transfer and Councilor Gannon seconded.

President Sideris thanked the City Manager and the Police Union for their cooperation.

The request to approve the Transfer of Funds was approved unanimously in a Roll Call Vote.

- B. Resolution Authorizing a Transfer of Funds in the Amount of \$500,000 From the Fiscal Year 2023 Planned Debt to the Fiscal Year 2023 Transfer to Acquisition of Land/Open Space Stabilization Fund.

City Manager Proakis presented the request for Transfer of Funds while making note of the ability to move money for FY23.

Councilor Piccirilli moved to approve the transfer and Councilor Gardner seconded.

The request to approve the Transfer of Funds was approved unanimously in a Roll Call Vote.

- C. Resolution Authorizing a Transfer of Funds in the Amount of \$1,500,000 From the Fiscal Year 2023 Various Departmental Accounts to the Fiscal Year 2023 Collective Bargaining Stabilization Fund.

City Manager Proakis presented the request for the Transfer of Funds making note of a typo on the memo.

Councilor Piccirilli moved to approve the transfer and Councilor Feltner seconded.

The request to approve the Transfer of Funds was approved unanimously in a Roll Call Vote.

- D. Resolution Authorizing a Transfer of Funds in the Amount of \$55,000 From the Fiscal Year 2023 City Manager Full Time Salaries to the Fiscal Year 2023 City Attorney – Litigation/Legal Services Fund.

City Manager Proakis presented the request for the Transfer of Funds.

Councilor Piccirilli moved to approve the transfer and Councilor Feltner seconded.

The request to approve the Transfer of Funds was approved unanimously in a Roll Call Vote.

- E. Resolution Authorizing a Transfer of Funds in the Amount of \$354,000 From

the Fiscal Year 2023 Various Departmental Electricity and Gas Accounts to the Fiscal Year 2023 ESCO Capital Stabilization Funds.

City Manager Proakis presented the request for the Transfer of Funds.

Councilor Piccirilli moved to approve the transfer and Councilor Feltner seconded.

Councilor Gannon asked when the ESCO agreement expire.

City Manager Proakis stated he did not have that answer but would get it for the Council.

The request to approve the Transfer of Funds was approved unanimously in a Roll Call Vote.

- F. Resolution Authorizing a Transfer of Funds in the Amount of \$1,122,262 From the Fiscal Year 2023 Planed Debt Account to the Fiscal Year 2023 Capital Projects/City Fund.

City Manager Proakis presented the request for the Transfer of Funds.

Councilor Piccirilli moved to approve the transfer and Councilor Feltner seconded.

The request to approve the Transfer of Funds was approved unanimously in a Roll Call Vote.

- G. Resolution Authorizing Acceptance and Expenditure of Gifts of Funds in the Amount of \$3,200 to the Watertown Cultural Council.

City Manager Proakis Resolution Authorizing the Acceptance and Expenditure of Gifts of Funds. He made note that the mural in the Watertown City Square is made possible in part form gifts such as these.

Councilor Piccirilli moved to approve Acceptance of Gifts and Councilor Feltner seconded.

The request to approve the Acceptance of Gifts was approved unanimously in a Roll Call Vote.

10. REPORTS OF COMMITTEES

- A. Committee on State, Federal, and Regional Government regarding the

appointment of a member to the Board of Election Commissioners - Nicole Gardner, Chair

ACTION ITEM:

To recommend that the City Council confirm Margie Apfelbaum for appointment to the Board of Election Commissioners for a term to expire on April 1, 2027.

10 A was tabled

- B. Committee on Economic Development & Planning regarding a report from the meeting held on July 5, 2023 - Lisa Feltner, Chair

ACTION ITEM:

To recommend that the City Council confirm Alexander Dale for appointment as a full member of the Zoning Board of Appeals for a term expiring February 15, 2027.

ACTION ITEM:

To recommend that the City Council confirm Rachel Sack for appointment to the Planning Board for a term expiring February 15, 2027.

Council Feltner presented the Committee Report.

Councilor Piccirilli moved to accept the report and Councilor Gannon seconded.

The report was accepted unanimously in a Voice Vote.

Councilor Piccirilli moved to confirm Alexander Dale for appointment as a full member of the Zoning Board of Appeals for a term expiring February 15, 2027 and Councilor Gannon seconded.

The confirmation was approved unanimously in a Voice Vote.

Councilor Piccirilli moved to confirm Rachel Sack for appointment to the Planning Board for a term expiring February 15, 2027 and Councilor Gannon seconded.

The confirmation was approved unanimously in a Voice Vote.

11. NEW BUSINESS

There was no New Business.

12. COMMUNICATION FROM THE CITY MANAGER

City Manager Proakis remarked that he handed the Council the City Manager Evaluation Forms. He updated the Council of hiring roles including upcoming Fire Chief announcement. He hoped to move quickly on HR Director. He spoke on opportunities for further community outreach in regard to the Watertown Square plans and zoning on the whole.

13. REQUEST FOR INFORMATION

Councilor Palomba asked for an update on the universal signs for Watertown's parks.

Councilor Feltner asked for template that the Zoning Board uses for developers for enhanced notification.

14. ANOUNCEMENTS

Councilor Izzo announced there would be two community meeting hosted by Broder concerning their development.

President Sideris announced that there will be a State of the City on August 9th.

15. PUBLIC FORUM

Dennis Holland – 29 Nyack Street – Thanked the Council for the reappointment of Earl Smith, and congratulated Megan Langan on her new position as City Auditor.

16. ADJOURNMENT

Councilor Piccirilli made a motion to adjourn and Councilor Feltner seconded.

The motion was adopted unanimously in a Voice Vote.

The meeting adjourned at 9:35 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 August 8, 2023.

Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

City Council Meeting
Tuesday, July 11, 2023 at 7:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. City Manager Goals and Evaluations– Item 7A
2. Central Business District Zoning Amendment and Planning Board Report– Item 8A
3. Transitions Requirement Amendment and Planning Board Report – 8B
4. FY24 City Council Reserve to FY24 Various Police Personnel Accounts (Police Supervisors Union) Transfer of Funds – 9A
5. FY23 Planned Debt Account to FY23 Acquisition of Land/open Space Stabilization Fund Transfer of Funds – 9B
6. FY23 Various Departmental Accounts to FY23 Collective Bargaining Stabilization Fund Transfer of Funds – 9C
7. FY23 City Manager Full Time Salaries to FY23 City Attorney Transfer of Funds – 9D
8. FY23 Various Departmental Electricity and Gas Accounts to FY23 ESCO Capital Stabilization Funds Transfer of Funds -9E
9. FY23 Planned Debt Account to FY23 Capital Projects/City Fund Transfer of Funds – 9F
10. Acceptance and Expenditure of Gifts – Watertown Cultural Council – 9G
11. Committee Report from the Committee on State, Federal, and Regional Government Meeting on June 28, 2023 – 10A
12. Committee Report from the Committee on Economic Development & Planning Meeting on July 5, 2023 – 10B

ADDENDUM TO THE
MINUTES OF THE JULY 11, 2023
CITY COUNCIL MEETING



City Council Meeting

Tuesday, July 11, 2023 at 6:30 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on July 11, 2023 at 6:30 PM. Location: Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID:929 133 1344
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

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- 1. ROLL CALL
 - 2. EXECUTIVE SESSION - 6:30 P.M.
Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Collective Bargaining as an Open Meeting May Have a Detrimental Effect on the City's Bargaining Position and the Chair so Declares – Police Supervisors Union
 - 3. RETURN TO SESSION – 7:00 P.M.
 - 4. PLEDGE OF ALLEGIANCE
 - 5. PUBLIC FORUM
 - 6. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from City Council Meeting June 13, 2023
 - 7. PRESIDENT'S REPORT
 - A. City Manager's Evaluation Process
 - 8. PUBLIC HEARINGS
 - A. Public Hearing and vote on proposed Zoning Ordinance amendments for reducing the maximum Floor Area Ratio in the Central Business District.
 - B. Public Hearing and vote on proposed Zoning Ordinance amendments to the transitions requirements between business, industrial or Special Zoning Districts and Residence

Districts and clarifying the Special Permit Granting Authority.

- C. Public Hearing and vote on a proposed Loan Order – Order that the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the “Authority”) pursuant to the Authority’s lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.

9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. Resolution Authorizing a Transfer of Funds in the Amount of \$171,500 from Fiscal Year 2024 City Council Reserve to the Fiscal Year 2024 Various Police Personnel Accounts in Order to Fund an Agreement with the Police Supervisors Union Covering the Period of July 1, 2023 through June 30, 2024.
- B. Resolution Authorizing a Transfer of Funds in the Amount of \$500,000 From the Fiscal Year 2023 Planned Debt to the Fiscal Year 2023 Transfer to Acquisition of Land/Open Space Stabilization Fund.
- C. Resolution Authorizing a Transfer of Funds in the Amount of \$1,500,000 From the Fiscal Year 2023 Various Departmental Accounts to the Fiscal Year 2023 Collective Bargaining Stabilization Fund.
- D. Resolution Authorizing a Transfer of Funds in the Amount of \$55,000 From the Fiscal Year 2023 City Manager Full Time Salaries to the Fiscal Year 2023 City Attorney – Litigation/Legal Services Fund.
- E. Resolution Authorizing a Transfer of Funds in the Amount of \$354,000 From the Fiscal Year 2023 Various Departmental Electricity and Gas Accounts to the Fiscal Year 2023 ESCO Capital Stabilization Funds.
- F. Resolution Authorizing a Transfer of Funds in the Amount of \$1,122,262 From the Fiscal Year 2023 Planed Debt Account to the Fiscal Year 2023 Capital Projects/City Fund.
- G. Resolution Authorizing Acceptance and Expenditure of Gifts of Funds in the Amount of \$3,200 to the Watertown Cultural Council.

10. REPORTS OF COMMITTEES

- A. Committee on State, Federal, and Regional Government regarding the appointment of a member to the Board of Election Commissioners - Nicole Gardner, Chair
ACTION ITEM:
To recommend that the City Council confirm Margie Apfelbaum for appointment to the Board of Election Commissioners for a term to expire on April 1, 2027.
- B. Committee on Economic Development & Planning regarding a report from the meeting held on July 5, 2023 - Lisa Feltner, Chair
ACTION ITEM:
To recommend that the City Council confirm Alexander Dale for appointment as a full

member of the Zoning Board of Appeals for a term expiring February 15, 2027.

ACTION ITEM:

To recommend that the City Council confirm Rachel Sack for appointment to the Planning Board for a term expiring February 15, 2027.

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

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JULY 11, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve an Order to approve the borrowing of funds in the sum of \$300,000 to pay costs of replacing lead pipes that connect service lines to water mains.



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

Order # 42

2023 - O - 42

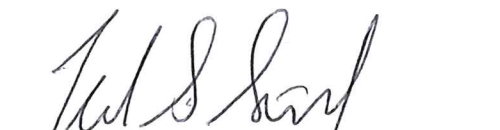
ORDER TO APPROVE THE BORROWING OF FUNDS TO PAY COSTS OF REPLACING LEAD PIPES THAT CONNECT SERVICE LINES TO WATER MAINS

ORDERED: That the sum of \$300,000 is appropriated to pay costs of replacing lead pipes that connect service lines to water mains, including all cost incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the Treasurer, with the approval of the City Manager, is authorized to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (the "Authority") pursuant to the Authority's lead service line replacement program and in connection therewith to enter into a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Authority with respect to such loan and for any grants or aid available for the project or for the financing thereof; and that the City Manager is authorized to accept and expend any grants or aid available for the project or for the financing thereof, provided that the amount of the authorized borrowing for the project shall be reduced by the amount of any such grants or aid received.


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 7 for, 0 against, and 0 present on July 11, 2023


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JULY 11, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a transfer of funds in the amount of \$171,500 from Fiscal Year 2024 City Council Reserve to the Fiscal Year 2024 Various Police Personnel Accounts.



Watertown City Council

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

RESOLUTION# 4/3

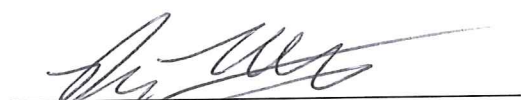
2023 – R – 4/3

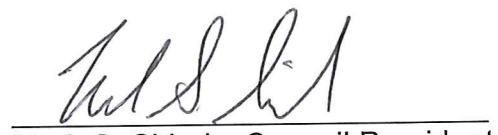
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$171,500 from Fiscal Year 2024 City Council Reserve to the Fiscal Year 2024 Various Police Personnel Accounts.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on July 11, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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: July 5, 2023

RE: Agenda Item - Transfer of Funds Request
Watertown Police Supervisors Association, MCOP, Local 373

I am pleased to inform you that an Agreement has been reached with the Watertown Police Supervisors Association for a three-year contract covering the period July 1, 2022, through June 30, 2025. A copy of the Memorandum of Agreement will be provided prior to Tuesday night's City Council Meeting. I urge and appreciate your support of the Agreement as it is fair to the taxpayers of Watertown, the City, the Union and its members.

Attached please find the related Transfer of Funds request in the amount of \$171,500 to the Fiscal Year 2024 various Police Personnel Accounts transfer from Fiscal Year 2024 City Council Reserve.

Please note that Fiscal Year 2023 retroactive amounts are covered through the remaining Fiscal Year 2023 Police Personnel Full Time Salaries.

I respectfully request the attached transfer be placed on the July 11, 2023, City Council Agenda.

Thank you for your favorable consideration in this matter.

TRANSFER AMOUNT \$ 171,500

FROM:	FY 2024 CITY COUNCIL RESERVE 0111152-570780	\$ 171,500
TO:	FY 2024 POLICE FULL TIME SALARIES 0121051-510111	\$ 90,000
	FY 2024 POLICE SPECIALIST PAY 0121051-510122	\$ 1,500
	FY 2024 POLICE OVERTIME 0121051-510130	\$ 25,000
	FY 2024 POLICE SHIFT DIFFERENTIAL 0121051-510141	\$ 14,500
	FY 2024 POLICE HOLIDAY 0121051-510142	\$ 11,000
	FY 2024 POLICE DEFIB COMPENSATION 0121051-510144	\$ 2,000
	FY 2024 POLICE CAREER INCENTIVE 0121051-510191	\$ 27,500

I hereby certify to the availability, authority of funding source, mathematical accuracy and appropriate fiscal year.

7/6/2023
DATE

Megan Zager
CITY AUDITOR

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JULY 11, 2023**

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a transfer of funds in the amount of \$500,000 from the Fiscal Year 2023 Planned Debt Account to the Fiscal Year 2023 Acquisition of Land/Open Space Stabilization Fund.



Watertown City Council

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

RESOLUTION# 44

2023 – R – 44

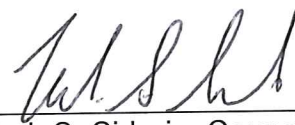
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$500,000 from the Fiscal Year 2023 Planned Debt Account to the Fiscal Year 2023 Acquisition of Land/Open Space Stabilization Fund.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on July 11, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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 Town Council

From: George J. Proakis, City Manager *OLP*

Date: June 29, 2023

RE: Agenda Item – Transfer of Funds Request

Attached please find a Transfer of Funds request for the Acquisition Land Open Space Stabilization Fund for \$500,000 for Fiscal Year 2023. The Transfer of Funds request will assist the implementation of the Honorable City Council's Budget Policy Guideline II.L. "Continue working to identify additional acquisition of land for open space and recreation, using the Acquisition of Land/Open Space Stabilization Fund, and including proposals submitted to the Community Preservation Committee." This action will also begin the process of replenishing this account to cover costs and continue discussions on acquisition of land for open space and/or recreational use.

I respectfully request the attached transfer be placed on the July 11, 2023, City Council Agenda.

Thank you for your consideration in this matter.

cc: Megan E. Langan, City Auditor
Steven Magoon, Assistant City Manager

TRANSFER AMOUNT: \$ 500,000

FROM: FY 2023 PLANNED DEBT
0171000-590927

\$ 500,000

TO: FY 2023 TRANSFER TO ACQ. LAND.OPEN SPACE STABILIZATION \$ 500,000
0194000-596808

I hereby certify to the availability, authority of funding source, mathematical accuracy
and appropriate fiscal year.

6/29/2023
DATE

Megan Zanger
CITY AUDITOR

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JULY 11, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a transfer of funds in the amount of \$1,500,000 from the Fiscal Year 2023 Various Departmental Accounts to the Fiscal Year 2023 Collective Bargaining Stabilization Fund.



Watertown City Council

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

RESOLUTION# 45

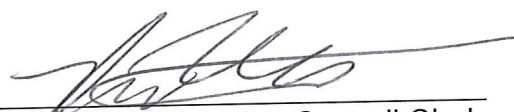
2023 – R – 45

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$1,500,000 from the Fiscal Year 2023 Various Departmental Accounts to the Fiscal Year 2023 Collective Bargaining Stabilization Fund.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on July 11, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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 *GJP*
Date: July 5, 2023
RE: Agenda Item - Transfer of Funds

Attached please find a Transfer of Funds request in the amount of \$1,500,000 to the Fiscal Year 2023 Collective Bargaining Stabilization Fund from various departmental accounts. The proposed transfer is to account for monies related to prior-year contracts in which Agreements have not been reached with six City unions (Watertown Firefighters Association Local 1347, Library AFSCME Council 93, DPW Teamsters Local 25, Watertown Municipal Employees Association Teamsters Local 25, Watertown Patrol Association, and Watertown Police Supervisors Association) to cover the Fiscal Year 2023 - 2025 period.

I respectfully request the attached transfer be placed on the July 11, 2023, City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: \$ 1,500,000

FROM: FY 23 CITY COUNCIL FULL TIME SALARIES 0111151-510111	\$ 10,000
FY 23 CITY MANAGER FULL TIME SALARIES 0112351-510111	\$ 45,000
FY 23 CITY AUDITOR FULL TIME SALARIES 0113551-510111	\$ 93,000
FY 23 CITY ASSESSORS FULL TIME 0114151-510111	\$ 17,000
FY 23 TREASURER/COLLECTOR FULL TIME 0114551-510111	\$ 10,000
FY 23 TREASURER/COLLECTOR PART TIME 0114551-510112	\$ 23,000
FY 23 HUMAN RESOURCES FULL TIME 0115251-510111	\$ 47,000
FY 23 CITY CLERKS FULL TIME 0116151-510111	\$ 26,000
FY 23 ELECTIONS TEMP PART TIME SALARIES 0116251-510121	\$ 13,000
FY 23 CDP FULL TIME SALAREIES 0118151-510111	\$ 102,000
FY 23 COMM. DEV. & PLANNING OVERTIME SALARIES 0118151-510130	\$ 10,000
FY 23 PARKING LOTS & METERS FULL TIME SALARIES 0119351-510111	\$ 5,000
FY 23 POLICE FULL TIME SALARIES 0121051-510111	\$ 115,000
FY 23 POLICE PART TIME SALARIES 0121051-510112	\$ 15,000
FY 23 POLICE CAREER INCENTIVE 0121051-510191	\$ 30,000
FY 23 FIRE FULL TIME SALARIES 0122051-510111	\$ 170,000
FY 23 FIRE OVER TIME SALARIES 0122051-510130	\$ 200,000
FY 23 FIRE HOLIDAY PAY 0122051-510142	\$ 25,000
FY 23 DPW ADMINISTRATION FULL TIME SALARIES 0140151-510111	\$ 88,000
FY 23 DPW HIGHWAY FULL TIME SALARIES 0142251-510111	\$ 10,000
FY 23 DPW SNOW & ICE OVERTIME SALARIES 0142351-510130	\$ 155,000
FY 23 DPW PROPERTY & BUILDINGS FULL TIME SALARIES 0149251-510111	\$ 64,000
FY 23 DPW FORESTRY FULL TIME SALARIES 0149451-510111	\$ 34,000
FY 23 HEALTH FULL TIME SALARIES 0151051-510111	\$ 60,000
FY 23 HEALTH PART TIME SALARIES 0151051-510112	\$ 3,000
FY 23 SENIOR SERVICES FULL TIME SALARIES 0154151-510111	\$ 87,000
FY 23 LIBRARY FULL TIME SALARIES 0161051-510111	\$ 18,000
FY 23 RECREATION FULL TIME SALARIES 0163051-510111	\$ 20,000
FY 23 SKATING RINK PART TIME SALARIES 0163151-510112	\$ 25,000
TO: FY 2023 TRANSFER TO COLLECTIVE BARGAINING STABILIZATION FUND 0194000-596808	\$ 1,500,000

I hereby certify to the availability, authority of funding source, mathematical accuracy and appropriate fiscal year.

7/5/2023
DATE

CITY AUDITOR

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JULY 11, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a transfer of funds in the amount of \$55,000 from the Fiscal Year 2023 City Manager Full Time Salaries to the Fiscal Year 2023 City Attorney – Litigation/Legal Services Fund.



Watertown City Council

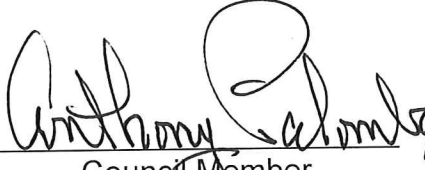
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 46

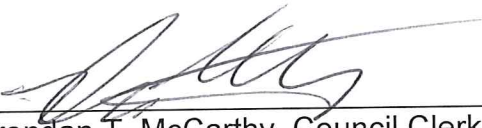
2023 – R – 46

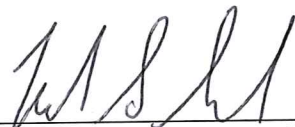
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$55,000 from the Fiscal Year 2023 City Manager Full Time Salaries to the Fiscal Year 2023 City Attorney – Litigation/Legal Services Fund.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on July 11, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
John G. Gannon,
Councilor At Large
Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



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: June 29, 2023
RE: Agenda Item – Transfer of Funds Request

Attached please find a Transfer of Funds request in the amount of \$55,000 to the Fiscal Year 2023 City Attorney – Litigation/Legal Services Fund. This proposed Transfer of Funds request to the City Attorney Litigation/Legal Services Fund is necessary to sufficiently fund services for the remainder of Fiscal Year 2023.

I respectfully request the attached transfer be placed on the July 11, 2023, City Council Agenda.

Thank you for your consideration in this matter.

cc: Megan E. Langan, City Auditor
Mark R. Reich, Esquire, KP Law

TRANSFER AMOUNT: \$ 55,000

FROM: FY 23 CITY MANAGER FULL TIME SALARIES \$ 55,000
0112351-510111

TO: FY 23 CITY ATTORNEY - LITIGATION/LEGAL SERVICES \$ 55,000
0115152-530309

I hereby certify to the availability, authority of funding source, mathematical accuracy
and appropriate fiscal year.

6/29/2023
DATE

Megan Sawyer
CITY AUDITOR

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JULY 11, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a transfer of funds in the amount of \$354,00 from the Fiscal Year 2023 Various Departmental Electricity and Gas Accounts to the Fiscal Year 2023.ESCO Capital Stabilization Funds.



Watertown City Council

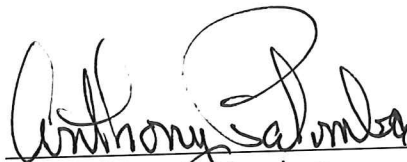
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 47

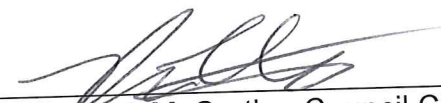
2023 – R – 47

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$354,000 from the Fiscal Year 2023 Various Departmental Electricity and Gas Accounts to the Fiscal Year 2023 ESCO Capital Stabilization Funds.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on July 11, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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 *GP*
Date: July 5, 2023
RE: Agenda Item – Transfer of Funds Request

Attached please find a Transfer of Funds request in the amount of \$354,000 to the Fiscal Year 2023 ESCO Capital Project Stabilization Fund from various departmental Electricity and Gas accounts. The ESCO Capital Project Stabilization Fund was established to place rebates, grants, and funds from departmental energy savings. This energy stabilization fund will be used to pay the debt service on the energy efficiency projects incurred under the ESCO agreement.

I respectfully request the attached transfer be placed on the July 11, 2023 City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: \$ 354,000

FROM: FY 23 PUBLIC BUILDINGS ELECTRICITY 0119552-520211	\$ 19,000
FY 23 PUBLIC BUILDINGS GAS 0119552-520213	\$ 13,000
FY 23 POLICE ELECTRICITY 0121052-520211	\$ 15,000
FY 23 POLICE GAS 0121052-520213	\$ 17,000
FY 23 FIRE ELECTRICITY 0122052-520211	\$ 11,000
FY 23 FIRE GAS 0122052-520213	\$ 19,000
FY 23 DPW PROP. & BLDGS ELECTRICITY 0149252-520211	\$ 50,000
FY 23 DPW PROP. & BLDGS GAS 0149252-520213	\$ 70,000
FY 23 LIBRARY ELECTRICITY 0161052-520211	\$ 33,000
FY 23 LIBRARY GAS 0161052-520213	\$ 8,500
FY 23 SKATING RINK ELECTRICITY 0163152-520211	\$ 60,000
FY 23 SKATING RINK GAS 0163152-520213	\$ 3,500
FY 23 SCHOOL VICTORY FIELD LIGHTS 0194000-590977	\$ 35,000
TO: FY 23 TRANSFER TO ESCO CAP. PROJECT STAB FUND 0194000-596805	\$ 354,000

I hereby certify to the availability, authority of funding source, mathematical accuracy and appropriate fiscal year.

DATE

7/5/2023

CITY AUDITOR

Megan Fargen

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JULY 11, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a transfer of funds in the amount of \$1,122,262 from the Fiscal Year 2023 Planned Debt Account to the Fiscal Year 2023 Capital Projects/City Fund.



Watertown City Council

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

RESOLUTION# 48

2023 – R – 48

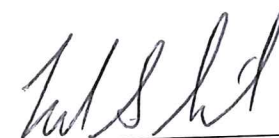
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$1,122,262 from the Fiscal Year 2023 Planned Debt Account to the Fiscal Year 2023 Capital Projects/City Fund.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on July 11, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

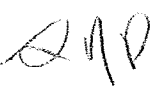
Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
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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: July 5, 2023
RE: Agenda Item – Transfer of Funds Request

Attached please find a Transfer of Funds request in the amount of \$1,122,262 to the Capital Projects/City Fund from Fiscal Year 2023 Planned Debt account. This proposed Transfer of Funds to the Capital Projects/City Fund will support ongoing capital projects.

I respectfully request the attached transfer be placed on the July 11, 2023, City Council Agenda.

Thank you for your consideration in this matter.

TRANSFER AMOUNT: \$ 1,122,262

FROM: FY 2023 PLANNED DEBT
0171000-590927

\$ 1,122,262

TO: FY 2023 TRANSFER TO CAPITAL PROJECTS/CITY
0193059-596502

\$ 1,122,262

I hereby certify to the availability, authority of funding source, mathematical accuracy
and appropriate fiscal year.

7/5/2023
DATE

Meyn Targen
CITY AUDITOR

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JULY 11, 2023

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the acceptance and expenditure of gifts or funds in the amount of \$3,200 to the Watertown Cultural Council.



Watertown City Council

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

RESOLUTION# 49

2023 – R – 49

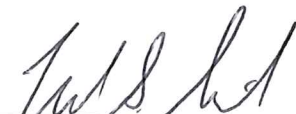
BE IT RESOLVED: That the City Council of Watertown hereby approves the acceptance and expenditure of gifts of funds in the amount of \$3,200 to the Watertown Cultural Council.

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


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on July 11, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



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 *GJP*
Date: July 6, 2023
RE: Agenda Item – Acceptance of Gift of Funds and Expenditure

I am pleased to inform you that the Watertown Community Foundation has committed to a grant of \$3,200 to the Watertown Cultural Council to fund the installation of the mural titled, "I See a Dream" along Merchants Row in Watertown Square.

Pursuant to Massachusetts General Laws Chapter 44, Section 53A, any expenditure of gifts of funds by a city department or board needs the approval of the City Manager and City Council.

I have approved this item and respectfully request the attached Resolution accepting these gift expenditures be placed on the July 11, 2023 City Council Agenda for your consideration.

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

Resolution #

R – 2023 -

Resolution approving the Acceptance and Expenditure of Gifts of Funds

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

WHEREAS: The Watertown Community Foundation has committed to a grant of \$3,200 to the Watertown Cultural Council to fund the installation of the mural titled, "I See a Dream" along Merchants Row in Watertown Square; and,

NOW THEREFORE BE IT RESOLVED: that the City Council of the City known as the City of Watertown, hereby accepts and appropriates, pursuant to Massachusetts General Laws Chapter 44, Section 53A, a gift of \$3,200 toward partially funding a mural titled, "I See a Dream" to be installed along Merchants Row in Watertown Square.

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on July 11, 2023.

Council Clerk

Mark Sideris, Council President



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

Report of the Committee on State, Federal and Regional Government Meeting Date: June 28, 2023

The Committee convened on Tuesday June 28, 2023 at 5:30pm in the City Council Office. Present were Nicole Gardner, Chair; Anthony Palomba, Vice Chair; and Emily Izzo, Secretary. The purpose of the meeting was to conduct an interview for the Board of Election Commissioners.

Margie Apfelbaum

This would be Ms. Apfelbaum's first time serving on the Board of Election Commissioners. Ms. Apfelbaum stated her interest in elections started from a young age when she would go with her father to vote and the moment she turned 18 years old she registered. She has been active in elections ever since. Ms. Apfelbaum has recently brought this passion to her workplace at the New England Conservatory where she is looked to as a leader. The Dean of Students asked her to assist in getting out the vote (GOTV) and encouraging students and faculty to participate in elections. She discussed her efforts in GOTV and talked passionately about registering not only students who are Massachusetts residents but also urging students registered in other states and countries to participate in their elections as well. She has been very interested in this position for many years now, and this is her third time applying for this role.

To prepare for this role she has looked at online meeting minutes from past Election Commission Meetings. Ms. Apfelbaum discussed how she has always had positive election experiences in Watertown, she mostly votes in person but has voted by mail and participated in early voting. She acknowledged the concerns around inactive voters and emphasized the importance of communicating with residents when it comes to completing their census. She also believes communication is the best way to get more participation in elections. Ms. Apfelbaum also explained how she is not afraid to disagree and feels comfortable doing so in a civil manner when her and her colleagues have not been on the same page about an issue. Finally, when it was asked of Ms. Apfelbaum what other committees she would be serving on if not the Board of Election Commissioners she stated the Public Arts and Culture Committee.

⇒ **Action Item** Councilor Izzo made a motion, seconded by Councilor Palomba, to recommend that the City Council confirm Margie Apfelbaum for appointment to the Board of Election Commissioners for a Term to Expire on April 1, 2027. Voted 3-0.

PROFESSIONAL SUMMARY

- Seasoned Arts Administrator with extensive experience managing domestic and international projects for professional and educational institutions.
- Proven record of successful collaboration with seasoned high-profile professionals and emerging young artists.
- Highly skilled in managing diverse personalities, production details, and project resources.

PROFESSIONAL EXPERIENCE

New England Conservatory Boston, MA

Director of Large Ensemble Administration

2012 – present

Administrative Director of Orchestras

2002 – 2012

- Oversee all operations of College Division Orchestra, Chorus, and Wind Ensemble Departments.
- Create yearly concert calendar and serve as lead staff member in facilitating the creation of concert schedule for the entire Conservatory including Orchestra, Wind Ensemble, Choir, Opera, Jazz, Contemporary Improvisation Departments, and Preparatory School.
- Manage daily operations of four college division orchestras comprised of 340 students.
- Lead and organize monthly production meetings which include stage crew, orchestra librarian, and audio/visual department personnel.
- Supervise production of rehearsals and concerts for 35+ programs per year.
- Collaborate with Jazz, Opera, and Contemporary Improvisation Departments on interdepartmental productions.
- Provide and proofread all content for program booklets.
- Collaborate with conductors on creating diverse programming.
- Contract guest conductors including initiation of contact with managers.
- Serve as liaison for all guest conductors arranging logistics of schedules and travel.
- Engage, negotiate, and facilitate fee payments for faculty coaches from a pool of BSO and local freelance musicians.
- Supervise 2 full-time staff members – Performance Librarian and Administrator of Choirs.
- Hire and delegate tasks to student assistants who serve as orchestra managers, stage crew, and administrative assistants.
- Strategize methods for building audiences with marketing and public relations staff.
- Creatively formulate and maintain annual departmental budgets.
- Design and maintain Large Ensemble Department website for the dissemination of bulletin board materials to orchestra students, faculty, and staff.
- Annually create and produce multi-departmental Commencement Concert.
- Serve as lead administrator of ArtsVision database which is used by several departments.
- Collaborate with NEC's Entrepreneurial Musicianship Department on programming for orchestra students.
- Created and taught full menu of online courses to 150 international and domestic distance learning students during COVID-19 pandemic including: *Audition Intensive, Orchestra Management, and Music Cataloging of Works by Underrepresented Composers.*

Tanglewood Music Center/ Boston Symphony Orchestra

Lenox/ Boston, MA

2000 – 2002

Manager of Student Services

- Arranged and participated in cross-country audition and recruitment tour with members of Boston Symphony Orchestra.
- Served as liaison to Jacobs Pillow Dance Festival for annual collaboration between the two institutions.
- Acted as international student advisor and Primary Designated School Official in issuing M-1 student visas to foreign nationals.
- Developed and presented annual orientation session for fellows, faculty, and staff.
- Created program booklet with team of colleagues communicating all assignments and schedules to the Tanglewood Community.
- Assigned fellows to various community outreach events.

New World Symphony

Miami Beach, FL

1997 – 2000

Orchestra Manager

- Worked closely with Founding Artistic Director, Michael Tilson Thomas, in the assignment of orchestra personnel and creation of concert rosters to ensure equitable distribution of assignments.
- Developed and executed weekly orchestra schedules.
- Assisted in all personnel-related aspects for national and international tours.
- Coordinated backstage flow during concerts including stage and personnel changes.
- Selected musicians for participation in development and media events.
- Established and maintained harmonious relationship between musicians and all administrative staff.
- Served as liaison between Musicians' Orchestra Committee and senior staff.
- Designed and maintained intranet website to expedite and enhance communication with musicians.
- Engaged 250 substitute musicians each season from the local area and the entire USA.
- Arranged all airline and hotel reservations for 200 substitute musicians each year.
- Created, proposed, and tracked budget which included musician payments, hotel, and airline expenses.
- Maintained database of over 500 substitute musicians and facilitated stipend payments for all musicians.
- Processed appropriate applications for all foreign nationals to obtain F-1, H-1B, and O-1 visas.

SELECTED SEASONAL AND FREELANCE EXPERIENCE

Boston Landmarks Orchestra

Boston, MA
Summer 2014

Director of Concert Operations

- Responsible for executing all logistics of concert production at Boston's outdoor Hatch Shell on Boston's Esplanade for 8 concerts plus 1 concert in Symphony Hall, Boston.
- Coordinated with partners such as Department of Conservation and Recreation (DCR), WCRB radio talent, WCVB TV talent, Free for All Concert Fund staff, American Sign Language (ASL) interpreters, dance troupes, choirs, jazz combos, and outside vendors including the security team, Massachusetts State Police, and sound and lighting crews.
- Created production books and minute-by-minute "show flows" for all concerts.
- Booked all rehearsal venues.
- Worked with personnel manager and business manager to process musician and union payments each week.
- Collaborated closely with stage manager and technical director.
- Briefed musicians on security procedures and distributed security credentials.
- Filed paperwork for performance and broadcast rights.

Emmanuel Music

Boston, MA
Summer 2013

Tour Manager – John Harbison's Great Gatsby at Tanglewood

- Managed all logistics for eighty chorus and orchestra members for 3-day residency at Tanglewood.
- Arranged hotel and housing for all personnel.
- Coordinated meal service for all Emmanuel Music participants.

SELECTED PROFESSIONAL PROJECTS

- **Chair of NEC's Leonard Bernstein at 100 Festival** (Fall 2018) programming included a semi-staged production of *Candide*, orchestral, and chamber performances of Bernstein's works and works which influenced him. Directed all logistics for Boston showing of Grammy Museum's traveling interactive Bernstein at 100 Exhibit as part of NEC's celebration.
- **CBS Sports AFC Championship teaser with John Malkovich** (January 2018) Negotiated and oversaw project on behalf of NEC. Counseled CBS to use Jordan Hall for filming. Facilitated a site visit for the CBS crew. The spot was shown ahead of the CBS telecast of the AFL Championship game and earned four Sports Emmy Awards. Video and story: <https://www.necmusic.edu/philharmonia-nfl>
- **Co-Chair NEC's 150th Birthday Concert** (2017) Charged with creating and overseeing the production of this celebration. Conceived of idea to invite **Lake Street Dive** as featured artists and implemented my vision to have them collaborate with current NEC student ensembles (orchestra, jazz orchestra, gospel choir) for an outstanding night of music. Concert was sold out within five days of tickets going on sale. Concert review: <http://downbeat.com/news/detail/nec-celebrates-150-years-with-spirited-gala>

- **International Tour Operations** – Directed operations and personnel on orchestra concert tours to Israel, Italy, Monaco, China, Chile, and Costa Rica on behalf of NEC, Orchestra of the Americas, and New World Symphony.

AWARD

President's Service Award – New England Conservatory

September 2014

The terms of this peer nominated annual award: superior service in support of NEC's daily operation, a willingness to go "above and beyond" in the performance of one's responsibilities, a collegial spirit, and respect for members of the NEC Community, and at least five years of demonstrated dedication to NEC in a staff position.

EDUCATION

Boston University Center for Digital Imaging Arts

Professional Photography Certificate

Boston University, School for the Arts

Bachelor of Music Program in French Horn Performance

University of Hartford, Hartt School of Music

Bachelor of Music Program in French Horn Performance



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

Report of the Committee on Economic Development & Planning Meeting Date: July 5, 2023

The Committee convened on Wednesday July 5, 2023 at 5:30 pm by Zoom, pursuant to Chapter 2 of the Acts of 2023. Present were Lisa Feltner, chair; and Vincent Piccirilli, secretary. John Gannon, vice chair, was absent. The purpose of the meeting was to conduct Planning Board and Zoning Board of Appeals interviews. It was called to order at 5:36 pm.

Alexander Dale has a PhD in Civil and Environmental Engineering, and is a candidate for appointment to the ZBA. He is the Director of the SOLVE initiative at the Massachusetts Institute of Technology, exploring innovative options for decarbonizing housing globally. As a parent with two small children, he is very excited about Watertown's Climate and Energy Plan, and he has been following the Comprehensive Plan update and the vision for Watertown's future. As a facilitator working to develop public policy, he feels he is well equipped to consider the varied public input during ZBA meetings, to reach a reasoned judgement on petitions, and to be able to explain his decision to the public.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Feltner, to recommend that the City Council confirm Alexander Dale for appointment as a full member of Zoning Board of Appeals for a term expiring February 15, 2027. Voted 2-0 on a roll call.

Rachel Sack has a Masters in Energy and Environmental Analysis, and is a candidate for appointment to the Planning Board. She is Chief of the US DOT Volpe Center's Innovative Research Division, and Director of the US DOT Small Business Innovation Research Program. As a resident in the Arsenal corridor, she has seen many changes, and wants to become more involved in the future growth of Watertown, particularly with transportation and climate issues. As a transportation professional, and a facilitator in her public policy role, she feels well suited to handle complex issues where there is a wide range of public input, and balance all the facts when making a decision. She feels it is important to acknowledge public input and how it was considered when explaining how a decision was made.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Feltner, to recommend that the City Council confirm Rachel Sack for appointment to the Planning Board for a term expiring February 15, 2027. Voted 2-0 on a roll call.

The meeting adjourned at 6:25 pm on a roll call.

Report prepared by Vincent Piccirilli

DRAFT
City Manager Goals for FY 2023 (8/15/22-6/30/23)

The City Manager's contract indicates that the Manager and the Council should annually review a written performance valuation tool to be used for evaluating the Manager's progress will consider the Manager's suggestions for appropriate and additional criteria upon which the evaluation might be based. The contract indicates that the evaluation tool should be completed by September 15 of each year and the evaluation should occur during the month of July each year. The contract anticipated that the first year's evaluation tool would need to be developed later than September of this year, but set a timeline of November. Although we are behind the timeline, we are seeking to ensure that the evaluation criteria are set now, so that we can effectively evaluate the Manager's performance in July of 2023.

The proposed evaluation tool is a blend of general and specific goals. The general evaluation criteria include many items that we have used in the past for evaluation of our manager. The more specific criteria are those that are relevant to the current year.

The evaluation will be scored based on each of the 12 items below. For each item, each councilor will provide a score from 1 (poor) to 5 (excellent) and any narrative information that each councilor would like to provide about the individual item.

General Evaluation Criteria:

1. Relationships with the City Council
2. Community Engagement
3. Staff and Personnel Relationships
4. Leadership and Professional Capability
5. Business and Finance
6. Personal Qualities

Specific Evaluation Criteria:

1. Annual Budget
2. Government Operations and Management
3. Long Range Planning and Implementation
4. Community Health and Safety
5. Economic Vitality
6. Major Capital Investments

Detailed Guidance:

The information below is advisory to the council in scoring each of the categories above. The detailed descriptions for the general evaluation criteria would generally remain consistent from year to year while the detailed descriptions under the specific criteria may change from year to year based on the council's ongoing priorities.

General Evaluation Criteria:

1. Relationships with the City Council
 - a. Keep council informed on issues, needs and operations of the City
 - b. Offer professional advice to the council on items requiring council action
 - c. Execute the intent of council directives
 - d. Accept constructive criticism from the council
2. Community Engagement
 - a. Facilitate the flow of information to and between various constituencies
 - b. Encourage methods for expanding community awareness of City government matters
 - c. Be attentive to community feedback and input
3. Staff and Personnel Relationships
 - a. Develop and execute sound personnel procedures and practices
 - b. Recruit and assign the best available personnel
 - c. Support staff while encouraging their best efforts
4. Leadership and Professional Capability
 - a. Maintain a vision of overall departmental missions and provides supervision of departments with a focus on operational efficiency and long-range priorities
 - b. Analyze operational challenges and provide effective solutions.
 - c. Make effective presentations which demonstrate thoughtful information pertinent to the issue at hand
 - d. Understand and keeps informed regarding all aspects of municipal government operation, including participation in relevant professional development opportunities
 - e. Maintain professional relationships with peers and with relevant federal and state leaders
5. Business and Finance
 - a. Effectively supervise financial operations of the City
 - b. Evaluate financial needs and make recommendation for adequate financing for department priorities and progress
 - c. Manage and maintain City property effectively
 - d. Present a budget and capital improvement plan to the Council in a manner which promotes transparency and a establishes consistency with operational goals
6. Personal Qualities
 - a. Defend principles and convictions in the face of pressure
 - b. Maintain high ethical standards including honesty and integrity
 - c. Exercise good judgement in arriving at decisions.

Specific Evaluation Criteria:

1. Annual Budget
 - a. Implements the FY 23 and FY 24 budget priority guidelines
2. Government Operations and Management
 - a. Ensure stability in department management, by working to fill vacant Deputy Manager, Senior Services Director, Police Chief and Fire Chief positions, while moving efficiently to fill any additional staff vacancies if they occur
 - b. Implement the Resident Advisory Committee to broaden the efforts to recruit members for boards and commissions
 - c. Undertake the Personnel Department Assessment Review and the Salary Compensation study.
3. Long Range Planning & Implementation
 - a. Climate Action Plan: Prioritize and implement achievable action items that meet the goals of the Climate Action Plan
 - b. Comprehensive Plan: Complete the comprehensive plan, and then prioritize and begin implementation of regulatory, fiscal and other actions to meet the goals of the plan
 - c. Housing Affordability: Launch the new Housing Trust and bring a linkage fee proposal to the City Council to fund Trust activities
4. Community Health and Safety:
 - a. Ensure the health and safety of the residents of Watertown through the effective management of public safety and public health departments
 - b. Ensure that a robust and comprehensive study of Health and Human Services functions in the City is underway
5. Economic Vitality
 - a. Facilitate economic development opportunities consistent with the City's revenue goals and community values
 - b. Establish efforts to support local small businesses
6. Major Capital Investments:
 - a. Continue efforts to complete the three elementary schools
 - b. Implement the finance plan for Watertown High School, allowing for the start of construction in the summer of 2023
 - c. Facilitate and complete the purchase of the Walker Pond and Parker School properties, and upgrades to the Parker School to begin moving staff into the school in late 2023

FY 2023 Watertown City Manager Scoresheet
General Evaluation Criteria: page 1

Councilor Name: _____

1: Relationship with City Council				
Score				
1	2	3	4	5
Comments:				

2. Community Engagement				
Score				
1	2	3	4	5
Comments:				

3. Staff and Personnel Relationships				
Score				
1	2	3	4	5
Comments:				

Scores:

- 1=Poor (rarely meets the performance standard)
- 2=Below Average (usually does not meet the performance standard)
- 3=Average (generally meets the performance standard)
- 4=Above average (generally exceeds the performance standard)
- 5=Excellent (almost always exceeds the performance standard)

FY 2023 Watertown City Manager Scoresheet
General Evaluation Criteria: page 2

Councilor Name: _____

4. Leadership and Professional Capability				
Score				
1	2	3	4	5
Comments:				

5. Business and Finance				
Score				
1	2	3	4	5
Comments:				

6. Personal Qualities				
Score				
1	2	3	4	5
Comments:				

Scores:

- 1=Poor (rarely meets the performance standard)
- 2=Below Average (usually does not meet the performance standard)
- 3=Average (generally meets the performance standard)
- 4=Above average (generally exceeds the performance standard)
- 5=Excellent (almost always exceeds the performance standard)

FY 2023 Watertown City Manager Scoresheet
Specific Evaluation Criteria: page 1

Councilor Name: _____

1. Annual Budget				
Score				
1	2	3	4	5
Comments:				

2. Government Operations and Management				
Score				
1	2	3	4	5
Comments:				

3. Long Range Planning and Implementation				
Score				
1	2	3	4	5
Comments:				

Scores:

- 1=Poor (rarely meets the performance standard)
- 2=Below Average (usually does not meet the performance standard)
- 3=Average (generally meets the performance standard)
- 4=Above average (generally exceeds the performance standard)
- 5=Excellent (almost always exceeds the performance standard)

FY 2023 Watertown City Manager Scoresheet
Specific Evaluation Criteria: page 2

Councilor Name: _____

4. Community Health and Safety				
Score				
1	2	3	4	5
Comments:				

5. Economic Vitality				
Score				
1	2	3	4	5
Comments:				

6. Major Capital Investments				
Score				
1	2	3	4	5
Comments:				

Scores:

- 1=Poor (rarely meets the performance standard)
- 2=Below Average (usually does not meet the performance standard)
- 3=Average (generally meets the performance standard)
- 4=Above average (generally exceeds the performance standard)
- 5=Excellent (almost always exceeds the performance standard)



CITY OF WATERTOWN
Department of
Community Development and Planning
Planning Board

Administration Building
149 Main Street
Watertown, Massachusetts 02472
Phone: 617-972-6417
www.watertown-ma.gov

Board Members:
Janet Buck, Chair
Payson R. Whitney, III
Jason Cohen
Abigail Hammett

Planning Board Report

This Report provides the Planning Board's recommendation to the Honorable Council for the Council's public hearing on Zoning Amendments relating to the Central Business District.

ZONING AMENDMENT:	Article V, §5.04 and notes, and other language as necessary, to reduce the maximum Floor Area Ratio in the Central Business District.
DATE OF CITY COUNCIL REFERRAL:	April 25, 2023
STAFF RECOMMENDATION:	Deny Zoning Amendment
DATE OF PLANNING BOARD HEARING:	June 14, 2023
PLANNING BOARD RECOMMENDATION:	Deny Zoning Amendment
DATE OF CITY COUNCIL FIRST READING:	June 27, 2023
DATE OF CITY COUNCIL HEARING:	Scheduled July 11, 2023

I. PUBLIC NOTICE (M.G.L. c. 40A, §11)

A. Procedural Summary

As required by the Watertown Zoning Ordinance § 9.22, notice was given as follows:

- Published in the newspaper of record (Boston Globe) on May 31 and June 7, 2023;
- Posted at the Administration Building on May 26, 2023; and,
- Mailed to parties of interest on May 30, 2023.

B. Legal Notice

*"To consider Watertown Zoning Ordinance amendments for reducing the maximum **Floor Area Ratio in the Central Business District**. Amendments to be considered amend language as necessary, including to Section 5.04 and notes relating to the Table of Dimensional Regulations."*

II. DESCRIPTION**A. Nature of the Request**

This is a Citizen Petition to amend the Watertown Zoning Ordinance by reducing the maximum Floor Area Ratio (FAR) in the Central Business (CB) District from 4.0 to 2.2 as shown in Table 5.04. The Petition is attached as Exhibit 1.

III. PUBLIC COMMENTS

Twenty-one residents testified at the June 14, 2023 hearing and one resident emailed a comment earlier in the day.¹ Nine of the residents provided comments supporting the petition and thirteen opposed it.

Below is a summary of major points made by proponents of the amendments:

- Significant concern over large-scale development in Watertown Square, with at least three referring specifically to the proposed 104 Main Street project. Concerns about development in Watertown Square centered on height and traffic impacts.
- Frustration that the city's staff and the Planning Board have ignored resident concerns over large development. These speakers felt that the fact that over 200 people signed the petition indicated strong community support for reducing density. They expressed frustration that the petition was being criticized and felt that community wishes for less density should be respected.
- One proponent said that the city should not comply with the MBTA Communities law; while another said the city could readily comply with the law without dense development in Watertown Square because only 15/units an acre zoning is required.
- Several supported consideration of form-based code.
- One proponent, trying to articulate what he would like to see in Watertown Square, said he wanted new buildings to be smaller and to have more amenities, like cafes, plazas, and green space.
- Two proponents urged the Planning Board, if they were inclined against the petition as written, to take other actions to keep it alive. Both suggested different ways that the Board could keep working on it without voting on a recommendation to the City Council.

Below is a summary of major points made by opponents of the amendments:

- Watertown Square needs to be revitalized. To make it more lively and attract more retail, it needs more density and specifically more housing. Several of these residents were dissatisfied with Watertown Square's lack of activity and suggested reducing density is tantamount to accepting the status quo.

¹ In addition, City Council President Sideris and City Councilor Palomba spoke without taking a position on the proposed zoning amendment.

- Many of the opponents specifically said they welcome, or have no issue with the present, or even higher, density in Watertown Square. Several noted that this is the city's center and density in a transit-rich area would promote the city's climate goals.
- The region and city need more housing to stabilize rents and/or create new affordable housing through inclusionary units.
- The city must comply with the MBTA Communities law and reducing density in Watertown Square will jeopardize the city's ability to do that.
- There is a planning process about to start that will include consideration of Watertown Square zoning. This process will allow for a formal public engagement process on whether and how to zone the Square. One proponent noted that the division of opinion at the public hearing argued for that kind of process rather than going right to a vote on reducing FAR.
- Reducing FAR to 2.2 was arbitrary and might not change the size of proposed developments, as recent ones were below or closer to 2.2 than the 4.0 maximum.
- One resident said the petition would infringe on property rights and hurt small businesses.

IV. RECOMMENDATION

A. Background

The citizen petition was submitted in the context of the following:

- The City Manager, in his FY 2023 Budget Message on October 11, 2022 said that a "strategic priority" for FY 2024 would be conducting a Watertown Square planning initiative. The message listed four specific areas to be studied, including "Development/Zoning." (pg. 69)
- On November 22, 2022, the City Council adopted FY24 Budget Guidelines that included "provide funding for a study of Watertown Square that will incorporate the goals of the updated Comprehensive Plan and include ...Development and Zoning changes...." (pg. 2)
- The draft Comprehensive Plan released February 17, 2023 included as proposed Strategy 2A "Develop a neighborhood plan for Watertown Square that comprehensively addresses small business support, placemaking/public spaces, housing opportunities, street design, traffic and parking, historic preservation, and public art." (Pg. 33)
- On May 22, 2023, the City issued a "Request for Qualifications "for a Watertown Square Plan. The RFQ deadline is June 12, 2023. The timeline in the RFQ includes a "kickoff" in July 2023 and completion of the work, including proposed zoning amendments, by April 1, 2024.²

² At the Planning Board meeting, staff informed the Board that the city received RFQ submissions on June 12 and that the City Council approved funding for the Watertown Square Plan on June 13.

Once a proposed zoning amendment is advertised for public hearing, both pending projects and projects filed after that date are subject to any changes adopted by the City Council as a result of the amendment process.

B. Analysis

The proposed petition presents two distinct questions: 1) is amending one dimensional requirement in the CB District appropriate when the City is launching an area planning effort that includes zoning? and 2) has a case been made for reducing FAR to 2.2 for the CB district?

1. The proposed rezoning is inconsistent with good planning process

Since the City Manager's October 2022 budget message, the City (in parallel with the Comprehensive Plan draft recommendations) has taken the necessary steps to begin a Watertown Square planning effort. This public process will begin in July 2023 and will specifically include potential zoning changes in the CB district. Prior to completing the plan for the Square, amending a single requirement affecting the overall mass of new buildings in the CB district is inconsistent with good planning process.

The scope of the Watertown Square study includes all the elements that should inform good land use planning and zoning. The impending study will be led by a consultant or consultant team with expertise in at least the following areas: urban planning and design, transportation, economic development, housing, zoning, open space, and community engagement. The consultant will be informed by prior studies and public engagement and will gather new data. The consultant will review existing zoning in light of all the relevant issues and recommend changes.

Notwithstanding its specific request to reduce FAR, the Petition argues that continuing to use FAR as a key dimensional requirement is bad and should be replaced by a form-based approach:

We further request that the Planning Board be instructed to consider the requested amendment in the context of the Commonwealth's Smart Growth/Smart Energy Form-Based codes...Conventional zoning uses numerical parameters such as floor area ratios, height limits, and parking ratios while ignoring community intentions. The result is often development based on land use and not on the form, scale, and character of Watertown's distinct neighborhoods.

While the Watertown Square Plan may or may not recommend use of form-based code in Watertown Square, the planning process will thoughtfully look at the form, scale, and character of the study area. In contrast-- without any explanation-- the Petition proposes 2.2 as the right number across the entire district.

2. Has a case been made for reducing FAR to 2.2 in Watertown Square?

The Petition does not present a case for reducing FAR in Watertown Square. It ignores all the reasons why Watertown Square has had such a FAR for over fifty years and it focuses on FAR without addressing the other dimensional requirements that are part of CB zoning.

In 1971, the CB District had a maximum FAR of 6.0 for non-residential uses (allowed to increase up to 8.0 with open space bonus) and 4.0 for residential uses. By June 1989, the maximum FAR was 4.0, whether for mixed-use, residential, or commercial development. While opinions may vary as to whether the maximum FAR should be reduced or replaced by another approach, the Petition ignores all the reasons why Watertown Square is zoned as a central business zone and is an appropriate location for density.

Watertown Square is the City's commercial and civic center, including important civic open space. It is the City's transportation hub, with nine major street corridors and seven bus lines (including a private shuttle) converging there. The Square has large-scale residential, commercial, and mixed-use buildings. For over 50 years, the Zoning Ordinance recognized that Watertown Square was and should be the City's densest area.

Even for those who think that the zoning ordinance allows buildings that are "too big" for Watertown Square, there is no compelling reason to focus on FAR. CB dimensional requirements include height, minimum open space, and setbacks and stepbacks when there is proximity to a residential district. Each of these affect project scale and an applicant's ability to achieve the maximum FAR. This is illustrated by the last two applications for large developments in the CB District: 166 Main Street was submitted at a proposed 1.98 FAR and 104 Main Street at a proposed 2.52 (now reduced to 2.5).

C. Staff Recommendation

Staff recommended the Planning Board report to the City Council that the proposed amendment to the Central Business District should not be adopted.

V. PLANNING BOARD DELIBERATION AND RECOMMENDATION

The hearing opened with a discussion by the Planning Board, with each member commenting on the proposed petition. Several members identified issues they hoped members of the public would address during the public testimony portion of the hearing. Member Whitney noted the petition language consists of two pieces: a request that FAR be reduced from one number to another, and an inconsistent request that the zoning ordinance move away from metrics like FAR and toward a form-based code. Whitney asked those who wrote the petition to explain where the proposed FAR of 2.2 comes from and to clarify the logic of this request. Chair Buck agreed and noted, in response to statements in the petition, that Central Business District FAR and geography have changed over the years, based on studies. Member Cohen said he was against the petition as written and asked that the petitioners respond to three questions during their public comments: 1) what is your opinion about Watertown Square—is it an appealing place? 2) do you agree with the MBTA Communities law and should the city comply? and 3) should Watertown Square have a higher density than the rest of the city? Cohen also noted concerns about form-based zoning. Member Hammett said she largely agreed and added that she thinks the city's Watertown Square plan process is a better approach to addressing the issues than changing one metric (FAR) that is one of several that affects density.

Once the public hearing was closed, members discussed the public comments and their recommendation to the City Council. Chair Buck said she will vote against the petition, noting that a Watertown Square planning process is about to start and that changing FAR now is

inconsistent with the planning process. Member Whitney said he will vote no on the petition but that he would like the recommendation to include consideration of form-based code. Member Cohen said he was also against the petition on process grounds and he is also against reducing density in Watertown Square. Member Hammett agreed that these issues should be discussed in the planning process and added two points: 1) she is in favor of more housing and compliance with the MBTA Communities law, and 2) she agrees the Watertown Square process should study the potential of using form-based code or a hybrid approach.

The Planning Board voted (4-0) to recommend against the proposed zoning amendment, with the additional recommendation that the City Council ask the Department of Community Development & Planning to consider form-based code as an option to consider as part of the Watertown Square Plan process.

Exhibit 1 – Petition to Reduce Floor Area Ratio in Central Business District

City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

We the undersigned registered voters of Watertown respectfully request that the City Council initiate an amendment to the Zoning Ordinance to change the floor area ratio in the CB District from FAR 4 to FAR 2.2, as shown in Section 5.04 Table of Dimensional Regulations.

We make this request out of concern that the current allowable floor area ratio is a relic of 1960's "spine" planning and design theory and is incompatible with the goals set forth in the Watertown Comprehensive Plan for Watertown Square cited on Page 33 of the plan. Zoning focuses on numbers and ratios, is difficult for residents to understand, and frequently does not address residents' concerns about the community's authenticity, historical heritage, and neighborhood scale.

We respectfully request that the City Council forward this request for the aforementioned zoning amendment to the Planning Board. We further request that the Planning Board be instructed to consider the requested amendment in the context of the Commonwealth's Smart Growth/Smart Energy Form-Based codes (FBCs). FBCs prescribe a "different vision of how development should occur. Focused more on the form of development rather than the use. FBCs use a larger neighborhood perspective to determine the mass of buildings, their design elements, connections between sites, and their relationship to the public realm."

Conventional zoning uses numerical parameters such as floor area ratios, height limits, and parking ratios while ignoring community intentions. The result is often development based on land use and not on the form, scale, and character of Watertown's distinct neighborhoods as envisioned in the Comprehensive Plan.



CITY OF WATERTOWN
Department of
Community Development and Planning
Planning Board

Administration Building
149 Main Street
Watertown, Massachusetts 02472
Phone: 617-972-6417
www.watertown-ma.gov

Board Members:
Janet Buck, Chair
Payson R. Whitney, III
Jason Cohen
Abigail Hammett

Planning Board Report

This Report provides the Planning Board's recommendation to the Honorable Council for the Council's public hearing on Zoning Amendments relating to transition between commercial and residential zoning districts.

ZONING AMENDMENT:

Amend §§ 2.78, 3.00, 4.13 and 9.09 for further consideration of neighborhood impacts in the transition between commercial/industrial districts and residential zoning districts

DATE OF CITY COUNCIL REFERRAL:

April 25, 2023

STAFF RECOMMENDATION:

Deny Zoning Amendment

DATE OF PLANNING BOARD HEARING:

June 14, 2023

PLANNING BOARD RECOMMENDATION:

Deny Zoning Amendment

DATE OF CITY COUNCIL FIRST READING:

June 27, 2023

DATE OF CITY COUNCIL HEARING:

Scheduled July 11, 2023

I. PUBLIC NOTICE (M.G.L. c. 40A, §11)

A. Procedural Summary

As required by the Watertown Zoning Ordinance § 9.22, notice was given as follows:

- Published in the newspaper of record (Boston Globe) on May 31 and June 7, 2023;
- Posted at the Administration Building on May 26, 2023; and,
- Mailed to parties of interest on May 30, 2023.

B. Legal Notice

"To consider Watertown Zoning Ordinance amendments:

1. *§2.78 'Special permit' be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "at the discretion of the Board of Appeals"*

2. §3.00 'Division of the City into Districts' be amended with a new section, (d), containing the following text: *Parcels adjacent to the boundary of a district may be subject to increased regulations, restrictions, requirements, and conditions as may be necessary to ensure an appropriate transition between the abutting districts.*
3. §4.13 'Transition requirements' be amended with a new section, (c), containing the following text: *Where the boundary of a Business, Industrial, or Special Zoning District abuts, overlaps, runs parallel to, or effectively borders that of a Residence District (as listed in §3.01), approvals for development, including but not limited to site plans, special permits, and Master Plan special permits, on lots located adjacent to that boundary and within that non-Residence District shall be subject to increased restrictions or conditions as might be necessary to limit the impact of said development on, and protect the integrity, character, and quality of life within, the neighborhoods of the bordered or overlapped Residence district. These restrictions and conditions shall be imposed by the approving body (Planning Board, Zoning Board of Appeals, or designated Special Permit Granting Authority (SPGA)) and may include but are not limited to height, dimensions, orientation, setbacks, buffers, open space, facade, screening, and usage.*
4. §9.09 'Limited approval of special permit' be amended such that the existing first paragraph will read as follows: *In approving a special permit, the Board of Appeals or designated Special Permit Granting Authority (SPGA) shall consider and attach such conditions and safeguards as are deemed necessary to protect the district, neighborhoods in adjacent districts, and the City.*
5. §9.09(b) be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "as specified by the Board of Appeals"
6. Or to take any other action relative thereto."

II. DESCRIPTION

A. Nature of the Request

This is a Citizen Petition to amend the Watertown Zoning Ordinance through changes in §§ 2.78, 3.00, 4.13 and 9.09. The Petition's first sentence states: "The goal of this petition is to **protect existing residential neighborhoods from the intrusive impacts of outsized and incompatible development on the borders of adjacent districts.**" (emphasis in original) The proposed amendments would add two new sections and amend a third section relating to the use of increased regulations and conditions on new commercial/industrial development where needed for bordering residential neighborhoods. Two technical amendments would insert the term "designated Special Permit Authority." The Petition is attached as Exhibit 1.

III. PUBLIC COMMENTS

Seven residents testified at the June 14, 2023 hearing and one resident emailed a comment earlier in the day.¹ Of the eight comments, five were in favor of the amendments and three opposed.

Petition supporters argued that recent developments have been too big and that community opposition has been ignored. One resident, who said she was a leader of the petition effort, said it was triggered by the projects proposing to reuse the former Sterritt Lumber (148 Waltham St) and Cannistraro (313 Pleasant St) sites. Another resident said that it is often more important to create a buffer than to maintain a lively street edge, saying it would have been

¹ In addition, one resident spoke in favor of the petition during the hearing on the proposed Central Business zoning amendment and left before the second petition was heard.

better to have a parking lot on Waltham Street than a building. The resident also said that neighbors would often prefer having an existing parking lot remain than see a large building because they are used to having that separation.

Petition opponents focused on the subjective language proposed. They said the proposed language would inject more uncertainty and argued that the process should be more predictable for property owners, developers, and the public. Another resident said there are many opportunities for the public to provide input that leads to changes in project design.

IV. RECOMMENDATION

A. Background

Watertown's development history led to the close proximity of single- and two-family homes and industrial properties, primarily along the former rail corridor. Many of the older industrial uses included heavy industry with significant impacts to the land and surrounding area. When zoning began to limit new development to light industrial and mixed-uses, a gradual change to these areas began. Over the last 30 years, the increasing pace in transformation and reuse of these industrial parcels has provided an opportunity for private investment to further the City's vision of prosperous business and a mix of residential to support it. The tangible benefits of this new investment include decontaminating sites, increasing open space (including publicly-available space), improving stormwater treatment, making the buildings and sites more sustainable, and creating new amenities like pedestrian/bike connections.

This transformation also provides the City with the opportunity to regulate and consider the impact of new development on nearby residential districts. The City took advantage of that opportunity in the 1980s, and then again in 2008, and with a set of 2015-2016 zoning amendments to enhance the benefits of new development and reduce impacts to existing residential neighborhoods. The 2015/16 amendments included design guidelines/standards with updated transition requirements, refining bulk and height requirements in the Pleasant Street Corridor District (PSCD), and the new Regional Mixed-Use District (RMUD). In addition to specific zoning regulations directed at commercial/residential transitions, the Zoning Ordinance provides the permit-granting authorities with 1) criteria that include neighborhood impact, and 2) power to impose conditions to reduce and/or mitigate neighborhood impact.

Finally, as discussed below, the City already intends to complete a zoning review following the Comprehensive Plan Update that will include transitions between commercial and residential neighborhoods.

1. Increased regulations adopted in 2015/2016

As part of the 2015 Comprehensive Plan's recommendations, the City adopted a series of zoning amendments to protect residential neighborhoods, including the following:

Design guidelines/standards

- The Design Guidelines (adopted 6/30/2015) identified strategies for the transition between commercial and residential zones, to guide the zoning and permitting process.

The Guidelines emphasized the need to consider the specific context around proposed development. The Guidelines include: how to use massing when new development is near established neighborhoods (pgs. 33, 35-37); heights and how to use setbacks, stepbacks and transitions to reduce impact (pgs. 41, 43-45); how setbacks can be used to provide neighborhood amenities (pgs. 49, 51-53); and how to reduce the impact of parking areas by hiding or shielding them in various ways (pgs. 17, 20-21).

- A number of these design strategies were incorporated in the Zoning Ordinance (Design Standards adopted 6/30/15). These included changes to previous transition requirements and a new building length provision. The previous transition requirement for the Industrial districts (I-1, I-2, I-3) was amended to limit height after the 25-foot setback based on a 45-degree perpendicular line moving away from the property line. The Central Business and Limited Business Districts were added to this requirement. See § 5.05(k). For new construction in all five of these districts (and the Neighborhood Business District), a special permit was required for building length in excess of 300 feet and contiguous building length between 150 and 250 feet and the applicant was required to show the additional length was consistent with the Design Guidelines. See § 5.05(f).

Pleasant Street Corridor District (PSCD) amendments

The PSCD amendments adopted 8/18/15 included significant changes, including eliminating residential uses in some areas, refining bulk and height requirements, and increasing transition requirements. These were stricter than in other districts and particularly focused on transitions between existing neighborhoods and the PSCD.

- Refinements to bulk and height included: reducing Floor Area Ratio (FAR) allowed by right from 2 to 1, with an increase up to 2 for mixed use and up to 1.5 for all other development only by special permit "for achieving development incentive credits;" reducing maximum height (54 to 33 ft by site plan review only); and reducing maximum height by special permit (79 to 66 ft). See Dimensional Table & §5.16 (d)(6).
- New or increased transition requirements included: within 40 feet of the T and S-6 zones, the height of a flat roof development can be no more than 35 feet; flat roof developments above 3 stories/33 ft were required to step back a minimum of 10 ft from the required build-to line; and for buildings with height at 66 feet, the stepback was increased from 10 to 15 ft. See §5.16 (d)(10)(F), §5.16 (d)(6)(C & F). In addition, the 2015 amendments balanced the important goal of creating an active ground floor and the potential for "canyonization" by allowing an increase of the required build-to line from 10 ft up to 30 ft. See §5.16 (d)(10)(A) and §5.05 (note s).

RMUD zoning

From the start, the new RMUD zoning (adopted 3/2/16) included provisions focused on the potential neighborhood impact of new mixed-use and commercial development. Provisions focused on massing and on transition between the new district and adjacent residential neighborhoods including: use of special permit approval for building height over 55 feet and/or FAR over 1.0; and as with the PSCD, the Special Permit Granting Authority was allowed to

increase the required build-to line to 30 ft. See § 5.05 (note s). In addition, any structure “which fronts on a public way” was required to “incorporate appropriate setbacks, stepbacks, and/or other techniques, in keeping with the Design Guidelines, to mitigate potential adverse impacts on...public ways.” (§5.18 (c)(8)(D)).

2. Existing permit criteria and power to condition

Long before the specific measures adopted in 2015-16, the Watertown Zoning Ordinance contained special permit and site plan review criteria centering on neighborhood impact and authorized the permitting board to establish conditions on new projects.

- Special Permit criteria: the criteria require the board to determine that “(1) [t]he specific site is an appropriate location for such a use, structure or condition” and (2) [t]he use as developed will not adversely affect the neighborhood.” See § 9.05 b. The word “neighborhood” is not limited to the specific district where the proposed project is located.
- Site Plan criteria: five of the ten criteria require the board to make determinations relating to neighborhood impact. Criteria 2 (Relation of Buildings to Environment) suggest that proposed development be integrated into “the use, scale and architecture of existing buildings in the vicinity” and the board “may require a modification in massing so as to reduce the effect of shadows on abutting property in all districts or on public open space.” Criteria 4 (Circulation) requires “[s]pecial attention shall be given to traffic circulation, parking areas and access points.” Two other criteria (1—Landscape and 8—Screening) focus on reducing visibility of buildings, parking, machinery, loading and service areas. Finally, one criteria (10) generally seeks to “protect abutting properties from detrimental site characteristics.” See § 9.03 (c).
- In approving a Special Permit, the board “may attach such conditions and safeguards as are deemed necessary to protect the district and the City.” See § 9.09. The word “City” includes any part of the community that may be affected, including zoning districts adjacent to the proposed project.

3. Proposed zoning review includes commercial/residential transitions

The citizen petition was submitted in the context of the following:

- The draft Comprehensive Plan released February 17, 2023 included as proposed Strategy 2H recommended a “a zoning assessment that looks at building heights, buffers, setbacks, and parking. Review setback and building height transition requirements in areas between industrial/commercial, mixed-use, and residential neighborhoods.”
- The City Manager, in his proposed FY24 budget included \$50,000 for the zoning review recommended by the Comprehensive Plan draft. The City Council approved this funding on June 13.

Once a proposed zoning amendment is advertised for public hearing, both pending projects and projects filed after that date are subject to any changes adopted by the City Council as a result of the amendment process.

B. Analysis

The proposed petition presents two distinct questions: 1) are the amendments consistent with good process when the City is planning a zoning review that would consider these issues? and 2) in light of existing regulations and board discretion, are the amendments a necessary and appropriate solution?

1. The proposed rezoning is inconsistent with good planning process

The City is moving toward a zoning review that will cover the subjects at issue in the petition, including “building heights, buffers, setbacks, and parking....in areas between industrial/commercial, mixed-use, and residential neighborhoods.” The Comprehensive Plan draft recommended such a review and \$50,000 in funding is in the FY24 budget.

Good planning practice is to look at significant zoning issues in a systematic way, use professional analysis to bring expertise to the issue and to include public engagement in examining options and solutions. While the petition process can be a useful tool for identifying needed amendments, they are far less useful when a zoning review process is already planned. Citizen input is important to what the City needs to address, and the preference is always to have any identified issues addressed through amendments that are created through a public planning process, as opposed to an isolated petition.

2. The proposed amendments are not necessary and are not an appropriate solution

The proposed amendments are not necessary and are not an appropriate solution to the problem raised. Taking the three substantive amendments² in turn:

Proposed § 3.00 (d)

“Parcels adjacent to the boundary of a district may be subject to increased regulations, restrictions, requirements, and conditions as may be necessary to ensure an appropriate transition between the abutting districts.”

As described earlier, parcels adjacent to district boundaries are already subject to increased regulation, restrictions, and requirements. Further, the board has discretion to deny a special permit where the SP/SR criteria—including the ones specifically related to neighborhood impact—are not met. The board can also craft conditions as needed to “ensure appropriate transition between the abutting districts.”

²Staff and the Planning Board have no objection to two technical amendments--adding “designated PGA” to §2.78 and §9.09(b)—but staff indicated confidence that they will be included in any amendments proposed by the zoning review already planned. In the interim, as in the recent past, the existing text will not prevent either board from acting as SPGA.

Proposed § 4.13 (c)

"Where the boundary of a Business, Industrial, or Special Zoning District abuts, overlaps, runs parallel to, or effectively borders that of a Residence District (as listed in §3.01), approvals for development, including but not limited to site plans, special permits, and Master Plan special permits, on lots located adjacent to that boundary and within that non-Residence District shall be subject to increased restrictions or conditions as might be necessary to limit the impact of said development on, and protect the integrity, character, and quality of life within, the neighborhoods of the bordered or overlapped Residence district. These restrictions and conditions shall be imposed by the approving body (Planning Board, Zoning Board of Appeals, or designated Special Permit Granting Authority (SPGA)) and may include but are not limited to height, dimensions, orientation, setbacks, buffers, open space, facade, screening, and usage.

Parcels adjacent to district boundaries are already subject to increased regulation, restrictions, and requirements. Further, the board's discretion and authority to impose conditions already allows action "as might be necessary to limit the impact of said development." None of the particular restrictions and conditions identified in the proposed text— "height, dimensions, orientation, setbacks, buffers, open space, facade, screening, and usage" are new or add to the board's power.

Proposed § 9.09 amended 1st paragraph

The first proposed amendment to § 9.09 would substitute the words "shall consider and" for the word "may" in the phrase "may attach such conditions and safeguards as are deemed necessary." The new wording, however, does not materially change the board's duty in evaluating proposed projects. The "may" refers to attaching conditions and not to consideration of conditions and safeguards. As long as the sentence includes the words "as are deemed necessary," the board is required to consider conditions and safeguards whenever it identifies the need to do so. At that point, whether conditions should be imposed—and what conditions—are properly a matter of discretion.

The second proposed amendment adds the words "neighborhoods in adjacent districts" to the phrase "to protect the district and the Town." The Town/City already includes neighborhoods in adjacent districts. The special permit and site plan criteria do not limit consideration to the zoning district where the proposed project is located.

Finally, these amendments, separately and collectively, are not an appropriate solution to the problem: how to regulate and consider the impact of new development on nearby residential districts. These amendments do not propose specific measures to reduce impact—as the 2015/2016 zoning amendments did, and the upcoming zoning review might. Nor do they propose changes in the criteria to be considered by the boards or their power to impose conditions. Rather, they suggest that discretionary outcomes should be different.

Where permitting bodies are given discretion, they need criteria and authority that they can understand and apply. The Zoning Ordinance does that by its specific requirements, by including neighborhood impact in the SP/SR criteria and by providing the boards with authority to impose conditions to address impacts they identify. The proposed amendments, however, do the opposite. They suggest an intent to change outcomes without proposing changes the boards can implement.

C. Staff Recommendation

Staff recommended that the Planning Board report to the City Council that the proposed amendments should not be adopted.

V. PLANNING BOARD DELIBERATION AND RECOMMENDATION

The Planning Board started with each member commenting briefly on the proposed petition. Chair Buck noted that the zoning ordinance currently has transition requirements, such as setbacks, that use objective measures. Buck expressed concern that the proposed language is vaguer and more subjective than the existing text. Member Hammett said that the proposed language would not change what the boards do. Member Cohen agreed, saying that boards need criteria, particularly quantitative criteria, that they can understand and implement. Cohen asked staff to show his illustration of the existing zoning language, depicting the way that specific setback and stepback requirements provide a transition that can be applied in a uniform way to proposed projects. Member Whitney said he understood the concern of citizens who live near commercial development, noting that he lives between Arsenal Yards and Arsenal-on-the Charles and across from the Watertown Mall. Whitney noted that Watertown's industry and residential neighborhoods were built near each other. Whitney agreed with the other members that boards need specific requirements and criteria, not subjective language. Buck concluded the opening remarks by noting that residential neighborhoods grew up around industry, not the reverse, and that balancing the two is important but, in her view, not helped by the proposed zoning amendments.

After the public hearing was closed, members discussed their recommendation to the City Council. Buck said that the zoning review will allow concerns about the impact of commercial development to be discussed and that the existing zoning language is better than what is proposed. She noted that residents disagree with each other about phrases like "quality of life," citing the varying opinions as to whether having a parking lot in front of a building is better than having it in the rear. Whitney said that he would like to see guidelines on the public process for permitting projects and said he would like to see consideration of specific and quantitative requirements rather than additional subjective language. Hammett agreed and said she hoped that boosting public engagement would be included in the zoning review. Cohen said using more visuals might help people understand zoning and permitting better.

The Planning Board voted (4-0) to recommend against the proposed zoning amendment, with the additional recommendation that the City Council ask the Department of Community Development & Planning to ensure that the zoning review include consideration of quantitative transition requirements and public engagement around proposed projects.

Exhibit 1 – Citizens Petition for Zoning Amendments

The goal of this petition is to **protect existing residential neighborhoods from the intrusive impacts of outsized and incompatible development on the borders of adjacent districts.** We thus respectfully request that the City Council initiate a zoning amendment requiring the Planning Board, Zoning Board of Appeals (ZBA), and other approving bodies to impose additional restrictions when approving development on lots along the edge of a nonresidential district that abuts a residential district. We also aim to ensure that when the Special Permit Granting Authority (SPGA) for a project is not the ZBA that this SPGA is empowered with the same discretion as the ZBA. As registered voters in the City of Watertown, we the undersigned respectfully request the City Council to forward the following amendment(s) of the Watertown Zoning Ordinance to the Planning Board:

1. §2.78 'Special permit' be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "at the discretion of the Board of Appeals"
2. §3.00 'Division of the City into Districts' be amended with a new section, (d), containing the following text: Parcels adjacent to the boundary of a district may be subject to increased regulations, restrictions, requirements, and conditions as may be necessary to ensure an appropriate transition between the abutting districts.
3. §4.13 'Transition requirements' be amended with a new section, (c), containing the following text:
Where the boundary of a Business, Industrial, or Special Zoning District abuts, overlaps, runs parallel to, or effectively borders that of a Residence District (as listed in §3.01), approvals for development, including but not limited to site plans, special permits, and Master Plan special permits, on lots located adjacent to that boundary and within that non-Residence District shall be subject to increased restrictions or conditions as might be necessary to limit the impact of said development on, and protect the integrity, character, and quality of life within, the neighborhoods of the bordered or overlapped Residence district. These restrictions and conditions shall be imposed by the approving body (Planning Board, Zoning Board of Appeals, or designated Special Permit Granting Authority (SPGA)) and may include but are not limited to height, dimensions, orientation, setbacks, buffers, open space, facade, screening, and usage.
4. §9.09 'Limited approval of special permit' be amended such that the existing first paragraph will read as follows: In approving a special permit, the Board of Appeals or designated Special Permit Granting Authority (SPGA) shall consider and attach such conditions and safeguards as are deemed necessary to protect the district, neighborhoods in adjacent districts, and the City.
5. §9.09(b) be amended by adding the phrase "or designated Special Permit Granting Authority (SPGA)" after "as specified by the Board of Appeals"
6. Or to take any other action relative thereto



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: July 10, 2023
APPLICANT: Eversource
WORK ORDER: WO# 12632339
LOCATION: Grove Street

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

- **Grove Street – Install and maintain approximately 8 linear feet of conduit from utility pole #63/16 to property line of Mount Auburn Cemetery.**

This work is necessary to provide electric service to meter cabinet at Mount Auburn Cemetery. 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.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.



View of Mount Auburn Cemetery and utility pole #63/16 on Grove Street.



View of utility pole #63/16 on Grove Street facing Mount Auburn Cemetery.



View of meter cabinet at Mount Auburn Cemetery and utility pole #63/16.



180 Calvary Street
Waltham, Ma 02453

June 5, 2023

City Council
City Hall
149 Main Street
Watertown, MA 02472

RE: Grove Street
Watertown, MA
W.O.# 12632339

Dear Members of the Council:

The enclosed petition and plan are being presented by the NSTAR Electric Company d/b/a EVERSOURCE ENERGY for the purpose of obtaining a Grant of Location to install approximately 8 feet of conduit in Grove Street.

The reason for this work is to provide service to a meter cabinet at Mount Auburn Cemetery.

If you have any further questions, please contact Joanne Callender at 781-314-5053. Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

Richard M. Schifone

Richard M. Schifone, Supervisor
Rights and Permits

RMS/HC
Attachments

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
City of WATERTOWN

WHEREAS, **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the City thereafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said City:

Grove Street - Northeasterly from pole 63/16, approximately 70 feet east of Coolidge Hill Road, install approximately 8 feet of conduit.

WO# 12632339

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by **T. Thibault, dated June 5, 2023**, on the file with said petition.
2. Said company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. All work shall be done to the satisfaction of the city council or such officer or officers as it may appoint to supervise the work.

1 2 3 4 5	_____ _____ _____ _____ _____	City Council the City of WATERTOWN
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CERTIFICATE

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit: after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the council to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the _____ day of _____ 2023 at _____ in said City.

1 2 3 4 5	_____ _____ _____ _____ _____	City Council the City of WATERTOWN
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CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **City Council** of the City of **WATERTOWN**, Massachusetts, duly adopted on the _____ day of _____, 2023 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the City of **WATERTOWN**, Massachusetts

**PETITION OF NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY FOR
LOCATION FOR CONDUITS
AND MANHOLES**

To the **City Council** of the City of **WATERTOWN** Massachusetts:

Respectfully represents **NSTAR ELECTRIC Company d/b/a Eversource Energy** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the council may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by **T. Thibault, dated June 5, 2023,** and filed herewith, under the following public way or ways of said City:

**NSTAR ELECTRIC COMPANY
d/b/a EVERSOURCE ENERGY**

Grove Street -

**Northeasterly from pole 63/16, approximately 70 feet
east of Coolidge Hill Road, install approximately 8 feet
of conduit.**

WO# 12632339

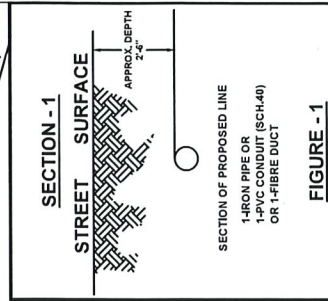
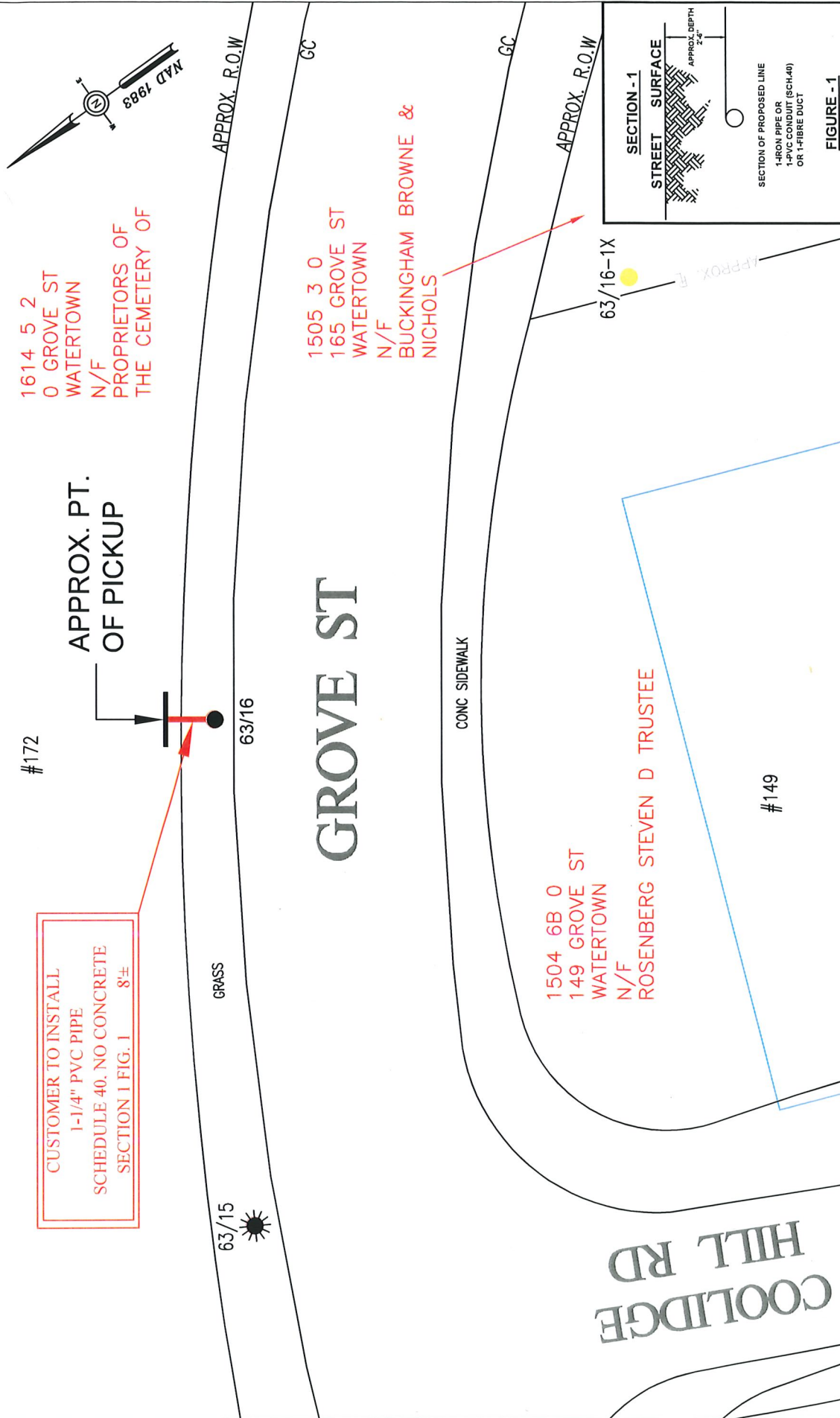
BY *Richard M. Schifone*

Richard M. Schifone, Supervisor
Rights & Permits

Dated this 5 day of June 2023

City of **WATERTOWN** Massachusetts

Received and filed _____ 2023



NSSTAR EVERSOURCE ELECTRICAL d/b/a 1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125		C#	Ward #	Work Order # 12632339	Surveyed by: N/A	Research by: GR	Plotted by: LM	Proposed Structures: LM	Approved: T THIBAUT	P#
Plan of GROVE ST WATERTOWN		Showing PROPOSED CUSTOMER CONDUIT LOCATION								
Scale 1"=20'		Date JUNE 5, 2023								
SHEET 1 of 1										

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND IS MADE BY NSSTAR EVERSOURCE FOR THE INFORMATION CONTAINED HEREIN. NSSTAR EVERSOURCE, ITS EMPLOYEES OR AGENTS (COLLECTIVELY THE "NSSTAR ENTITIES") SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT, TO THE MAXIMUM EXTENT ALLOWED BY LAW, YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD THE NSSTAR ENTITIES HARMLESS FROM ANY SUCH LOSS OR INJURY.

THE INFORMATION MAY NOT REPRESENT A SURVEY, MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NSSTAR EVERSOURCE DOES NOT WARRANT THE ACCURACY, COMPLETENESS, EITHER EXPRESSED OR IMPLIED, UNAUTHORIZED ATTEMPTS TO MODIFY THE INFORMATION OR USE THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.

MASS. LAW
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233





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: July 10, 2023
APPLICANT: Eversource
WORK ORDER: WO# 12020736
LOCATION: Howard Street

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

- **Howard Street – Install and maintain approximately 51 linear feet of conduit from utility pole #225/5 to property line of municipal parking lot.**

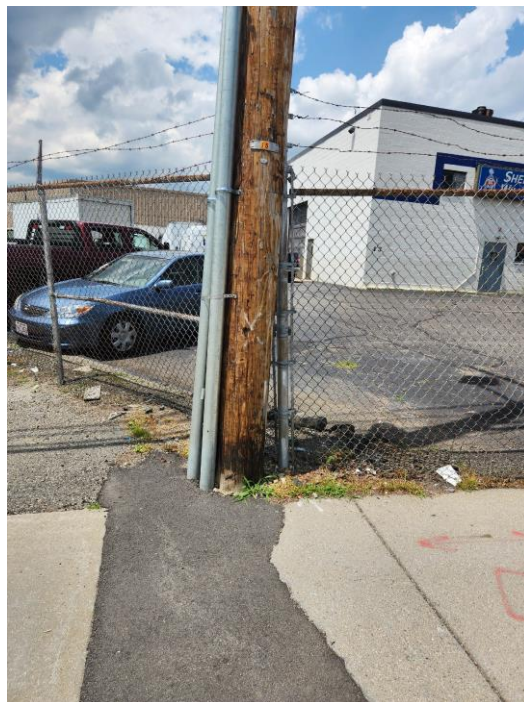
This work is necessary to provide electric service to a municipal parking lot. Upon completion of our review, we are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application. A photo of the location of 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.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.



View of utility pole #225/5 on Howard Street facing the intersection between Howard Street and Acton Street.



View of utility pole #225/5 on Howard Street opposite of municipal parking lot.



View of Howard Street and utility pole #225/5 from municipal lot.



180 Calvary Street
Waltham, Ma 02453

June 6, 2023

City Council
City Hall
149 Main Street
Watertown, MA 02472

RE: Howard Street
Watertown, MA
W.O.# 12020736

Dear Members of the Council:

The enclosed petition and plan are being presented by the NSTAR Electric Company d/b/a EVERSOURCE ENERGY for the purpose of obtaining a Grant of Location to install approximately 51 feet of conduit in Howard Street.

The reason for this work is to provide service to a municipal parking lot.

If you have any further questions, please contact Joanne Callender at 781-314-5053. Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

Richard M. Schifone

Richard M. Schifone, Supervisor
Rights and Permits

RMS/HC
Attachments

**PETITION OF NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY FOR
LOCATION FOR CONDUITS
AND MANHOLES**

To the **City Council** of the City of **WATERTOWN** Massachusetts:

Respectfully represents **NSTAR ELECTRIC Company d/b/a Eversource Energy** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the council may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by **T. Thibault, dated April 13, 2023**, and filed herewith, under the following public way or ways of said City:

**NSTAR ELECTRIC COMPANY
d/b/a EVERSOURCE ENERGY**

Howard Street - Easterly from pole 225/5, approximately 80 feet south of Acton Street, install approximately 51 feet of conduit.

WO# 12020736

BY *Richard M. Schifone*
Richard M. Schifone, Supervisor
Rights & Permits

Dated this 6 day of June 2023

City of **WATERTOWN** Massachusetts

Received and filed _____2023

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
City of WATERTOWN

WHEREAS, **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the City thereafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said City:

Howard Street - Easterly from pole 225/5, approximately 80 feet south of Acton Street, install approximately 51 feet of conduit.

WO# 12020736

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by **T. Thibault, dated April 13, 2023**, on the file with said petition.
2. Said company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. All work shall be done to the satisfaction of the city council or such officer or officers as it may appoint to supervise the work.

1	_____	
2	_____	
3	_____	
4	_____	
5	_____	

City Council
the City of
WATERTOWN

CERTIFICATE

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit: after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the council to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the _____ day of _____ 2023 at _____ in said City.

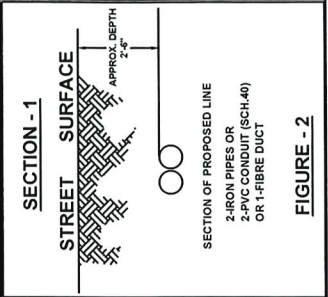
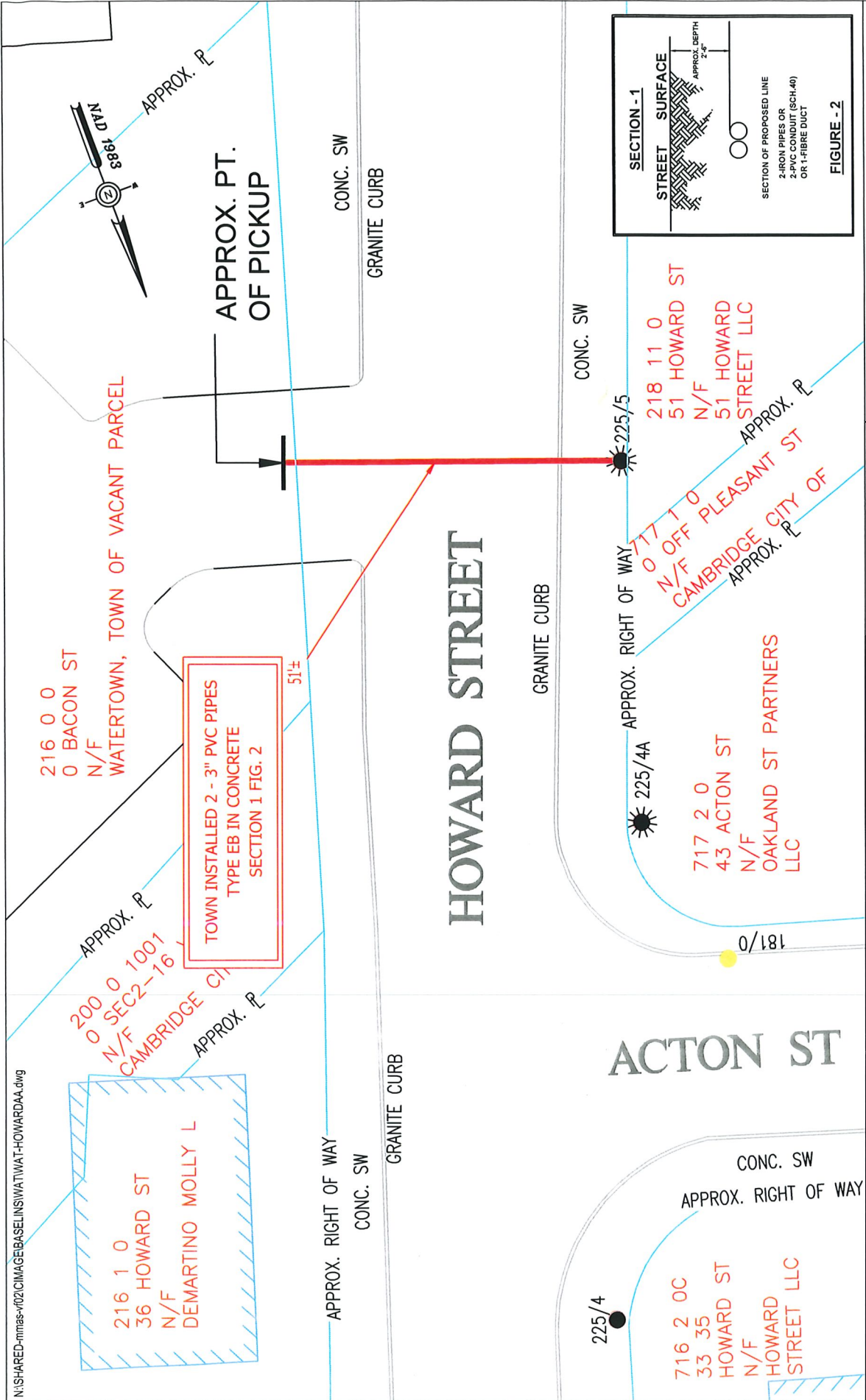
1	_____	
2	_____	
3	_____	
4	_____	
5	_____	

City Council
the City of
WATERTOWN

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **City Council** of the City of **WATERTOWN**, Massachusetts, duly adopted on the _____ day of _____, 2023 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the City of **WATERTOWN**, Massachusetts



MASS. LAW

REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

SCALE IN FEET

0 20 40

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS MADE OR GIVEN WITH RESPECT TO THE INFORMATION. NEITHER NSTAR ELECTRIC COMPANY, NSTAR GAS COMPANY NOR ITS PARTNERS, AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES OR AGENTS (COLLECTIVELY THE "NSTAR ENTITIES") SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT, TO THE MAXIMUM EXTENT ALLOWED BY LAW, YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD THE NSTAR ENTITIES HARMLESS FROM ANY SUCH LOSS OR INJURY.

THE INFORMATION MAY NOT REPRESENT A SURVEY, MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION, EITHER EXPRESSED OR IMPLIED. UNAUTHORIZED ATTEMPTS TO MODIFY THE INFORMATION OR USE THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.

FIGURE - 2

NSTAR EVERSOURCE 1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125	
C# -	Plan of HOWARD STREET
Ward #	WATERWON
Work Order # 12020736	
Surveyed by: N/A	
Research by: GR	
Plotted by: JC	Showing PROPOSED CUSTOMER CONDUIT LOCATION
Proposed Structures: JC	
Approved: T THIBAUT	
P#	
Scale 1"=20'	Date 4/13/23
SHEET 1 of 1	



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: July 10, 2023
APPLICANT: National Grid
WORK ORDER: WO# 1519300
LOCATION: Nyack Street

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

Work Requiring a Grant of Location:

- **Nyack Street – Installation of approximately 215 linear feet of 6-inch plastic in Nyack Street from 71 Nyack Street to Madison Ave.**

Work Not Requiring a Grant of Location:

- **Nyack Street - The relay of approximately 900 linear feet of 4-inch coated steel with approximately 900 linear feet of 6-inch plastic in Nyack Street from Belmont Street to end of main at 71 Nyack Street.**

This work is part of the water intrusion program. 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.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.

Work Requiring a Grant of Location:



View of Nyack Street and Tappan Avenue facing southwest at the location where the new gas main will be installed to extend the existing main towards Madison Avenue.



View of the end connection of the new gas main at the intersection of Nyack Street and Madison Avenue.

Work Not Requiring a Grant of Location:



View of Nyack Street and Belmont Street where existing gas man is to be replaced facing southwest.



View of Nyack Street and Belmont Street intersection facing Belmont Street.



View of Nyack Street and Grant Avenue intersection facing northeast.

PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

City of Watertown / City Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **City of Watertown** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

As part of the water intrusion program, Nationalgrid recommends:

The relay of approximately 900 feet of 4-inch, Coated Steel (1948/1951) with approximately 900 feet of 6-inch, Plastic in Nyack St from Belmont St to end of main at #71 Nyack St, and

The installation of approximately 215 feet of 6- inch, Plastic in Nyack St from #71 Nyack St to Madison Av.

Date: June 23, 2023

By: _____

Mary Mulroney
Permit Representative

City of Watertown / City Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Watertown** substantially as described in the petition dated June 23, 2023 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **City of Watertown** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the Town of _____, MA on the _____ day of _____, 20____.

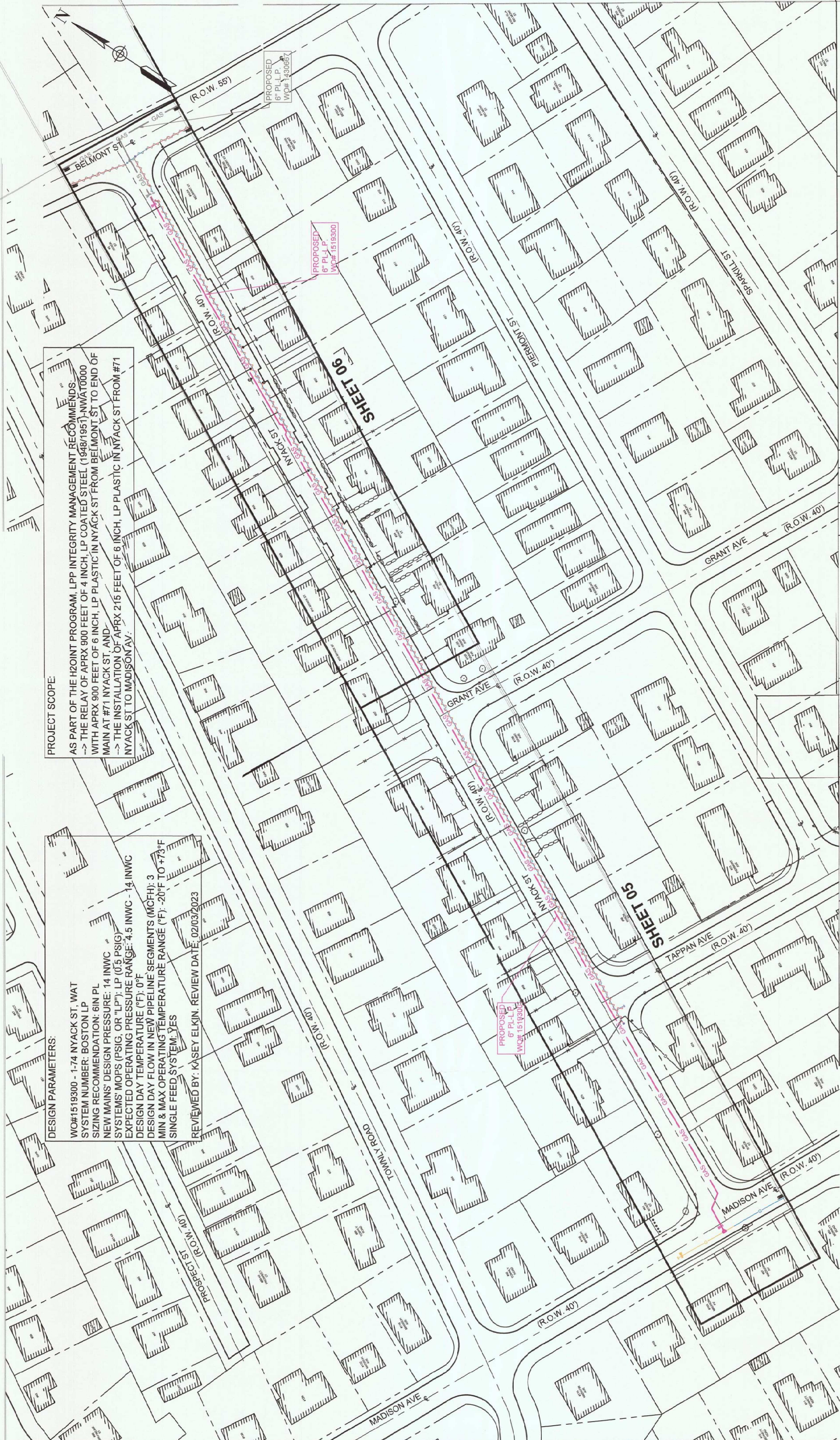
By: _____

Title

WO #1519300

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

FORM # 1444, Rev. 90



PROJECT SCOPE:

AS PART OF THE H2OINT PROGRAM, LPP INTEGRITY MANAGEMENT RECOMMENDS:
 --> THE RELAY OF APRX 900 FEET OF 4 INCH, LP COATED STEEL (1948/1951) NWAT0000
 WITH APRX 900 FEET OF 6 INCH, LP PLASTIC IN NYACK ST FROM BELMONT ST TO END OF
 MAIN AT #71 NYACK ST, AND--
 --> THE INSTALLATION OF APRX 215 FEET OF 6 INCH, LP PLASTIC IN NYACK ST FROM #71
 NYACK ST TO MADISON AV.

DESIGN PARAMETERS:

WO#1519300 - 1-74 NYACK ST, WAT
 SYSTEM NUMBER: BOSTON LP
 SIZING RECOMMENDATION: 6IN PL
 NEW MAINS' DESIGN PRESSURE: 14 INWC
 SYSTEMS' MOPS (PSIG, OR "LP"): LP (0.5 PSIG)
 EXPECTED OPERATING PRESSURE RANGE: 4.5 INWC - 14 INWC
 DESIGN DAY TEMPERATURE (°F): 0°F
 DESIGN DAY FLOW IN NEW PIPELINE SEGMENTS (MGFH): 3
 MIN & MAX OPERATING TEMPERATURE RANGE (°F): -20°F to +73°F
 SINGLE FEED SYSTEM: YES

REVIEWED BY: KASEY ELKIN. REVIEW DATE: 02/03/2023

PROPOSED
6" PL-L.P.
WO# 1430667

PROPOSED
6" PL-L.P.
WO# 1519300

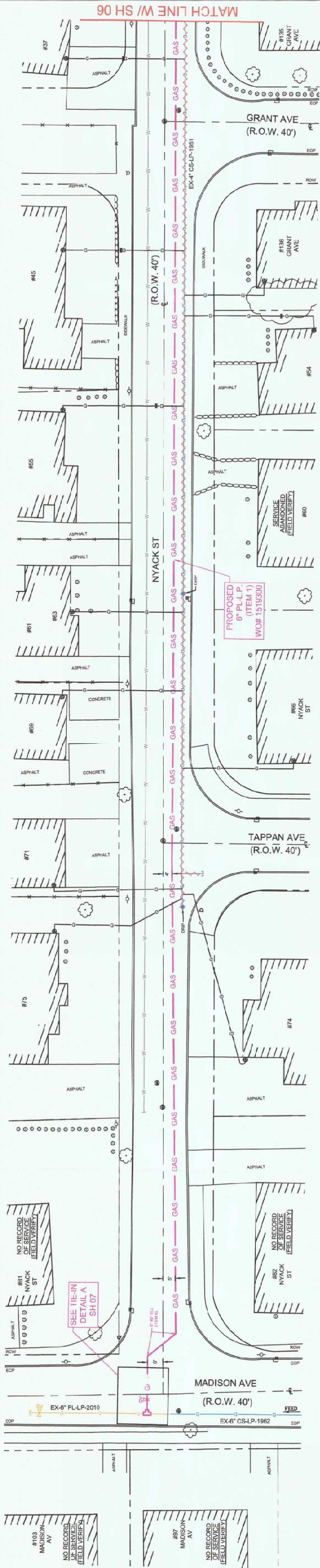
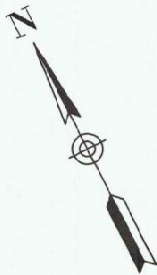
PROPOSED
6" PL-L.P.
WO# 1519300

PAGE 04 OF 09	
DRAWING NO.	C-001
SHEET NO.	04

OWNER	ENGINEER	DATE:	ASBET I.D.	W/O NO.:
COMPANIES	C. VARGAS	03/03/2023	XXXXXXXXXX	15103000

										DWG SIZE	DESIGNATION
							C/W	D/M	M/E/P		
							DATE	DR BY	CHKD BY		
0	1	REVISED IN-H DETAILS ISSUED FOR CONSTRUCTION					08/7/2023				
NO							09/06/2023				

The logo for DDS Companies features the letters "DDS" in a large, bold, white, sans-serif font. To the left of "DDS" is the word "THE" in a smaller, yellow, sans-serif font. To the right of "DDS" is the word "COMPANIES" in a yellow, sans-serif font, oriented vertically. The background of the logo is a solid black rectangle.



NOTE:
1. DO NOT COMPLETE TIE-IN AT NYACK & BELMONT UNDER
WO#1519300 UNTIL WO#1430667 IS COMPLETE. IF WO#1519300 IS
SCHEDULED TO BE COMPLETED BEFORE WO#1430667,
CONTACT ENGINEERING FOR A DESIGN REVISION.

PE STAMP

BOSTON GAS COMPANY
d/b/a
nationalgrid
170 DATA DRIVE
WALTHAM, MA 02451

IPC

45 HENRIETTA ROAD
WEST HENRIETTA, NY 14386
PHONE (585) 359-7540
FAX (585) 359-7541

THE DDS COMPANIES

PAGE 05 OF 09									
DRAWING NO									
SHEET NO									
C-002									
05									
1-74 NYACK ST GAS MAIN REPLACEMENT NYACK STREET & MADISON AV WATERTOWN, MA LAYOUT SHEET									
DWG SIZE	DESIGNER	ENGINEER	DATE	ASSET ID.	W.O. NO.				
22'x34"	DDS COMPANIES	C. VARGAS	03/03/2023	XXXXXXX	1518300				
DR BY	CHK BY	INSP BY	DATE						
NO.	DESCRIPTION								
1	REMOVED TIE-IN DETAILS								
0	ISSUED FOR CONSTRUCTION								





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: July 10, 2023
APPLICANT: Eversource
WORK ORDER: WO# 11677602
LOCATION: Paramount Place

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

- **Paramount Place – Install and maintain approximately 8 linear feet of conduit from utility pole #16/68-2 to property line of #532 Pleasant Street.**

This work is necessary to provide electric service to 532 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.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.



View of utility pole #16/68-2 and utility pole #16/68-2A 2A on Pleasant Street opposite of Paramount Place.



View of utility pole #16/68-2A on Pleasant Street opposite of Paramount Place.

June 2, 2023

City Council
City Hall
149 Main Street
Watertown, MA 02472

RE: Paramount Place
Watertown, MA
W.O.# 11677602

Dear Members of the Council:

The enclosed petition and plan are being presented by the NSTAR Electric Company d/b/a EVERSOURCE ENERGY for the purpose of obtaining a Grant of Location to install approximately 8 feet of conduit in Paramount Place.

The reason for this work is to provide service to #532 Pleasant Street.

If you have any further questions, please contact Joanne Callender at 781-314-5053. Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

Richard M. Schifone

Richard M. Schifone, Supervisor
Rights and Permits

RMS/HC
Attachments

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
City of WATERTOWN

WHEREAS, **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** has petitioned for permission to construct a line for the transmission of electricity for lighting, heating or power under the public way or ways of the City thereafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** be and hereby is granted permission to construct and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said City:

Paramount Place - Easterly from pole 16/68-2, approximately 152 feet south of Pleasant Street, install approximately 8 feet of conduit.

WO# 11677602

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on the plan made by **T. Thibault, dated May 16, 2023**, on the file with said petition.
2. Said company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. All work shall be done to the satisfaction of the city council or such officer or officers as it may appoint to supervise the work.

1	_____	
2	_____	
3	_____	City Council
4	_____	the City of
5	_____	WATERTOWN

CERTIFICATE

We hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, to wit: after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the council to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the _____ day of _____ 2023 at _____ in said City.

1	_____	
2	_____	
3	_____	City Council
4	_____	the City of
5	_____	WATERTOWN

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the **City Council** of the City of **WATERTOWN**, Massachusetts, duly adopted on the _____ day of _____, 2023 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.) and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____
Clerk of the City of **WATERTOWN**, Massachusetts

**PETITION OF NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY FOR
LOCATION FOR CONDUITS
AND MANHOLES**

To the **City Council** of the City of **WATERTOWN** Massachusetts:

Respectfully represents **NSTAR ELECTRIC Company d/b/a Eversource Energy** a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the council may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by **T. Thibault, dated May 16, 2023**, and filed herewith, under the following public way or ways of said City:

**NSTAR ELECTRIC COMPANY
d/b/a EVERSOURCE ENERGY**

Paramount Place - Easterly from pole 16/68-2, approximately 152 feet south of Pleasant Street, install approximately 8 feet of conduit.

WO# 11677602

BY *Richard M. Schifone*
Richard M. Schifone, Supervisor
Rights & Permits

Dated this 2 day of June 2023

City of **WATERTOWN** Massachusetts

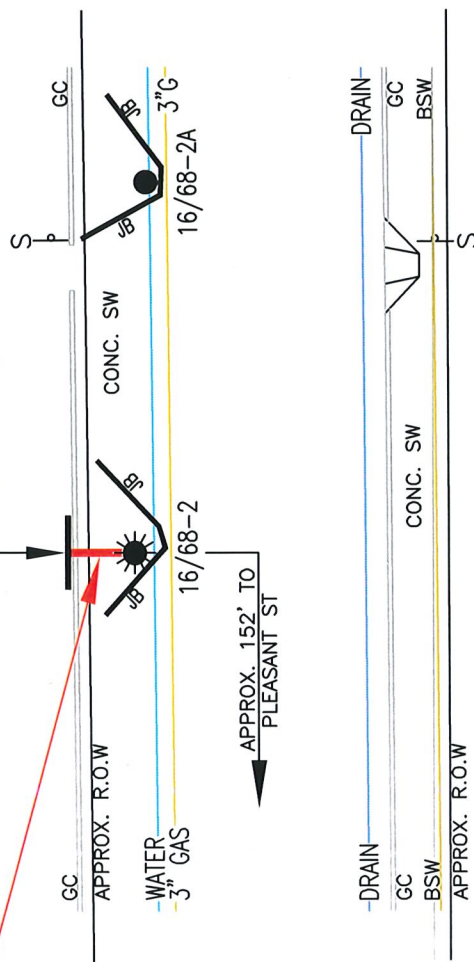
Received and filed _____ 2023

#532

809 4 0
532 PLEASANT ST
WATERTOWN
N/F
BDPF PLEASANT STREET OWNER LLC

INSTALL 2 - 4" PVC PIPES
TYPE EB IN CONCRETE
SECTION 2 FIG. 1 8'±

TO BE RETAIL SPACE
APPROX. PT.
OF PICKUP



PARAMOUNT PL

809 2D 0
560 PLEASANT ST
WATERTOWN
N/F
BDPF PLEASANT STREET OWNER, LLC

NOTE:

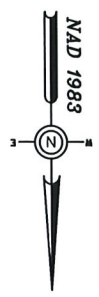
EVERSOURCE CONSTRUCTION WILL
MAINTAIN 18" OF CLEARANCE BY
GOING EITHER OVER OR UNDER
ANY UTILITIES IT CROSSES.



SCALE IN FEET

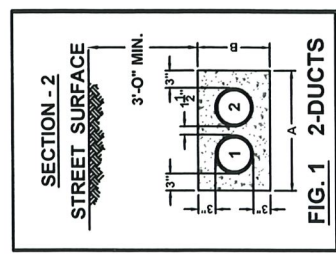
MASS. LAW

REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES
BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233



NOTES:

THE LOCATION OF UNDERGROUND STRUCTURES ARE FROM
PLANS AND RECORDS AND ARE APPROXIMATE ONLY. IN
ADDITION, SURFACE FEATURES OF UTILITIES AND SERVICES
LOCATED BY FIELD SURVEY ARE SHOWN TO THE NEAREST
FOOT. THESE LOCATIONS ARE NOT GUARANTEED TO
CONFIRM ITS UNDERGROUND EXISTENCE.
ANY UNDERGROUND STRUCTURES NOT EVIDENT WERE
REQUESTED, YET UNAVAILABLE AT THIS PRESENT TIME.



4" Ducts		6" Ducts	
FIG	Dimensions	FIG	Dimensions
1A	10'-0"	1	10'-0"
1	16'-0"	2	22'-0"
2	22'-0"	3	28'-0"
3	28'-0"	4	34'-0"
4	34'-0"	5	40'-0"
5	40'-0"	6	46'-0"
6	46'-0"	7	52'-0"
7	52'-0"	8	58'-0"
8	58'-0"	9	64'-0"
9	64'-0"	10	70'-0"
10	70'-0"	11	76'-0"
11	76'-0"	12	82'-0"
12	82'-0"	13	88'-0"
13	88'-0"	14	94'-0"
14	94'-0"	15	100'-0"
15	100'-0"	16	106'-0"

C# 122-23

Ward #

Work Order # 11677602

Surveyed by: GR/LM

Research by: GR

Plotted by: LM

Proposed Structures: LM

Approved: T THIBAUT

P#

NS
STAR
EVERSOURCE
ELECTRIC
d/b/a
1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125

Plan of PLEASANT ST. @ PARAMOUNT PL.

WATERTOWN

Showing PROPOSED CONDUIT LOCATION

Scale 1"=20'

SHEET 1 of 1

Date MAY 16, 2023



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

ORDINANCE # [REDACTED]

2023 – O – [REDACTED]

WHEREAS: The City of Watertown adopted a demolition delay ordinance on October 28, 1997 (Ordinance 97), and amended it on September 12, 2006 (Ordinance 57) for the purpose of preserving and protecting significant buildings outside designated local Historic Districts and to encourage owners of the buildings to seek out persons who might be willing to purchase, preserve, rehabilitate or restore the buildings rather than demolish them; and

WHEREAS: The purpose of preserving and protecting significant buildings is best served by replacing the existing demolition delay ordinance in its entirety; and

WHEREAS: On May 23, 2023, the City Council had a first reading on amendment of Title XV, Chapter 153 of the Watertown Code of Ordinances and

WHEREAS: On August 8, 2023 the City Council conducted a duly advertised Public Hearing with respect to the proposed Amendment.

NOW THEREFORE BE IT ORDAINED by the City Council of Watertown that Title XV, Chapter 153 of the Watertown Code of Ordinances, Demolition of Historic Buildings, is hereby amended, by deleting the existing chapter in its entirety and replacing it with the language below, as follows:

Chapter 153 Demolition of Historic Buildings

§ 153.01 PURPOSE

This chapter is enacted for the purpose of preserving and protecting significant buildings within the City of Watertown ("City") which are outside designated local Historic Districts and to encourage owners of the buildings to seek out persons who might be willing to purchase, preserve, rehabilitate, or restore the buildings rather than demolish them. To achieve these purposes, the Watertown Historical Commission (the "Commission") is empowered to make certain determinations related to the issuance of permits for demolition or substantial demolition of significant buildings. The issuance of said permits for significant buildings is regulated as provided in this chapter.

§ 153.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

APPLICANT- For the purposes of this chapter: any person or entity who files a permit application with the Building Commissioner (as defined herein).

BUILDING-Any combination of materials forming a shelter for persons, animals, or property.

BUILDING COMMISSIONER - The person occupying the office of Building Commissioner or a designee.

COMMISSION – The Watertown Historical Commission or its designee.

DEMOLITION-Any act of pulling down, destroying, removing, dismantling or razing a building, or commencing the work of total or substantial destruction with the intent of completing the same.

PERMIT APPLICATION-An application for the demolition of a building or for renovations or alterations that constitute a substantial demolition as defined herein. For purposes of this ordinance, a permit application seeking solely to demolish the interior of a building is not a permit application.

PERMIT - The Building and/or Demolition permit issued by the Building Commissioner or a designee approving a permit application as defined herein.

PREFERABLY PRESERVED - Any significant building which the Commission determines, following a public hearing, is better preserved than demolished. A preferably preserved building is subject to imposition of a demolition delay period as set forth in this chapter. Factors the Commission may consider in making this determination include the following:

- The extent to which demolition of the significant building would be detrimental to the historical or architectural heritage or resources of the City; and/or
- The feasibility of preserving all or part of the building.

SIGNIFICANT BUILDING – Any building or portion thereof not within an Historic District

which is fifty years or more old and which has been determined by the Commission to be significant based on any of the following criteria:

- The building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth; or
- The building is historically or architecturally important (in terms of period, style, method of building construction or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

SUBSTANTIAL DEMOLITION- Proposed renovation, alteration or other work on a building that is tantamount to demolition because it involves the pulling down, destruction or removal of a substantial portion of the exterior of a building or structure or the removal of architectural elements which define or contribute to the historic character of the building(s).

ZONING ENFORCEMENT OFFICER-The person occupying the office of Zoning Enforcement Officer or otherwise authorized to make administrative determinations of zoning compliance.

§ 153.03 PERMIT APPLICATION

(A) Applicability. No Building or Demolition permit for a building which is in whole or in part fifty (50) years or more years old shall be issued without following the provisions of this chapter. If a building is of unknown age, it shall be assumed that the building is over fifty (50) years old for the purposes of this chapter.

(B) Demolition Application. When the Building Commissioner receives an application proposing to demolish a building subject to this chapter the Commissioner shall within five business days of receipt forward a copy of the application to the Chair of the Commission to conduct a preliminary review as set forth in §153.04.

(C) Renovation/Alteration (Building Permit) Application. If an application for a permit to renovate or alter a building subject to this chapter includes exterior demolition as part of its application, the Building Commissioner shall forward said application to the Zoning Enforcement Officer within two business days of receiving the application for a determination as to whether the proposed work constitutes substantial demolition.

(1) If the Zoning Enforcement Officer determines, pursuant to the Department of Community Development and Planning's ("Department") demolition delay regulations, that such an application constitutes substantial demolition, the Zoning Enforcement Officer shall within five business days of receiving the application notify the Building Commissioner of the determination and forward a copy of the application to the Chair of the Commission to conduct a preliminary review as set forth in §153.04.

(2) If the Zoning Enforcement Officer determines, pursuant to the Department's demolition delay regulations, that the application does not constitute a substantial demolition, the Zoning Enforcement Officer shall within five business days of receiving the application notify the Building Commissioner in writing of the determination. Upon being notified of such determination the Building Commissioner may issue the building permit if all other requirements pertaining to the requested permit are met.

§ 153.04 PRELIMINARY REVIEW BY HISTORICAL COMMISSION

(A) Within fifteen days after receipt of a copy of a permit application, the Chair (or Acting Chair, if applicable) and a second Commission member designated by the Chair shall either

- (1) Make a written determination that the building is not significant and so advise the Historical Commission and the Building Commissioner in writing, after which the Building Commissioner may issue the demolition or building permit for the renovation/alteration if all other requirements pertaining to the requested permit are met; or
- (2) Forward the application to the Commission for a hearing outlined in §153.05 and notify the Building Commissioner in writing of such action.

§ 153.05 COMMISSION HEARINGS

(A) The Commission shall hold a public hearing at its next regularly scheduled meeting on all applications reviewed for historic significance which did not receive a written determination that the building or buildings were not significant. Public notice of the time, place and purpose of the hearing shall be disseminated as follows:

- (1) written notice posted at the Administration Building and on an internet website operated by the City of Watertown at least 14 days before the hearing; and
- (2) written notice mailed to the applicant, to the owners (as they appear on the most recent local tax list) of all property abutting the subject property and all abutters to the abutters within three hundred feet of the property line, and to the other persons as the Commission shall deem entitled to notice, at least 7 days before the hearing.
- (3) In addition to the above requirements, the Commission may also require that applicants post a written notice at the Watertown Free Public Library and/or on an internet website offering local news and public notices online at least 14 days before the hearing.

(B) The Commission may request that an applicant for a permit for demolition or renovation/alteration that is the subject of a public hearing under sub-section (A) provide additional information about the building(s), including the reason for proposing exterior demolition, the building's condition, and a description of the proposed reuse, reconstruction or replacement of the exterior elements that would be demolished.

C) The Commission shall decide at the public hearing whether the building is significant, whether it should be preferably preserved, and whether a demolition delay period will be imposed. The determination of the Commission may be postponed if agreed in writing by the applicant.

- (1) If the Commission determines that the building is preferably preserved, the Commission shall notify the Building Commissioner and applicant in writing. No demolition permit may then be issued during the time period set by the Commission, starting from the date of the determination, and lasting no more than twenty-four months. In setting the duration of the demolition delay, the Commission may consider the criteria used in determining that a building is preferably preserved and may also consider whether the owner has already made bona fide and reasonable efforts to preserve all or part of the building.
- (2) The Commission shall notify the Building Commissioner and applicant in writing if the Commission determines that the building is not preferably preserved. The Building

Commissioner may then issue the demolition permit if all other requirements pertaining to the requested permit are met.

(D) No permit for demolition of a building determined to be a preferably preserved building shall be granted until all plans for future use and development of the site have been filed with the Building Commissioner and have been found to comply with all laws pertaining to the issuance of a building permit. All approvals necessary for the issuance of such building permit or certificate of occupancy, including without limitation any necessary zoning variances or special permits, must be granted, and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this chapter.

(E) The Building Commissioner may issue a demolition permit for a preferably-preserved significant building, if all other requirements pertaining to the requested permit are met, once the delay period set by the Commission has expired or at any time after receipt of written communication from the Commission to the effect that either:

(1) The Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore the building; or

(2) The Commission is satisfied that for at least 6 months the owner has made continuing bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that the efforts have been unsuccessful.

§ 153.06 ADMINISTRATION

The Commission may adopt such rules, regulations and guidance as are necessary to administer the terms of this chapter. The Commission is authorized to adopt a schedule of reasonable fees to cover the costs associated with the administration of this chapter. The Commission may proactively develop a list of significant buildings that will be subject to this chapter. Buildings proposed for the significant building list shall be added following a public hearing.

§ 153.07 ENFORCEMENT

(A) The Commission and/or the Building Commissioner are each specifically authorized to institute any and all actions and proceedings, in law or equity, as they may deem necessary and appropriate to obtain compliance with the requirements of this chapter or to prevent a threatened violation thereof.

(B) No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this chapter for a period of three (3) years after the date of the completion of the demolition unless the building permit is for the faithful recreation of the demolished building. As used herein, PREMISES includes the parcel of land upon which the demolished significant building was located or any adjoining parcels of land under common ownership.

(C) Upon a determination by the Commission that a building is a preferably preserved significant building, the owner shall be responsible for properly securing the building to the satisfaction of the Building Commissioner. Should the owner fail to secure the building, the loss of the building through fire or other cause shall be considered voluntary demolition for the purposes of sub-

section (B) of this section.

§ 153.08 EMERGENCY DEMOLITION

Nothing in this chapter shall be construed to derogate the authority of the Inspector of Buildings (which term includes Building Commissioner) derived from Mass. Gen. Laws Ch. 143. However, before acting pursuant to that chapter, the Building Commissioner shall make every reasonable effort to inform the Chair of the Historical Commission of the Building Commissioner's intention to cause demolition.

§ 153.99 PENALTY

Anyone who demolishes or substantially demolishes a significant building without first obtaining and complying fully with the provisions of a demolition or building permit in accordance with this chapter will be subject to a fine of \$300 for each day that the violation continues, in addition to any fine that may be imposed for failure to comply with the State Building Code.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Ordinance was adopted by a vote of ___ for, ___ against, and ___ present on August 8, 2023.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President

Attachment 2. Proposed Demolition Delay Regulations:



City of Watertown
149 Main Street
Watertown, MA 02472

DEMOLITION DELAY REGULATIONS

These regulations are developed pursuant to the Watertown Demolition Delay Ordinance, Chapter 153, , to enable the Historical Commission to carry out the City's goal of preserving and protecting significant buildings within the City which are outside designated local Historic Districts and to encourage owners of such buildings to seek out persons who might be willing to purchase, preserve, rehabilitate or restore the buildings rather than demolish them. Further, the regulations are intended to provide clear guidance and requirements for applicants seeking to demolish buildings or undertake renovation or alterations that constitute substantial demolition of significant buildings. The regulations shall take effect on the date that the 2023 Demolition Delay Ordinance goes into effect.

I. Definitions

The definitions contained in Chapter 153.02 of the City Code are incorporated by reference.

II. Determinations by the Department of Community Development and Planning to Assist the Historical Commission

- A. Fifty Years Old or More-In order to appropriately route applications to the Historical Commission or the Zoning Enforcement Officer, the Department of Community Development and Planning (the Department) shall use the best public record then available to make a preliminary determination of building age. Examples of such public records are the City's Assessor Database or Building Card files. This preliminary determination shall not affect the Historical Commission's authority to use historical research from private or public sources to further determine a building's age.
- B. Substantial Demolition-In order to appropriately route applications to the Historical Commission, the Zoning Enforcement Officer will determine whether the proposed scope of work constitutes substantial demolition as defined in the ordinance. In making that determination, the Zoning Enforcement Officer will deem any of the following as substantial demolition:
 1. Removal of 50% or more of a roof (for example, raising the overall height of a roof, rebuilding the roof to a different pitch, or adding another story to a building).
 2. Removal of any part of a roof if the ridge line is changed.
 3. Removal of any exterior wall.

III. Procedural Requirements

- A. A copy of these regulations, and any additional written guidance on the operation of the Demolition Delay Ordinance, shall be available to all applicants for demolition permits or renovation/alteration permits, in a manner to be determined by the Department.
- B. All applications to demolish a building that is fifty years old or more will be forwarded to the Chair of the Historical Commission for preliminary review. If the building is determined not to be a historically significant building, the Department will proceed with its usual review of the application, such as review for compliance with the State Building Code and any of the City's General or Zoning Ordinances. The demolition application shall attach the following:
 - 1. Dimensioned site plan of the existing building(s) and of the proposed replacement project, signed by the current record owner of the property (and if the current record owner is not the applicant, then the applicant must also sign). The site plan should indicate the relationship between the existing building(s) and the surrounding structures and properties.
 - 2. Schematic elevation drawings of the proposed replacement project signed by the current record owner of the property (and if the current record owner is not the applicant, then the applicant must also sign). Dimensions and construction materials should be indicated. Elevations that demonstrate the grade, scale, and height in relation to neighboring structures are preferred.
 - 3. Exterior photographs of the existing building and immediately abutting properties as seen from a public way.
- C. All applicants for renovation/alteration building permits shall provide sufficient information in the application to allow municipal staff to determine the scope of the proposed work. If any application for renovation/alteration permit is determined to involve a scope of proposed work that constitutes substantial demolition, as defined in Section I of these regulations, and the building, or any part, is fifty years or more old, the application will be forwarded to the Chair of the Historical Commission for preliminary review pursuant to Section 153.03 of the City Code. If the building is determined not to be of historical significance, the Department will proceed with its usual review of the application. Otherwise, pursuant to Section 153.04 of the City Code, the application will be referred to the full Historical Commission for a public hearing and further consideration under the Demolition Delay Ordinance.

- D. Any applicant whose renovation/alteration application is referred to the full Historical Commission shall supplement the initial application by providing the following information to the Commission at least five business days before the scheduled hearing:
1. A description of the building elements to be demolished or removed.
 2. The reason for requesting a building permit, including information on the building's condition if this is a reason for removing parts of the building.
 3. A brief description of the proposed reuse, reconstruction, or replacement of those elements of the building to be removed.
 4. Exterior photographs of the existing building showing those elements of the building to be removed.



CITY OF WATERTOWN

Department of
Community Development and
Planning

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617 972 6417

Fax: 617 972 6484

www.watertown-ma.gov

To: City Council President Mark Sideris and City Council members
From: Steve Magoon, Director of Community Development and Planning/Assistant
City Manager; Gideon Schreiber, Assistant Director; Larry Field, Senior Planner
CC: George Proakis, City Manager; Elise Loukas, Chair, Historical Commission
Brendan McCarthy, City Council Clerk
Date: August 1, 2023
Re: **Additional changes in proposed demolition delay ordinance**

As you know there was a first reading of the proposed demolition delay ordinance on May 23 and the public hearing for this proposal is scheduled for August 8, 2023. Since the first reading, a member of the Economic Development & Planning Committee requested further legal review on the public notice and fee-setting provisions. As a result of that review, the Department of Community Development & Planning suggests minor revisions to the notice provision and adds an explanation on the fee-setting provision.

Unlike the planning and zoning boards, state law does not specify that cases before a historical commission be noticed in a particular way. The city's current demolition delay ordinance requires notice in a "local newspaper" as well a mailing to "affected" parties. However, with the *Watertown Tab* no longer publishing in print, applicants are forced to pay significant sums to advertise in the *Boston Globe*. Also, the current ordinance does not define "affected" parties. The proposed ordinance seeks to address these issues.

The minor revisions (full notice provision pasted below) continue to require certain forms of public notice that have long been provided by the city (at the clerk's office, on our website and via mailed notices). However, as to public notices that depend on other parties (the library and private websites), this version provides flexibility by allowing the Commission to require such additional notices. The various forms of notice have been reorganized to reflect this change.

§ 153.05 COMMISSION HEARINGS

(A) The Commission shall hold a public hearing at its next regularly scheduled meeting on all applications reviewed for historic significance which did not receive a written determination that the building or buildings were not significant. Public notice of the time, place and purpose of the hearing shall be disseminated as follows:

- (1) written notice posted at the Administration Building and on an internet website operated by the City of Watertown at least 14 days before the hearing; and
- (2) written notice mailed to the applicant, to the owners (as they appear on the most recent local tax list) of all property abutting the subject property and all abutters to the abutters within three hundred feet of the property

line, and to the other persons as the Commission shall deem entitled to notice, at least 7 days before the hearing.

- (3) In addition to the above requirements, the Commission may also require that applicants post a written notice at the Watertown Free Public Library and/or on an internet website offering local news and public notices online at least 14 days before the hearing.

The fee-setting provision appears in § 153.06 (Administration) and reads: "The Commission is authorized to adopt a schedule of reasonable fees to cover the costs associated with the administration of this chapter." As you know, in order for a board or commission to set fees, the city must first accept M.G.L. Ch. 40, Sec. 22F. We understand that the City Council is interested in considering adoption so that it has the flexibility to allow other boards and commission to set fees. Since the Historical Commission is not planning on setting fees at this time—and is content to wait for the City Council to decide whether to adopt Ch. 40, Sec. 22F—staff believes it is appropriate for the Council to act on the ordinance as proposed.

Order Confirmation

Town of Watertown
149 Main Street
Watertown, MA 02472

Thank you for placing your advertisement in The Boston Globe.

Your order information and a preview of your advertisement are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1500 or email classified@globe.com.

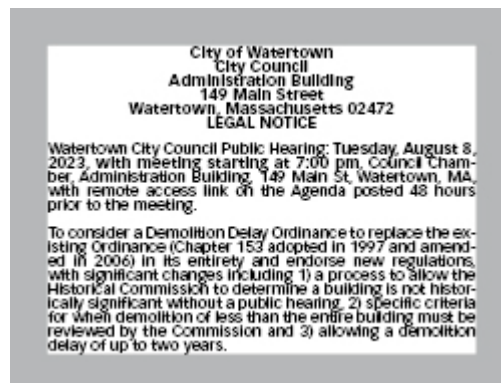
Any and all proposed edits, revisions, and/or other changes to the advertisement must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
Boston Globe Classified Sales

617-929-1500
Monday – Friday 9:30 am - 4:30 pm
classified@globe.com

Order Number	719338	Order Price	\$953.00
Sales Rep.	Lindy Rodriguez	PO No.	
Account	2105782	Payment Type	
Publication	Boston Globe	Number of dates	2
First Run Date	07/24/2023	Last Run Date	07/31/2023
Payment Type			

AD PREVIEW:





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: August 2, 2023

RE: Agenda Item – Transfer of Funds Request

Attached please find a Transfer of Funds request in the amount of \$27,937 from Fiscal Year 2024 City Council Reserve to the Fiscal Year 2024 Health and Human Services Study (HHS Study).

This proposed Transfer of Funds request is necessary to sufficiently fund the HHS Study as noted in the 2024 Budget Message: "There will also likely be costs in Fiscal Year 2024 related to the implementation of the Human Resources and Health and Human Services studies, and these may also be funded through transfers from council reserve. This is consistent with Budget Priority Guideline item II.J."

I respectfully request the attached transfer be placed on the August 8, 2023, City Council Agenda.

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

TRANSFER AMOUNT: \$ 27,937

FROM: FY 2024 CITY COUNCIL RESERVE \$ 27,937
0111152-570780

TO: FY 2024 HEALTH AND HUMAN SERVICES STUDY \$ 27,937
0194000-530332

I hereby certify to the availability, authority of funding source, mathematical accuracy
and appropriate fiscal year.

8/2/2023
DATE

Wen Zeng
CITY AUDITOR



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: August 2, 2023

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

I am pleased to inform you that the Watertown Savings Bank has committed to a generous gift of funds in the amount of \$1,000 for the SNAP match for the Farmers Market. As stated in the attached email, the SNAP Match Program offers customers using SNAP benefits a dollar-for-dollar match on their SNAP purchase, up to \$15 per market day.

Pursuant to Massachusetts General Laws Chapter 44, Section 53A, any expenditure of gifts of funds by a city department or board needs the approval of the City Manager and City Council.

I have approved this item and respectfully request the attached Resolution accepting these gift expenditures be placed on the August 8, 2023, City Council Agenda.

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

Resolution #

R – 2023 -

Resolution approving the Acceptance and Expenditure of Gifts of Funds

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

WHEREAS: The Watertown Savings Bank has committed to a generous gift of funds in the amount of \$1,000 for the SNAP match for the Farmers Market; and,

WHEREAS: The SNAP Match Program offers customers using SNAP benefits a dollar-for-dollar match on their SNAP purchase, up to \$15 per market day. Since established many years ago, the SNAP Match has grown to reach many more food insecure customers each season.

NOW THEREFORE BE IT RESOLVED: that the City Council of the City known as the City of Watertown, hereby accepts and appropriates, pursuant to Massachusetts General Laws Chapter 44, Section 53A, a gift of \$1,000 from Watertown Savings Bank toward for the SNAP match for the Farmers Market.

Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on August 8, 2023.

Council Clerk

Mark Sideris, Council President

Osmond, Marsha

From: Magoon, Steve
Sent: Wednesday, August 2, 2023 2:51 PM
To: Proakis, George; Sideris, Mark
Cc: Hand, JoAnna; Osmond, Marsha; McCarthy, Brendan; Venizelos, Stephanie
Subject: FW: Donation from Watertown Savings Bank to the Watertown Farmers' Market
Attachments: WFM-SNAP-HIP-MatchingFlyer-V4.pdf

Attached is a very generous gift from the Watertown Savings Bank for the SNAP match for the Farmers Market. Can we place this on a City Council agenda for the acceptance of a gift? Thanks

From: Venizelos, Stephanie <svenizelos@watertown-ma.gov>
Sent: Wednesday, August 2, 2023 1:01 PM
To: Magoon, Steve <smagoon@watertown-ma.gov>
Subject: Donation from Watertown Savings Bank to the Watertown Farmers' Market

Hi Steve,

Watertown Savings Bank has donated \$1000 to the Watertown Farmers' Market in support of its SNAP Match food assistance program. The SNAP Match Program offers customers using SNAP benefits a dollar-for-dollar match on their SNAP purchase, up to \$15 per market day. Since established many years ago, the SNAP Match has grown to reach many more food insecure customers each season. Several grants have supported the market's SNAP match program and this donation will help fund this year's SNAP match budget, which I anticipate increasing significantly.

Attached is a copy of the market flyer about food assistance programs. Please let me know if you need any additional information.

Thanks,
Stephanie

Stephanie Venizelos
Community Wellness Program Manager

City of Watertown
svenizelos@watertown-ma.gov
C: 781.482.4511
[Website](#)
[Facebook](#)



SALTONSTALL PARK (Next to City Hall, 149 Main St)
JUNE 14 - OCTOBER 25, 2023
WEDNESDAYS, 2:30-6:30 PM (Closing at 6pm in October)



1. VISIT
the managers booth



2. SWIPE
your EBT card



3. DOUBLE
your dollars



4. SHOP
at the market

GET MORE

at the Watertown Farmers' Market

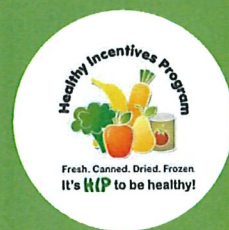
The Watertown Farmers' Market (WFM) Accepts SNAP, HIP, and Farmers' Market Coupons including WIC and Senior FMNP.



Double Your SNAP Dollars. (up to \$15 per market day)

Use SNAP dollars to buy SNAP eligible foods that include produce, fish, meat, honey, eggs, bread and much more.

SPEND \$15 → RECEIVE \$30



Get Free Food.

Purchase fruits and vegetables using your SNAP/EBT card and the amount of the sale will be automatically reimbursed. It's an INSTANT REBATE and your produce is FREE.

Household Size	Max. Amount Per Mo.
1-2 PEOPLE	\$40
3-5 PEOPLE	\$60
6+ PEOPLE	\$80



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LIVE WELL WATERTOWN



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

Committee on Parks and Recreation Meeting Monday, June 26, 2023 at 5:00 PM City Council Office

The Committee convened on June 26, 2023 at 5:00 pm in the City Council Office. Present were Councilors Tony Palomba, chair, Lisa Feltner, vice-chair, and Caroline Bays, secretary. Also present was Dennis Duff, member of the Community Preservation Committee.

The purpose of the meeting was to interview Dennis Duff for reappointment to the Community Preservation Committee for a term to expire on February 1, 2026.

Councilor Feltner asked Mr. Duff why he wanted to serve on the CPC. Mr. Duff explained he had a long history working on boards in town and had a lot of experience that was relevant to the development in town such as working on the Watertown Redevelopment Authority, where he played a crucial role in who developed the Arsenal and helped to put 156 units of housing in the east end. He knows Watertown's past and wants to make the city better. He felt, given his long history serving on boards and commissions for the city, that he had the experience necessary to make decisions about where CPC funds would be best spent.

Councilor Palomba questioned his rationale for his vote against the Nichols St. project. Mr. Duff said he voted against the housing because he wanted housing on Templeton Parkway and hoped for more housing on the East End. He was also worried about how far Nichols is from public transit, but Mr. Duff added that he will support it when it comes back next year, given that it will be moving forward.

Councilor Palomba asked why he did not vote for Mark Krackiewicz and Jon Bockian as chair and vice chair of the committee. Mr. Duff felt that there should have been more movement and different ideas. Councilor Palomba also asked if the committee was working towards affordable housing. Mr. Duff said he really wants to see a good proposal which he could support. He felt they were not getting the quality of grant applications he wanted and felt the need to increase awareness in the community about what can be done.

Councilor Feltner made a motion to recommend that the City Council confirm Dennis Duff for reappointment to the Community Preservation Committee for a term to expire on February 1, 2026. Councilor Bays seconded. The motion passed 3-0

The meeting adjourned at 6:23 pm.

Committee on Parks and Recreation Meeting
Monday, July 17, 2023 at 5:00 PM
City Council's Office

The Committee convened on July 17, 2023 at 5:00 pm in the City Council Office. Present were Councilors Tony Palomba, chair, Lisa Feltner, vice-chair, and Caroline Bays, secretary. Also present was Mark Krackiewicz, member of the Community Preservation Committee.

The purpose of the meeting was to interview Mark Krackiewicz for reappointment to the Community Preservation Committee for a term to expire on February 1, 2026.

Mr. Krackiewicz feels that after two terms the Community Preservation Committee is beginning to get a pipeline of projects and feels that several of the projects currently in planning will come before them again for financing for the construction phase. He said they amended the process so that if you are approved for a planning process you can get the construction funding more quickly outside of the regular cycle.

He hopes that when the affordable housing trust finds property the CPC can help to fund it and CPC members have been building a relationship with members of the trust with the hope that their continued cooperation and communication will result in a good housing project.

The CPC is beginning the application process now and they are looking at eligibility forms this week. Tony expressed concern about how friendly the committee is to those coming before them. Mark said they are bound by ordinance as to what they can do so they can't fund projects unless they meet the legal requirements.

Mr. Krackiewicz, asked councilors to be on the look out for possible projects as well as for possible future CPC committee members.

Councilor Feltner made a motion to recommend that the City Council confirm Mark Krackiewicz for reappointment to the Community Preservation Committee for a term to expire on February 1, 2026. Councilor Palomba seconded. The motion passed 3-0

The committee adjourned at 5:20 pm.

Report submitted by Caroline Bays



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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

Report of the Ad Hoc Committee for the Municipal Policy Analyst **Report Date: August 8, 2023**

The Preliminary Screening Committee for the Municipal Policy Analyst convened in Open Session, and entered Executive Session on July 25, 2023 at 5:00 pm, July 27, 2023 at 5:00 pm, and August 1, 2023 at 6:00 pm in the City Council office, pursuant to General Laws Chapter 30A, Section 21(a)(8) *“To consider or interview applicants for employment by a preliminary screening committee, if the chair declares that an open meeting will have a detrimental effect in obtaining qualified applicants. This shall not apply to any meeting regarding applicants who have passed a prior preliminary screening.”*

Present as the Preliminary Screening Committee were Councilors Caroline Bays, chair, John Gannon, Nicole Gardner, and Vincent Piccirilli, secretary.

The Preliminary Screening Committee reviewed all 41 resumes received, and narrowed the list down to 9 people for preliminary interviews.

Preliminary Screening Committee voted unanimously to select three finalists for the Municipal Policy Analyst position: Rosalyn Impink, Doug Newton, and Michael Pearce.

The Committee also voted unanimously to request the Council President schedule a Special City Council Meeting so that the full City Council can conduct the final interviews.

Report prepared by Vincent Piccirilli



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Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Report of the Committee on Economic Development & Planning Meeting Date: July 10, 2023

The Committee convened on Monday July 10, 2023 at 6:00 pm in the Richard E. Mastrangelo Council Chamber, with remote participation by Zoom pursuant to Chapter 2 of the Acts of 2023. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. See attachment A for other attendees.

The purpose of the meeting was Discussion, Public Comment, and Recommendations to the Planning Board and City Council on the Comprehensive Plan Draft Update of June 26, 2023. All the documents on the Comprehensive Plan update are located on the website: <https://engagestantec.mysocialpinpoint.com/watertown-plan>

The documents the Committee reviewed were:

- Stantec memo June 26, 2023 incorporating public comments (Attachment B)
- June 26, 2023 revised draft of the Comprehensive Plan (Attachment C)

Phil Schaeffing from Stantec, the consultant hired for the Comprehensive Plan review project, began with a presentation (Attachment D) which highlighted all the changes made to the plan from the first draft published February 16, 2023. This included comments from the open house on March 9, 2023, as well as comments from the website and received by email.

Next, the chair opened public comments. The following people spoke on a variety of topics: Elodia Thomas, Maria Saiz, Mark & Ernesta Kraczkiewicz, Sam Ghilardi, Susan LaDue, Councilor Anthony Palomba, Susan Falkoff, Jaime Burke, Jamie Gordon, Amy Plovnick, Rita Colafella, and Tom Floros.

Lastly, based on the public input, the Committee discussed changes to the draft plan with the staff and attendees, and agreed on the following eight changes:

1. For strategy 7E *“Support and expand mental health and stress management resources. Strive to reduce substance use through social services, programming, and other resources.”* change to “Support and expand health and human services resources, including: (1) Mental health and stress management; (2) Social services, programming, and other resources to reduce substance use; (3) Increase food security; and (4) Access to healthcare.”

2. For strategy 7F *“Celebrate diversity and cultural traditions through public art, community events, formal recognition, and other appropriate means. Formal recognition of Watertown’s commitment to arts and culture as integral to city life may include the designation of a cultural district.”* move it down to the heading “Arts & Culture” and renumber it as 7G. Add a new 7F under the heading “Wellness and Inclusivity” with text provided by staff based on committee discussion, which now reads “Provide a welcoming community for all, one that celebrates and fosters diversity, equity, and inclusion in everything we do. Work in partnership with the Human Rights Commission, the Commission on

Disability, and dedicated community groups to ensure continued progress.” Add HRC and COD to Partner(s).

3. For strategy 4J bullet 6 “*Continue annual capital plan commitments to upgrade connector roads and local streets with new sidewalks, planting strips, street trees, and curbs, thereby improving pedestrian safety.*” change to “Expand annual capital plan commitments to upgrade connector roads and local streets with new sidewalks, street trees, curbs, and other strategies to protect existing and new planting strips, thereby improving pedestrian safety”.

4. On page 26 under groups, add Commission on Disability (COD), Conservation Commission (CC), and Human Rights Commission (HRC).

5. For strategy 8 “*Proactively maintain and improve infrastructure and services to responsibly meet current and future needs.*” under the heading “Facilities and Infrastructure: add a new strategy to address Americans with Disabilities Act (ADA) self-assessment and transition plan to address ADA problems. Lead(s) are ADA Coordinator and COD; Partner(s) are DCDP, DPW, and DPB. Add mid-term to When. Re-letter the remaining strategy list.

6. For strategy 6D “*Expand access to and recreational use of the Charles River through continued partnerships with the Massachusetts Department of Conservation and Recreation (DCR) and private developers.*” change to “Expand access to and recreational use of the Charles River through continued partnerships with the Massachusetts Department of Conservation and Recreation (DCR), private developers, the Charles River Watershed Association and other organizations.” Add DCDP to Lead(s), add CC and COD to Partner(s).

7. For strategy 7L “*Inventory historic assets and consider using a city-wide historic preservation plan to set priorities.*” it lists CPC as a partner, but it was noted that CPA funds can’t be used for preservation plans, only for the preservation work itself. The partners should be Historical Commission, Historic District Commission, Historical Society.

8. On page 78, under the section “Future Land Use” for areas of “Low Density Residential” and “Medium Density Residential”, change “preserve” to “conserve” to indicate some changes could be made to these areas while at the same time maintaining their character. The committee also welcomed additional text references to be included by staff to specifically improve public understanding of land use descriptions.

The Committee asked the staff to consider these eight changes above, and to rework the language as necessary for clarity and editorial purposes. The staff’s revised language was sent in an email by Mr. Magoon on July 31, 2023 (Attachment E).

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council schedules a joint Public Hearing with the Planning Board to adopt the Updated Comprehensive Plan with the eight changes recommended by the Committee. Voted 3-0

The meeting adjourned at 8:55 pm.

Report prepared by Vincent Piccirilli

Attachment A - List of Attendees

Name	Title	Zoom
George Proakis	City Manager	
Steven Magoon	Director of Community Development & Planning/Assistant City Manager	Y
Gideon Schrieber	Senior Planner	
Lawrence Field	Senior Planner	
Phil Schaeffing	Stantec (consultant)	Y
Steve Kearney	Stantec (consultant)	Y
John Airasian	City Council	
Caroline Bays	City Council	
Nicole Gardner	City Council	
Emily Izzo	City Council	Y
Anthony Palomba	City Council	
Elodia Thomas	Resident	
Ernesta Krackiewicz	Resident	Y
Mark Krackiewicz	Resident	Y
Josh Rosmarin	Resident	Y
Pat Rathbone	Resident	Y
Susan Falkoff	Resident	
Andy Compagna	Resident	Y
Connie Henry	Resident	Y
Greg Reibman	Charles River Regional Chamber	Y
Louise Enoch	Resident	Y
Jamie Gordon	Resident	Y
Maria Saiz	Resident	
Linda Scott	Resident	Y
Susan LaDue	Resident	
Jamie Burke	Resident	
Jacky van Leeuwen	Resident	Y
Sam Ghilardi	Resident	Y
Hannah Rakoff	Resident	
Rita Colafella	Resident	Y
Thomas Floros	Resident	
Amy Plovnick	Resident	Y

To:	Gideon Schrieber City of Watertown	From:	Phil Schaeffing Stantec
Project/File:	Watertown Comprehensive Plan	Date:	June 26, 2023

Reference: Response to Public Comments on First Draft Comprehensive Plan

The first draft of the Watertown Comprehensive Plan was published on the project website on February 17, 2023. On March 9, 2023, the City and consultant team hosted a public open house at the Watertown Free Public Library to present highlights of the draft plan and invite review and comment on the recommended strategies. Meeting participants provided written comments via sticky notes placed on posters listing the draft strategies and via comment cards. An approximately 30-minute general comment speaking period was provided at the end of the meeting for participants to share their opinions with the planning team and audience. After the open house, an online survey was available for two weeks for additional public comment. The survey offered multiple choice ranking for each strategy and a free response opportunity for each goal. A City email address (planning@watertown-ma.gov) was also available to receive written comments from residents and community groups.

The planning team compiled and reviewed numerous comments from individuals or groups in response to the first draft of the Watertown Comprehensive Plan. This feedback came from:

- 105+ open house attendees on March 9, 2023 (in-person and online)
- 110 completed online surveys (survey available on the project website March 9-24, 2023)
- Five residents via email
- City Councilor Tony Palomba
- Bicycle & Pedestrian Committee
- Watertown Environment & Energy Efficiency Committee (WE3C)
- Live Well Watertown (LWW)
- Trees for Watertown (TFW)
- Watertown Faces Climate Change (WFCC)
- Watertown TMA

This feedback is an invaluable part of the public process to test the plan's recommended strategies and to refine them to better reflect community priorities. Both City staff and the consultant team reviewed these comments and discussed how to address them. The first draft plan has been revised to incorporate many of these suggestions. The revised draft plan will be submitted to the Watertown City Council for consideration and adoption.

The comprehensive plan is a living document designed to incorporate the many specific topic-based plans that have been completed in Watertown in recent years. As a living document, it can be revisited and

Reference: Response to Public Comments on First Draft of Comprehensive Plan

updated—as the 2015 plan has been updated by this document. In order to be comprehensive, the plan document makes higher-level policy recommendations that work to integrate the efforts of other important planning documents. Therefore, the goals and policies of the plan are aspirational but achievable strategies that are further informed by the many more specific recommendations of these other, more detail-oriented plans.

The table below outlines the general comment themes and the plan revisions made in response to them. These significant themes were identified from comments that are broadly shared by many respondents. It is important to recognize, however, that every comment provided a specific perspective.

Themes from Public Comments RE: First Draft Plan	Response in Revised Draft Plan
More emphasis should be placed on recent existing plans (like <i>Resilient Watertown</i> , <i>Bicycle and Pedestrian Plan</i> , and others) – identifying those plan goals and implementing their recommendations.	New strategy added in relevant goals to implement existing plans and to periodically revisit them in response to changing conditions. Goal 1 strategies re-organized to mirror structure of <i>Resilient Watertown</i> plan.
Highlight how quality of life, transportation, local businesses, and sustainability are linked (“15-minute neighborhood” referenced). More and better non-vehicular transportation options that connect residents to squares and corridors will improve quality of life and reduce car trips and greenhouse gas (GHG) emissions.	Emphasis added in Goal 2 includes call-out box explaining “15-minute neighborhood” concept and its relevance to Watertown.
Concern expressed about scale and character of many recent development projects, particularly life science building height near neighborhoods.	“Managing Redevelopment” and “Neighborhoods” subsections of Goal 2 revised re: shared benefits of new development and zoning assessment.
Concern expressed for prevalence of life science buildings in recent and planned development, particularly in light of recent economic trends.	New strategies added in Goal 3 to diversify economic base via an in-depth economic development study (new call-out box added as well), to continue oversight of life science buildings, and to highlight importance of creating an economic development staff position (new strategy 3A).

Reference: Response to Public Comments on First Draft of Comprehensive Plan

Greater support desired for local and small businesses in Watertown.	Strategies in Goal 3 revised (including new strategy 3E) to place greater emphasis on increasing small business support, improving physical conditions of squares and corridors to support customers and businesses, and creating an economic development staff position.
Transportation strategies should be more closely linked to climate goals re: reduced single-occupancy vehicle trips and GHG emissions, as well as accessibility needs for who are unable to walk, bike, or drive.	Goal 4 intro text revised to acknowledge connection between transportation and climate. Microtransit and additional shuttles added to strategies as alternatives to explore for greater accessibility. <i>Resilient Watertown</i> VMT and electric vehicle goals added to call-out box.
Desire for more concrete language about taking action rather than just considering certain transportation strategies.	Goal 4 modified from “ <i>Promote</i> safe, efficient multimodal transportation...” to “ <i>Provide</i> ...” Strategies for multimodal policy goals (4B) and Vision Zero (4C) changed to “adopt” and “develop” respectively.
General support for more housing but some differing opinions about new housing scale. General support for more affordable housing, housing for families, and housing for seniors.	Goal 5 encourages more housing and identifies strategies to support it.
Desire for greater emphasis on importance of trees – both preserving existing ones and planting new ones	Strategies 1H, 2C, 2I, 6G support tree preservation and planting.
Live Well Watertown (LWW) is an engaged community partner for health and wellness related efforts.	LWW added as implementing partner to several strategies in Goals 6 and 7.

Regards,

STANTEC CONSULTING SERVICES INC.

Reference: Response to Public Comments on First Draft of Comprehensive Plan

Phil Schaeffing AICP

Associate

philip.schaeffing@stantec.com

Attachment: Watertown Comprehensive Plan, Revised June 2023

Watertown Comprehensive Plan

REVISED DRAFT



June 2023

Comprehensive Plan - City of Watertown, MA

Special thanks to Watertown's residents, business owners, and all who participated in the planning process and helped shape this plan.

Planning Advisory Committee Members

Andres Aepli *Resident - Transportation*

Bob Airasian *Watertown Business Coalition representative.*

John Airasian *Watertown City Council*

Jeff Brown *Watertown Planning Board*

Dan D'Amico *Resident*

Ines Gonzalez-Romero *Resident*

Maria Rose *Conservation Commission representative*

City Staff

George Proakis *City Manager*

Steve Magoon *Assistant City Manager; Director, Community Development and Planning*

Gideon Schreiber *Assistant Director of Planning*

Larry Field *Senior Planner/Housing*

Liz Helfer *Public Arts & Culture Planner*

Peter Centola *Recreation Director*

Laurel Schwab *Senior Environmental Planner*

Katie Swan *Environmental Planner*

This document was developed for the City of Watertown by a Consultant Team led by Stantec and supported by Streetsense and Horsley Witten Group.



Stantec

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A photograph of a city street scene. In the foreground, a green traffic light pole stands on the left, and a large, dense evergreen tree is on the right. A yellow vertical bar is positioned to the left of the word 'Introduction'. The background features a modern multi-story building with a mix of grey, yellow, and brick facades, and a smaller white house with a grey roof. A yellow street sign with a left-turn arrow and the number '25' is visible. The sky is clear blue.

Introduction

Introduction

Watertown is experiencing a period of growth and change that is projected to continue in coming years, and the growing population is increasingly diverse. By 2031, Watertown is expected to add more than 6,000 jobs, mostly in the research and development sectors. A positive impact of this economic development is that it will increase the non-residential tax base, contribute to improved streetscapes and infrastructure, support a local retail base, add foot traffic to our main streets, and provide more opportunities for residents to work in the city where they live. It will also create significant changes, increasing

the demand for housing of all types (including affordable housing), and influencing local transportation patterns.

Development since 2015 has continued a trend of repositioning former industrial or commercial properties into life science labs or mixed-use development. This new growth has changed the character of large parts of the Arsenal and Pleasant Street corridors in particular with some lower-scale single use and larger-scale mixed use. Future redevelopment projects for the aging commercial and industrial properties that remain will present new opportunities to address housing diversity, create publicly



Introduction

accessible open spaces, influence transportation habits, and contribute to the commercial tax base.

As noted, Watertown has been successful in attracting innovative economic development projects, mostly in the life sciences sector. These projects and several large mixed-use developments have increased the local tax base which in turn has allowed for significant public investment in new schools and other public improvements. While life sciences is a strong growth sector in the Boston area, recent market pressures may slow how quickly space is occupied and create new opportunities for other types of tenants, including other regional industry clusters such as climate-tech businesses. At the same time, the COVID-19 pandemic significantly impacted local small businesses in the traditional commercial areas like Watertown and Coolidge Squares. The strength and vitality of these squares is important to the Watertown community, but a number of factors have limited the ability of some businesses to adapt to trends like increased online shopping, a changing customer base, or competition from new businesses. Physical constraints like limited space for outdoor dining or sidewalk displays, parking proximity, or building age/condition also affect business performance.

The transportation network continues its evolution to accommodate all users along more streets. Pedestrian and bicycle improvements including the Watertown-Cambridge Greenway, the Watertown Community Path, and “Complete Streets” projects encourage non-vehicular trips for short distances. There is significant bus ridership in Watertown despite the impacts of COVID-19 and corresponding service cuts, and the MBTA has recently released plans to expand transit service through the city

by 25 percent. Meanwhile, traffic congestion is a concern at peak times along major corridors and neighborhood streets used as cut-throughs, especially as new development projects open.

Privately-owned, publicly accessible open spaces have been integrated into many recent redevelopment projects like Elan Union Market and Arsenal Yards, adding to the variety and locations of these amenities. Along the Pleasant Street corridor, new connections to the Charles River through formerly industrial property expand public access to the Greenway. Still, there is demand for more open space and recreation options, especially passive recreation, due in part to changing needs of an increasingly diverse population and recreational trends. The Community Preservation Act (CPA), passed by Watertown voters in



2016, provides funding opportunities to help address some of these open space needs (as well as housing and historic preservation).

Watertown is committed to reducing contributions to climate change and to enhancing local resiliency to climate change impacts. Pursuing these goals will influence decisions about land use and urban design, transportation choices, open space and parks, and more. Recent steps include updating the zoning ordinance in 2018 to mandate “LEED Silver Certifiable” standards for new commercial, industrial, and mixed-use development ; becoming the first New England city to require solar panels for 90% of parking garages and 50% of roof coverage on buildings over 10,000 square feet or more than 10 housing units; requiring Transportation Demand Management; and

adding new requirements to the Stormwater Management ordinance that support green infrastructure and substantial infiltration of large storms to help reduce flooding. In January of 2023, Watertown became the first city in Massachusetts to adopt the Commonwealth’s new updated Specialized Stretch Energy Code, which will ensure more sustainable energy standards for new buildings.

These trends and recent changes illustrate both the opportunities to harness growth to shape the type of community Watertown wants to be and the challenges that should be addressed to mitigate negative impacts, whether in affordability, transportation, access to open space, climate change, or other areas. This comprehensive plan provides the vision and strategies to guide decision making.

Providing Policy Guidance for More Specific Plans

The comprehensive plan is designed to integrate with the many more specific topic-based plans that have been completed in Watertown in recent years (see “Recent Plans/ Reports” on this page). In order to be comprehensive, this plan document must also make higher-level policy recommendations that work to integrate the efforts of these important planning documents. Therefore, the goals and policies of the plan are aspirational but achievable strategies that are further informed by the many more specific recommendations of these other, more detail-oriented plans

Recent Plans/Reports

- Open Space and Recreation Plan (OSRP, 2023)
- Watertown Baseline Assessment (2022)
- Resilient Watertown Climate and Energy Plan (2022)
- Commercial Development/ Housing Nexus Study (2022)
- Capital Improvement Plan (CIP, 2023-2027)
- Bicycle and Pedestrian Plan (2021)
- Community Preservation Act (CPA) Five-Year Plan (2021)
- Housing Plan (2021)
- Municipal Vulnerability Preparedness Program (2020)
- Public Arts Master Plan (2020)
- Complete Streets Prioritization Plan (2018)

Charter Preamble

Watertown voters approved a new preamble to the City Charter in November 2021. This statement is the result of careful work by a charter committee and City Council over many months. It is a statement of community values and serves as a base for the goals and strategies in this comprehensive plan. It reads:

“We, the people of Watertown — mindful of generations who came before us and those yet to come as we seek a more perfect union — are committed to preserving the blessings of life, liberty, and the pursuit of happiness. In recognition of the historical truth that we live on land that is the traditional territory of the Pequotsette people, we hereby establish the following Ethic of Civic and Environmental Stewardship, supported by a group of Guiding Principles for this Home Rule Charter for our city.”

<https://ecode360.com/36825791>

These guiding principles find multiple expression in Watertown’s policy priorities, practices, and partnerships, in furtherance of the Charter’s purpose: to provide the residents of Watertown with a government that represents all who live, work, play, and create here, and affirms our right to live and grow in freedom, dignity, and tranquility. They also foster wise management of resources that guarantee the opportunity for all residents to reach their full potential while caring for one another and promoting the health, safety, and welfare of our community.

Ethic of Civic and Environmental Stewardship:

Guiding Principles

- Safety & Tranquility
- Learning & Excellence
- Equity & Diversity
- Health & Well-Being
- Creativity & Innovation
- Accountability & Transparency

We believe that this stewardship ethic and related guiding principles uphold public trust in the competent and faithful execution of government duties, including loyalty and care. Taken together, they yield vibrant and welcoming neighborhoods, high quality and inclusive schools, transparent and accountable municipal operations — including performance excellence, responsiveness, and collaboration and thriving local businesses. Recognizing the impact of our decisions on future generations, and committing to practices that foster a sustainable environment in service to the common good, we, the people of Watertown hereby adopt the following Home Rule Charter for our city, all in accord with the Home Rule Amendment to the Constitution of the Commonwealth of Massachusetts.”



Planning Process

Planning Process

Why Plan Now?

In the years since the 2015 Comprehensive Plan was adopted, Watertown has experienced an accelerated pace of change. Our population is growing as more people recognize the high quality of life here. Life science companies are moving to Watertown in increasing numbers. Arsenal Yards has become a regional mixed-use destination. Then in early 2020, the COVID-19 pandemic hit our community and the nation. It caused unprecedented, transformative shocks that have slowly eased but not entirely disappeared. People and businesses are still grappling with the lingering impacts and trying to determine what the “new normal” will look like.

Through all of this, the City diligently worked on the recommendations of the 2015 plan and completed more than 75 percent of them. Major accomplishments include voter adoption of the Community Preservation Act (CPA), new requirements for rooftop solar and LEED-certifiable design for many new construction projects, improved design standards and guidelines, and

a Complete Streets policy among others. Mixed-use, commercial, and residential developments have added jobs and housing the city needs while helping fund infrastructure modernization and providing other public benefits. The City committed to having innovative and sustainable elementary schools and a new high school, with two new schools completed in 2022.

As a result, the City of Watertown launched this effort to update its comprehensive plan. This new action plan will guide decision-making by responding to emerging challenges and opportunities. It builds on past success while recognizing that there are still important priorities to address.

The City also updated its Open Space and Recreation Plan (OSRP) at the same time. The OSRP provides a detailed seven-year action plan to improve the parks, open spaces, and recreation amenities in Watertown. The public engagement process shared information and sought feedback on both of these plans.

How We Got Here

The planning process launched in early 2022 and consisted of four phases. In each phase, resident participation and input provided valuable insights which helped guide the direction of the plan.

Baseline Assessment

The planning process began with data analysis and planning research to better understand where we are today. Community members, city staff and consultants identified trends that will influence our future. They collectively worked to note opportunities and challenges as areas to focus our attention. We shared this information with the public and asked for their feedback about what is most important to them about their community. The Baseline Assessment report summarizes this research and initial round of public engagement. It was completed in July 2022 and shared on our project website. The Baseline Assessment provides the foundation upon which the comprehensive plan is built.

Vision and Goals

The vision and goals are guiding elements for the plan. The vision statement from the 2015 plan was used as a starting point and modified based on participant feedback from the visioning forum in May 2022 and the online survey. We asked residents what elements might be added or removed to represent their current vision of the future in Watertown. The city's recently adopted charter preamble also informed this discussion. A series of goals were developed once a draft vision was formed. The revised vision statement and draft goals for this plan were shared with the public at workshops in September.

Plan Development

Once the vision and goals were drafted, the work of developing strategies to achieve each goal began in earnest. Opportunities and challenges identified in the baseline assessment, as well as resident priorities from public engagement, informed many strategies. Others came from a variety of sources including ongoing City efforts, recently completed plans, and priorities from the 2015 plan that have not been fully addressed yet. Preliminary strategies were shared at the September workshops for public feedback.

Draft and Final Plan

Draft strategies were further refined with City staff during the fall. This included creating the action plan which assigns responsible City departments and a general timeline to each strategy. The initial draft plan was shared online and at a community open house for feedback in March 2023. A revised draft plan was submitted for consideration by the Planning Board and City Council in June. After public hearings to discuss the plan, it was adopted in _____.



Community Engagement

Community Engagement

Building a plan with broad support for implementation requires listening to residents, businesses and other stakeholders. Participants expressed a range of opinions on a variety of topics, yet general consensus emerged around many issues. These perspectives and ideas helped shape the vision, goals, and strategies of the plan.

Community outreach and engagement was a key part of the planning process. An important goal of the community engagement effort was to include individuals who are often under-represented in planning initiatives. The community engagement process provided a variety of ways for people to interact with the project team, share their thoughts, and respond to draft recommendations through the process. An interactive project website and hybrid in-person and online public meetings were cornerstones of the effort. The website and online meeting recordings allowed people to participate when and how it was convenient for them. Surveys and mapping activities invited comments online and in person. City staff also led one biking and three walking tours and attended public events like the Farmers Market, Arts Market, and Faire on the Square to meet people where they are and to raise awareness of the process.

Planning Advisory Committee

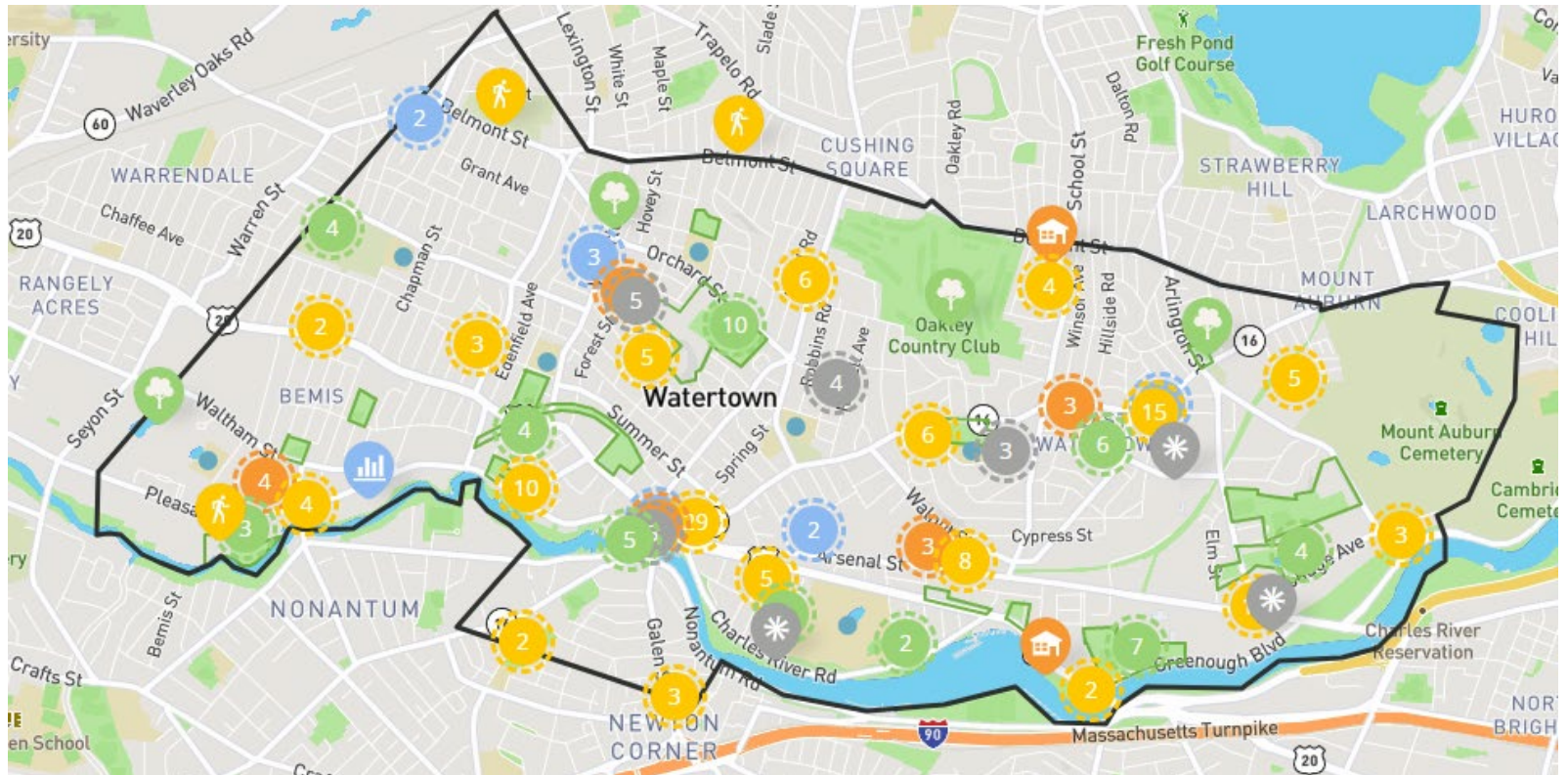
A seven-member Planning Advisory Committee (PAC) was formed to help guide the community engagement process and promote the planning process. It includes representatives from City Council, the Planning Board, Conservation Commission, and the Watertown Business Coalition, one resident with transportation expertise, and two residents from under-represented populations within the community. The City engaged in a public process to select the three resident members, looking for specific expertise and residents from under-represented populations (defined as including, but not limited to, minority, non-native English speaking community members, families with children, younger adults, and shift workers). Over the course of the planning process, PAC members met five times to discuss the community outreach and engagement efforts prior to major public events. They served as community liaisons and a resource for outreach ideas.

Project Website

An interactive project website was launched for the comprehensive plan process in March 2022 (www.watertown-ma.gov/comp-plan). It was the home for project updates, online engagement activities, upcoming event information, project documents, and a sign-up for e-newsletter updates. From its launch through late March 2023, more than 4,800 unique users visited the site at least once, and many more than once. In total, the website has seen more than 14,000 visits. There have been 588 unique stakeholders engaging in activities like the interactive map and surveys.

Online Surveys and Mapping

Three surveys, an interactive map, and a virtual workshop were available on the project website over the course of the planning process. The first survey was published after the visioning forum, the second focused on open space and recreation needs, and the third followed the draft plan open house. The interactive map was used early in the process to help identify opportunities and needs primarily in four topic areas: land use, transportation, open space and recreation, and economic development. The virtual workshop was the online complement to the pair of September workshops about draft goals and strategies.



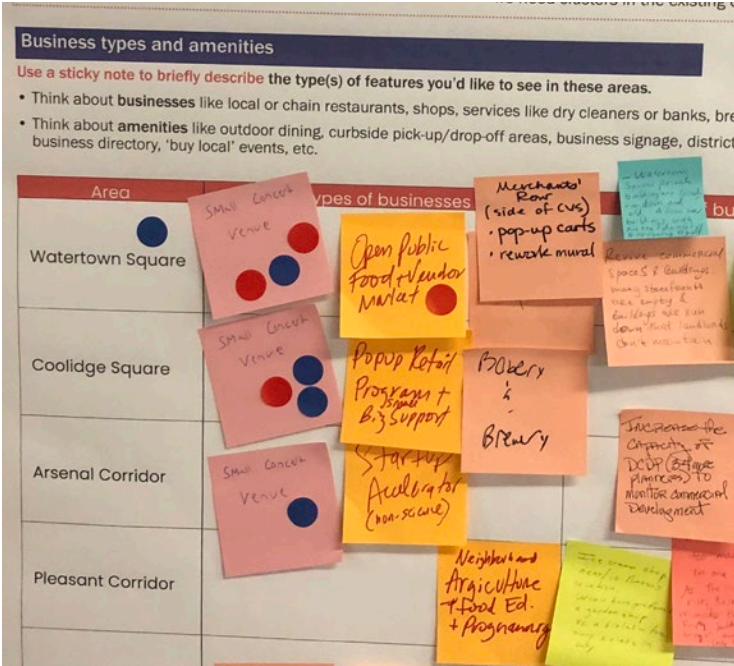
Public Events

Four interactive public meetings were held during the planning process. The planning process and public meetings were promoted via social media, emails shared with community groups, flyers posted in local businesses and apartment buildings, and individual outreach by PAC members. City staff and members of the planning team were interviewed on WCATV to talk about the purpose of the plan and the importance of participating. All meetings were offered both in-person and online via Zoom so people could participate as they felt comfortable and were able. Small group discussions, topic stations, surveys and dot sticker voting were some of the tools used to collect feedback from participants.

- **Visioning Forum:** The first public event was held May 19, 2022 at the newly-opened Hosmer School. Participants talked in small groups about their vision for the future of Watertown. They noted opportunities and challenges on a map of the city and identified shared group priorities.
- **Workshops:** Two public events were held September 20 and 29, 2022. These identical workshops asked for feedback on the draft goals and strategies. Participants visited five topic stations to review draft material and respond to specific questions. This feedback informed the development of the plan strategies.
- **Open House:** A draft plan open house was held March 9, 2023. Participants learned about key recommendations in the draft comprehensive plan and visited stations to provide feedback on specific elements. This feedback was used to refine the plan prior to submitting it for formal consideration by the Planning Board and City Council.



Community Engagement



Interactive community workshops and a walk/bike tour series invited residents to talk with one another about important planning themes and provided multiple ways to provide feedback to the planning team.



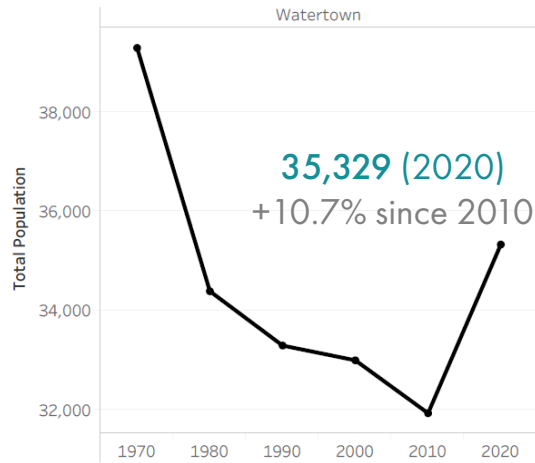
Photo Credit: City of Watertown



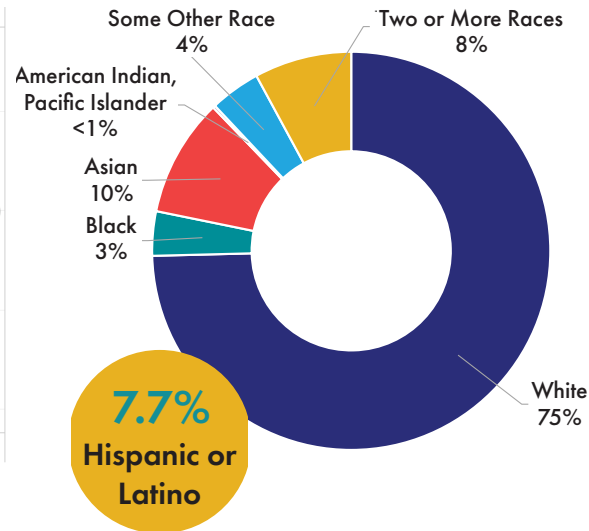
Watertown At A Glance

Watertown At A Glance

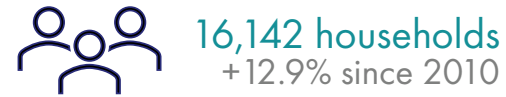
Population Trend, 1970-2020



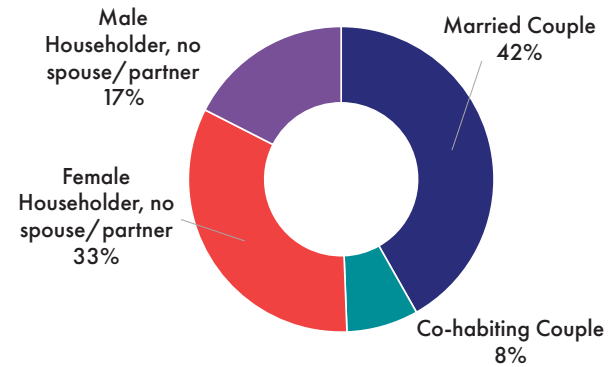
Population Demographics, 2020



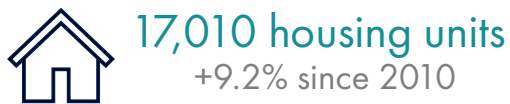
Total Households, 2020



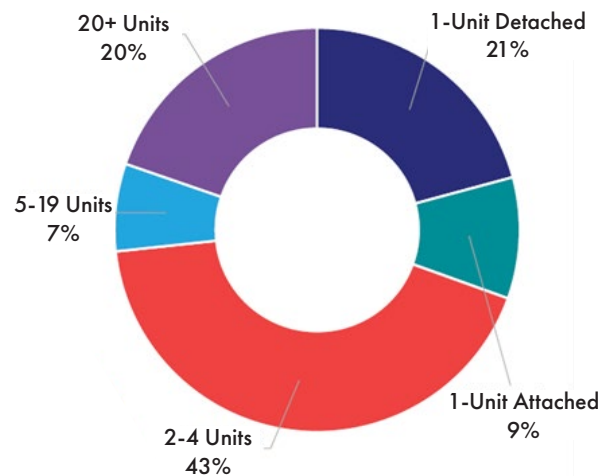
Households by Type, 2020



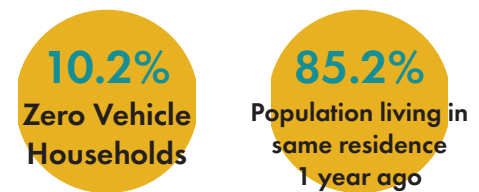
Housing Supply, 2020



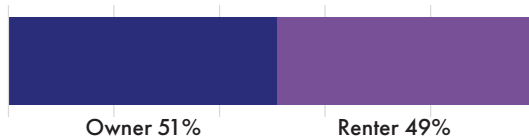
Housing Units in Structure, 2020



Other Housing Characteristics



Housing Tenure, 2020



Cost-Burdened Households, 2020

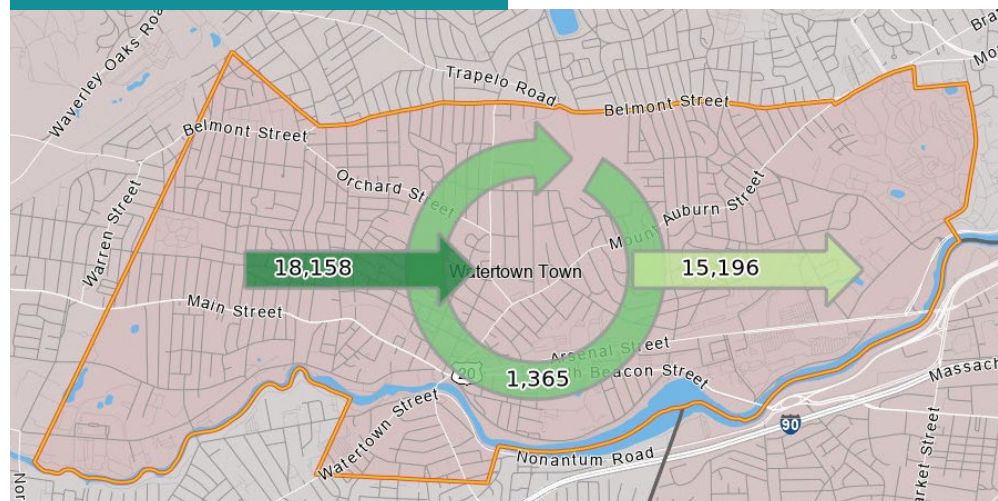
A household which spends more than 30% of their gross income on housing, be it rent or mortgage payments.

43% of Renters | 26% of Owners

Sources: 2020 Census and 2016-2020 ACS 5-Year Estimates

Watertown At A Glance

Commuter Inflow/Outflow



Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Educational Attainment

	Watertown	Boston	Waltham	Cambridge	Belmont	Newton	Metro region	MA
Educational Attainment for the Population 25 Years and Over								
High school or less	28.3%	44.1%	40.4%	18.9%	19.2%	17.6%	44.2%	47.8%
Associate's degree	5.7%	4.6%	7.1%	2.0%	4.3%	3.7%	7.1%	7.7%
Bachelor's degree	31.3%	27.8%	28.2%	29.5%	26.5%	29.4%	26.6%	24.5%
Master's degree or above	34.7%	23.5%	24.3%	49.6%	50.0%	49.3%	22.1%	20.0%
Master's degree	24.5%	15.1%	18.8%	28.0%	28.2%	26.7%	15.4%	14.0%

Median Household Income

	Watertown	Boston	Waltham	Cambridge	Belmont	Newton	Metro region	MA
Median Household Income in the Past 12 Months (In 2020 Inflation-adjusted Dollars)								
Median household income	\$ 100,434	\$ 76,298	\$ 95,851	\$ 107,490	\$ 140,500	\$ 154,398	\$ 94,468	\$ 84,385

Percentage of Population in Labor Force, 2020

	Watertown	Boston	Waltham	Cambridge	Belmont	Newton	Metro region	MA
In labor force:	73.9%	69.8%	69.3%	69.5%	68.2%	65.2%	69.3%	67.2%

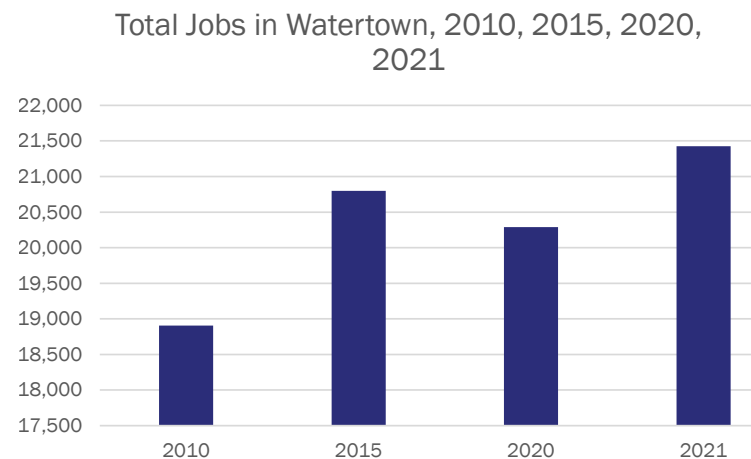
Source: 2016-2020 ACS 5-Year Estimates

Businesses in Watertown

The growing local employment base is undergoing a shift in job composition. Between 2019 and 2022:

- Watertown lost two of its largest employers (Tufts Associated Health Plans and Edassist/Bright Horizons). A third, athenahealth, announced they will be moving in 2023.
- Watertown gained new office/lab employers such as tenants at the LINX facility on Nichols Avenue, SQZ Biotechnologies at Arsenal Yards, and Arranta Bio on Pleasant Street

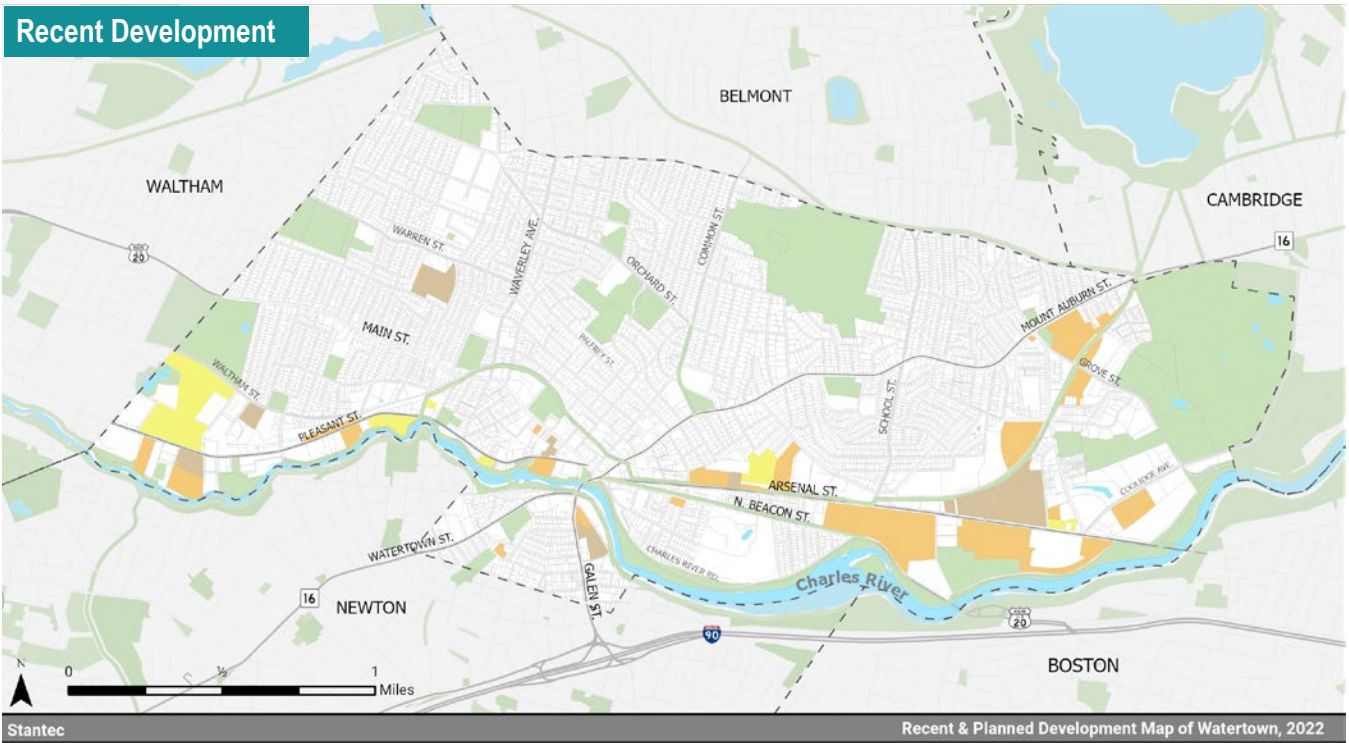
Total Jobs in Watertown



Source: MA Dept of Economic Research, ES-202 Reports

Watertown At A Glance

Recent Development



Development in Watertown is almost exclusively the redevelopment of aging single-use industrial and commercial sites into new mixed-use, life science, and/or multifamily housing buildings.

- 2004-2014: 1,172 housing units and 122,500 sq ft of commercial in eight major projects approved
- 2015-2021: 839 housing units and ~2.9 million sq ft of commercial in twenty major projects approved

Source: City of Watertown



Source: MassGIS
April 2022
Existing Conditions Report
Watertown, MA



Community Preservation Act

Watertown residents approved the Community Preservation Act (CPA) in 2016 to support open space, recreation, historic preservation, and community housing needs. CPA funds can be used to acquire, create, and preserve assets in these categories, and to rehabilitate open space, natural resources, or community housing if acquired or created through CPA. They typically cannot be used for operations, maintenance, or programming.

The CPA is a new funding source since the 2015 comprehensive plan to help implement the strategies. The CPA surcharge is presently generating \$2,000,000+ annually for the community's CPA fund which has a balance of \$15.7 million in 2023. A minimum of 10% of Watertown's annual CPA revenue must be spent or allocated to each of the three categories: open space and recreation, historic preservation, and community housing.



Planning Framework

Planning Framework

The comprehensive plan will guide our city to 2030 and beyond. It will inform decision-making and provide a basis to track progress over time. It is also a living document that will be revisited periodically as strategies are completed or conditions change. The plan framework is structured around an overall vision which is supported by goals and implemented by specific strategies. The framework builds on the Baseline Assessment document which serves as the data foundation for this plan.

Vision and Goals

The Vision Statement succinctly summarizes key features of Watertown's desired future. It is a broad, overarching guiding statement for the comprehensive plan. The process to create this vision statement began with the vision statement from the 2015 comprehensive plan. Small group exercises at the visioning forum and online survey questions gave residents the opportunity to review that statement and offer their ideas for potential changes. Inclusiveness, sustainability, and fostering connections among people were frequently mentioned additions, as well as a greater focus on the city's traditional commercial districts. The vision statement was revised based on this feedback to provide updated guidance for the comprehensive plan.

The goals are aspirational statements which support our vision. The eight goals provide a structure to organize strategies that is generally aligned with topics like housing, transportation, and economic development. These goals are informed by previous plans, especially

the 2015 comprehensive plan, as well as priorities expressed in community input.

Action Plan

Each of the goals is supported by a series of strategies which form the action plan to achieve our goals and realize our shared vision. These strategies are based on planning analysis and community input. Many strategies support one or more additional goals, demonstrating the interdisciplinary and cross-cutting nature of many actions. Implementing one strategy may help us reach multiple goals but may also create new action items that need to be addressed. Each strategy is given a specific City department and a general timeline based on priorities, funding, and relative need to allow for other action items to be achieved. Many of the goals and actions are based on current data and expected outcomes, so progress will be tracked over time to make adjustments as needed in the coming years.

Future Land Use

The Future Land Use Vision and Map show how the vision, goals, and strategies apply to areas of the city. They provide a diagrammatic expression of the key land use issues and changes that emerge from the strategies. The Future Land Use Map is not a zoning map but should guide future zoning considerations to help implement the plan. It can be found in the "Future Land Use" section at the end of this plan.

Our Vision

Watertown is an inclusive and sustainable city that has vibrant neighborhoods, a mix of new development and rejuvenated traditional commercial districts, and that embraces the Charles River. Watertown continues to foster and strengthen community, anchored by a built environment with diverse institutions, high quality schools, celebrated arts and cultural amenities, and recreational facilities that each foster connections important to the community.

Our Goals

1. Be a leader on municipal sustainability and managing climate change impacts.
2. Enhance the character and quality of life in Watertown's neighborhoods, squares, and along the corridors that connect them to help build community.
3. Cultivate a mix of diverse businesses that strengthens our community by providing jobs, services, and support for City infrastructure.
4. Provide safe, efficient multimodal transportation options that provide access to homes, jobs, amenities, and services.
5. Facilitate a range of housing types and affordability.
6. Ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use.
7. Support community wellness through inclusive programs and events, diverse arts and culture, enhanced natural and historic resources, and livelier public and private spaces.
8. Proactively maintain and improve infrastructure and services.



Photo Credit: City of Watertown

Action Plan

Each of the eight goals is described in more detail in the following section. A summary of baseline conditions, issues, and opportunities precedes a table of strategies that support each goal. These strategies form the action plan to implement the comprehensive plan.

Organization

RELATED GOAL(S) – Identifies any other goals that are also supported by the strategy

LEAD(S) – Identifies the lead entity (or entities) responsible for carrying out the policy or strategy, typically a City department

PARTNER(S) – Identifies any other City departments, boards, commissions, or other entities that assist the lead entity in carrying out the strategy

WHEN – Identifies the general timeframe to begin implementation. Timelines may shift based on funding availability, staff capacity, or other factors.

- “Ongoing” are regular, sustained efforts that should continue over the life of the plan.
- “Near-term” denotes 1-3 years
- “Mid-term” denotes 4-6 years
- “Long-term” denotes more than 7 years

Blue boxes provide additional information about a general topic or specific strategy.

Acronyms for “Lead(s)” and “Partner(s)”

DCDP – Watertown Department of Community Development and Planning

DPW – Watertown Department of Public Works

DPB – Watertown Department of Public Buildings

Fire – Watertown Fire Department

Health – Watertown Health Department

Police – Watertown Police Department

Rec – Watertown Recreation Department

CC – Watertown City Council

PB – Watertown Planning Board

ZBA – Watertown Zoning Board of Appeals

Bike-Ped – Watertown Bicycle and Pedestrian Committee

CPC – Watertown Community Preservation Committee

PACC – Watertown Public Arts and Culture Committee

WE3C – Watertown Environment and Energy Efficiency Committee

WBC – Watertown Business Coalition

WTMA – Watertown Transportation Management Association

CRCC – Charles River Chamber of Commerce

DCR – Massachusetts Department of Conservation and Recreation

1. Be a leader on municipal sustainability and managing climate change impacts.

The need to be more sustainable and resilient and to mitigate climate change impacts is a pressing issue to maintain quality of life for Watertown's residents and businesses. The physical, economic, and social impacts of climate change grow with each passing year. Taking bold steps now will pay dividends long into the future. That is why the City adopted the *Resilient Watertown Climate and Energy Plan* in August 2022 after a year-long community engagement process. The strategies listed under this comprehensive plan goal are meant to reflect the general intent of Resilient Watertown.

Watertown is already a regional leader in proactively addressing sustainability, resiliency, and climate change



Photo Credit: City of Watertown

issues. It was designated as a Green Community in 2010, one of the first 50+ communities in Massachusetts to receive that designation. In 2020 Watertown achieved Municipal Vulnerability Preparedness (MVP) Community certification as well. The City adopted an ordinance in 2015 requiring LEED-certifiable (Leadership in Energy and Environmental Design) construction and expanded it in 2018 mandating “LEED Silver Certifiable” standards for new development in commercial, industrial, and mixed-use districts that requires site plan review. It is the first New England city to require solar panels for 90% of the area of parking garages and 50% of roof coverage on new or redeveloped buildings over 10,000 square feet or more than 10 housing units. When it came time to replace the aging Hosmer and Cuniff school buildings, Watertown designed and built two of the first Net Zero Energy school buildings in the Commonwealth which are designed to produce more energy in a year than they consume. Watertown also adopted the state’s Specialized Stretch Energy Code in 2023.

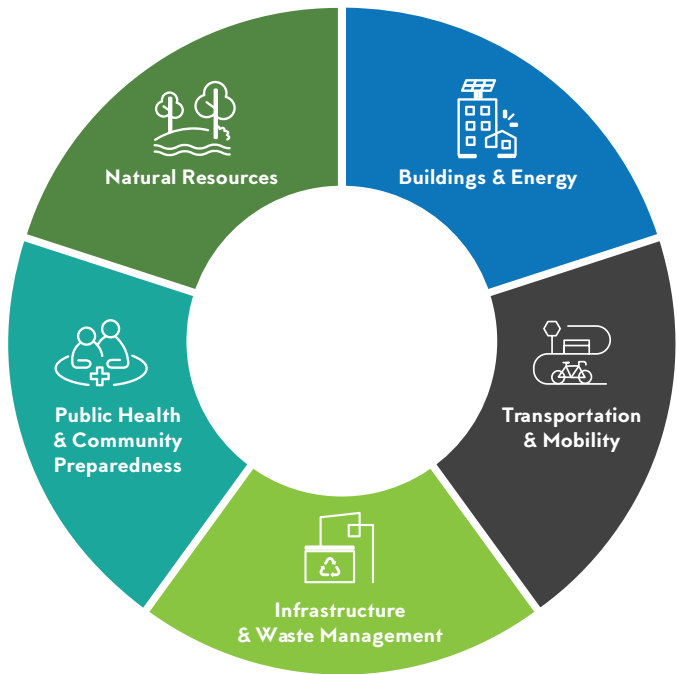
While a series of strategies are described in this section, sustainability and resiliency principles are integrated throughout the comprehensive plan goals and strategies. For example, sustainability is an important aspect of our open spaces and transportation choices. Resilient infrastructure is key to recovering quickly from events and managing investment wisely. And resiliency is more than just an environmental consideration – social resiliency built on interpersonal relationships contributes

to community wellness. A resilient economy has the flexibility to adapt to changes like COVID-19 or evolving consumer preferences. These principles are an important lens to view decisions across all elements of the comprehensive plan.

Baseline Conditions

Watertown is committed to taking action on climate change while preserving and strengthening our unique neighborhoods, natural resources, and diverse communities. The strategies in this goal support the general intent of the more detailed actions in the *Resilient Watertown Climate and Energy Plan*. That plan organizes goals and actions under five elements: buildings and energy, transportation and mobility, infrastructure and

The *Resilient Watertown* plan's five elements



waste management, natural resources, and public health and community preparedness.

A Greenhouse Gas (GHG) inventory was conducted for the Climate and Energy Plan. It estimates that about 55% of Watertown's emissions come from building energy use, primarily the use of natural gas for heating and hot water. Transportation makes up the second largest share at about 40%, mostly from the use of gasoline in vehicles.

Issues and Opportunities

A two-pronged approach is needed to reduce GHG emissions: by reducing building energy use and vehicle miles traveled, and by increasing the use of renewable energy sources and non-vehicular travel options. Strategies that support housing near jobs and amenities like shopping and parks can reduce the need to drive. Strategies that expand the multi-use trail network and improve bicycle and pedestrian comfort levels on streets can encourage people to leave their car behind for more of the 41 percent of trips that started and ended in Watertown (latest available data from Fall 2019).

Climate hazards including storm intensity, flooding, drought, and heat waves are most likely to increase in Watertown in the future. These can lead to more frequent and longer power outages; blocked roadways due to floodwater or downed trees and power lines; water scarcity that can impact the city's tree canopy, landscapes, and water supply; and heat stress, especially for households without air conditioning, seniors, and people with underlying health issues. However, Watertown can mitigate the impact of these shocks by taking actions now to build physical and social resilience.

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
1. Be a leader on municipal sustainability and managing climate change impacts.					
A	Implement the <i>Resilient Watertown Climate and Energy Plan</i> . Regularly revisit and update plan as needed in response to changing conditions.	-	DCDP	DPW CC	Ongoing
<i>Buildings and Energy</i>					
B	Promote energy- and water-efficient new building construction that models sustainability practices and applies lessons learned from high-performance buildings like the net zero energy schools.	Infrastructure/ Services	DCDP	DPW	Ongoing
C	Implement deep energy- and water-efficient retrofit strategies in existing public buildings as extensive renovations and/or equipment upgrades are required.	-	DCDP/DPW/ DPB	WE3C Library Senior Center	Ongoing
D	Encourage energy- and water-efficient retrofit strategies in existing private buildings by educating owners about incentives and benefits.	-	DCDP	WE3C	Ongoing
<i>Transportation and Mobility</i>					
E	Expand the network of non-vehicular transportation options like bicycle and pedestrian routes to reduce transportation-related greenhouse gas emissions.	Multimodal Transportation	DPW/DCDP	Bike-Ped	Near-Term
F	Ensure that new development is designed to prioritize walking and biking.	Character/QoL Multimodal Transportation	DCDP	Bike-Ped	Near-Term
G	Develop an electric vehicle (EV) roadmap to guide future investment, including electrifying the City fleet over time, and promote equitable distribution and access to charging stations.	Multimodal Transportation	DCDP	WE3C DPW	Ongoing
<i>Natural Resources</i>					
H	Ensure equitable distribution of climate mitigation and adaptation investments like tree canopy and green stormwater infrastructure to prioritize environmental justice neighborhoods (those with higher proportions of low-income and minority residents).	Community Wellness Parks/Open Space	DCDP/DPW	DPB	Ongoing
I	Encourage regenerative landscape design in public and private projects to plant appropriate species, provide pollinator habitat and edible landscapes where feasible, and minimize need for watering and fertilizing.	Parks/Open Space	DPW/ DPB/ DCDP	Property Owners	Near-Term

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Infrastructure and Waste Management</i>					
J	Implement resilient design strategies in new and upgraded infrastructure projects.	Parks/Open Space Infrastructure/ Services	DPW	DCDP	Near-Term
K	Increase residential and commercial waste reduction programs such as composting.	-	DPW	DCDP DPB School Department	Mid-Term
<i>Community Preparedness</i>					
L	Promote climate literacy among all residents by improving communications about City climate change threats and sustainability policies.	-	DCDP	DPW WE3C Library Senior Center	Ongoing
M	Ensure equitable access to climate-related health risks and preparedness resources through community connectivity and resilience hubs.	Wellness	DCDP	Health	Ongoing

Resilient Watertown goals:

- Achieve synergies across multiple Plan Element goals and enable implementation of all strategies and actions
- By 2050, 100% of electricity is sourced from renewables
- By 2050, Watertown's buildings are efficient, resilient, and carbon neutral
- By 2050, non-vehicular transportation options are accessible, affordable, and connected throughout Watertown, and personal vehicular travel miles are reduced by 50%
- By 2050, 100% of all vehicles in Watertown are electric
- By 2050, Watertown's natural assets and green space are enhanced, equitably distributed, and delivering full ecosystem benefits
- By 2050, Watertown has achieved net zero waste community status
- By 2050, Watertown's infrastructure is well-maintained and resilient to the impacts of climate change
- By 2030, Watertown is a model for community resilience to climate change

2. Enhance the character and quality of life in Watertown's neighborhoods, squares, and along the corridors that connect them to help build community.

Watertown is a densely populated, compact city where over 35,000 people live and more than 22,000 people work in just over four square miles. As a result, the character of the built environment and the quality of life it supports is especially important. Residents, workers, and visitors from nearby communities appreciate the variety of places to enjoy. Neighborhoods with a mix of housing types and nearby parks appeal to a range of residents. Watertown and Coolidge Squares as well as smaller neighborhood retail areas host restaurants, services, and shops that residents and workers value. Bustling street corridors like Arsenal, Pleasant, Mt Auburn, Main, and others have attracted new businesses



and jobs, and serve as important connections for the community.

As businesses change hands or close, our residents move, and more people live and work here, change is inevitable. A priority of this comprehensive plan is to better use this change to generate broadly shared benefits. Watertown already requires large redevelopments to provide amenities like publicly accessible open space and bicycle/pedestrian infrastructure, but residents expressed interest in seeing a greater variety of benefits.

Baseline Conditions

Residential uses make up about half of the land use in Watertown, a mix of types that includes primarily one-to three-unit housing in neighborhoods, higher-density apartment and condominium complexes, and a variety of mixed-use districts. Almost one-quarter of land use is mixed-use, commercial, or industrial. Watertown has a legacy of industrial sites whose use has declined over time, making them ripe for redevelopment. Many of these sites, as well as aging or underused commercial sites, have been transformed into new employment uses, mixed-use, housing, and open space.

From 2015 to 2021, there were 20 major projects approved with a total of 839 housing units and almost 2.9 million square feet of new commercial space (lab, office, retail). One well-known example is Arsenal

Yards, a lively mixed-use and entertainment area that transformed an underused site into a local and regional destination. In recent years, development has shifted from mainly residential to include more commercial and mixed-use redevelopments. Demand for life science space in particular has significantly increased the amount of commercial development, including the conversion of outdated office buildings into life science space. Housing continues to be in high demand as well, but competition for limited sites makes providing enough of it at a range of price points an ongoing challenge.

The Commonwealth of Massachusetts adopted new multifamily zoning requirements for MBTA communities in early 2021 as part of an economic development bill. To comply, Watertown must identify at least one zone of sufficient size near transit where multifamily housing is allowed by-right. Local planning for this will provide an opportunity to identify appropriate locations where residents will be close to bus transit and other amenities to encourage non-vehicular travel and reduce transportation costs. Watertown Square is the obvious location to explore further due to the convergence of multiple bus routes and history as the city's business center.

Issues and Opportunities

Watertown Square was clearly identified by participants as a priority to improve as a treasured community gathering place. It is challenged by the busy roadways that pass through it but can leverage this visibility to benefit businesses. Storefront and building conditions in many locations are in need of investment and repair, but improvements will create the next generation of space for new businesses and residents. Its proximity to the Charles River is largely under-appreciated today and can become an important connection. As Watertown's primary crossroads and downtown, Watertown Square is the neighborhood that belongs to our entire City and serves as a defining feature for the community. Despite many excellent attributes, the square needs additional planning to address streetscapes, multi-modal circulation, and small business success. Land use regulation in the square has also been a primary issue of discussion. The MBTA Communities zoning requirement provides impetus to undertake a planning study of the square that addresses housing but also takes a holistic approach to the many elements that make a successful and vibrant place.

Coolidge Square is a thriving and regionally popular Watertown neighborhood retail center known for its diverse retail and services, including ethnic and specialty food stores and restaurants, banking, small shops, and other services. It is generally more stable and successful than Watertown Square, but it does face some challenges. These include a lack of signage, issues with parking location and wayfinding, and insufficient public gathering spaces.

Action Plan

Redevelopment in Watertown is an ongoing process as underused formerly industrial or commercial properties are transformed into new uses. Old sites, many with environmental issues from their industrial past, are seeing reinvestment to create space for new jobs, housing, and retail. This process creates other opportunities, such as opening up better public access to the Charles River through formerly closed off industrial properties. It also can change travel patterns or the character of streets, as empty sites see new workers and residents coming daily or shorter industrial or retail buildings are replaced with taller buildings. The City already has zoning requirements in place to manage this change but there are opportunities to consider what the most important types of amenities and mitigation are provided as community preferences and the economy continue to change.

Neighborhood quality of life is influenced by many things including the maintenance of existing housing, character of renovated or new housing, traffic patterns, and proximity to amenities like parks or restaurants. Residential neighborhood change is typically slower and more incremental than in the city's commercial and industrial areas. Zoning and code enforcement are the two primary tools the City uses to regulate neighborhoods. Considerations for building height, setbacks, design character, and other factors should guide substantial renovations and new construction.



Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
2. Enhance the character and quality of life in Watertown's neighborhoods, squares, and along the corridors that connect them to help build community.					
<i>Watertown Square</i>					
A	Develop a neighborhood plan for Watertown Square that comprehensively addresses streetscapes (including placemaking, public art, public spaces, street design); multi-modal circulation (including walking and bicycling facilities, traffic and parking strategies); land use regulation (including housing opportunities and historic preservation); and small business success. 1. Evaluate zoning to comply with requirements of the "MBTA Communities" legislation (Section 3A of MGL c. 40A) by allowing multi-family housing by-right near transit. 2. Study redevelopment opportunities for City-owned properties. 3. Study transportation in Watertown Square to identify achievable strategies to prioritize safety for all users and improve pedestrian and bicycle conditions while managing traffic congestion. 4. Explore options for reinforcing Watertown Square as a destination, building on anchors like the Watertown Free Public Library and City Hall. Look at options for additional anchor(s) that could include restaurants, music/entertainment, institutional, educational, or other cultural uses. 5. Study infrastructure and utility improvements needed to support Watertown Square.	Diverse Businesses Community Wellness	DCDP	PB CC DPW	Near-Term
B	Encourage more housing in and near Watertown Square to increase the residential population within a short walk of local businesses.	Housing	DCDP	CC PB	Near-Term

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Public Realm Improvement in Squares and Corridors</i>					
C	Support existing squares and growing commercial areas with public improvements that enhance a distinct sense of place and attract customers: 1. Build new gathering spaces and provide seating, shade trees, lighting (including building, ornamental, and solar). 2. Install public art and provide programming. 3. Add new streetscape elements including banners and signage. Any new public improvements must include a plan for maintenance. The City will seek to have private developers and landowners participate in maintenance of public infrastructure where appropriate.	Diverse Businesses Parks/Open Spaces	DPW/DCDP	Bike-Ped Property & Business Owners	Mid-Term
D	Improve convenient walking and biking access and connectivity between the squares, major corridors, and neighborhoods for residents and workers. 1. Install clear wayfinding linking Coolidge Square and Arsenal Street via the Watertown-Cambridge Greenway. 2. Install clear wayfinding linking Pleasant Street to Watertown Square via the Charles River Greenway and the Watertown Community Path. 3. Install clear wayfinding and completion of the Watertown Community Path to connect east and west greenways through and to Watertown Square. 4. Identify strategic points along multi-use trails for small-scale business activity ("trail-oriented development") to reduce the need for short auto trips. 5. Install bike share stations near employment and retail clusters, working with the bike share vendor and private developers to implement the best strategy for funding installation and maintenance of additional stations.	Diverse Businesses Multimodal Transportation Community Wellness	DPW/DCDP	Bike-Ped	Ongoing

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
E	Continue implementing Parking Management Plan recommendations in Watertown and Coolidge Squares to support customer and business needs (public parking awareness, signage and wayfinding, on-street parking pricing/availability, etc.).	Diverse Businesses Multimodal Transportation	DCDP	DPW Traffic Commission	Ongoing
<i>Managing Redevelopment</i>					
F	Ensure large scale development and redevelopment projects provide shared benefits that support the needs of residents and workers and that improve the community. 1. Review and update design guidelines and standards for commercial buildings, including R&D and labs. 2. Continue to require on-site amenities as part of new development, such as publicly accessible open spaces, transportation improvements, new connections to the Charles River, and sustainable design features. 3. Continue to require off-site measures that mitigate development impact and provide community benefits. 4. Encourage other community benefits such as providing/reserving lower-rent space for local businesses and creative economy users, providing public art, and/or including live-work units.	Diverse Businesses Parks/Open Space	DCDP	PB ZBA	Near-Term
G	Improve predictability and transparency for community and for developers in analyzing project impacts (including stormwater, sewer, and transportation) and setting mitigation criteria for large projects.	Infrastructure/ Services	DCDP/DPW	City Manager	Near-Term

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Neighborhoods</i>					
H	Conduct a zoning assessment that looks at building heights, buffers, setbacks, and parking. 1. Review setback and building height transitions in areas between industrial/commercial, mixed-use, and residential neighborhoods. 2. Review maximum building coverage, floor area ratio, and impervious area requirements 3. Align zoning with existing uses, especially for pre-existing retail and commercial uses in residential zones. 4. Consider residential design guidance for renovations, additions, and infill development, including revisiting the draft residential design guide.	Diverse Businesses Multimodal Transportation	DCDP	PB CC	Mid-Term
I	Promote quality of life in residential neighborhoods through small-scale interventions such as: 1. Continue incorporating traffic-calming techniques as part of complete streets implementation to improve pedestrian and bicycle safety, especially on cut-through streets. 2. Preserve and expand tree canopy in residential neighborhoods, particularly those with less tree coverage.	Sustainability Parks/Open Space Community Wellness Multimodal Transportation	DCDP/DPW	Bike-Ped Police Fire	Near-term

Fifteen-Minute Neighborhoods

Urban planners have championed the concept of a 15-minute neighborhood where most daily needs such as work, shopping, education, medical, and recreation can be reached by a 15-minute walk or bike trip. Watertown aspires to use its streets and paths to make that true for residents in every neighborhood. The 15-minute neighborhood is a unifying theme for tying together our squares, corridors, and neighborhoods and promotes the climate and community wellness goals elsewhere in this plan.

<https://www.cnu.org/publicsquare/2021/02/08/defining-15-minute-city>

3. Cultivate a mix of diverse businesses that strengthens our community by providing jobs, services, and support for city infrastructure.

Our local economy was significantly impacted by the COVID-19 pandemic and is continuing to change. Most retail and dining businesses shut down or transitioned to take-out or delivery only for a period of time. For those that survived and slowly reopened, features like outdoor dining and online shopping became more important elements of their business. Other storefronts remain empty due to limited demand, staffing shortages, outdated physical space, or poor location and visibility. Offices and many workplaces also emptied out for a significant period. These employees adjusted to remote work and many are eager to keep the greater flexibility of working from home at least a few days per week. This

new reality affects both the neighborhoods in which they live and the areas in which they work, shifting the customer base for businesses that cater to workers.

Maintaining and enhancing Watertown’s high quality of life plays an important role in building a community that is attractive to employers and employees. Good local jobs at a range of skill and salary levels, a mix of business types and sizes, and training programs that equip residents with in-demand knowledge and skills are key elements of a healthy and sustainable business environment.

A priority of this comprehensive plan is to better support existing commercial districts like Watertown and Coolidge Squares. These places are not only economically important but also key aspects of the city’s identity and character. Their success and growth has been a theme among community input throughout the planning process.

Baseline Conditions

Watertown’s employment base has shifted significantly over the past few years, losing three of its largest employers while gaining a variety of new life science employers. It will continue to grow and evolve, and is projected to gain more than 6,200 new jobs over the next ten years, again mostly in life science businesses. This is driven in part by strong regional fundamentals,



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including access to a robust labor pool and skilled talent, proximity to research institutions, and continued growth in e-commerce, biotechnology, artificial intelligence, and healthcare.

The Boston/Cambridge area is one of the strongest life sciences/lab markets in the country. Watertown has established itself as a growing sub-market in recent years, due in large part to its proximity to Kendall Square and I-90, the availability of redevelopment opportunities, and an average lease rate that is slightly lower than Kendall or Boston. However, the significant pipeline of planned or approved projects in the region has increased supply and, at least temporarily, played a role in softening demand. Difficulty finding enough skilled workers means some companies may not be able to grow as fast as they want, also reducing absorption of new space.

The retail market is undergoing a period of significant transition driven by changing consumer preferences and lifestyles, new technology, and lingering COVID-19 impacts. Several nationwide trends indicate the increasing move away from traditional brick-and-mortar retail in commercial districts to a wider set of uses that complement retail and that create unique in-person experiences that cannot be replicated digitally. Experiential retail and unique local businesses, food, and artisans are likely to drive growth. While online shopping can expand a retailer's audience and drive sales, it does so without significantly contributing to the life and vitality of commercial areas.

Retail in Watertown ranges from regional attractions like Arsenal Yards, Target, and Home Depot to small businesses that enliven and diversify the squares. New supportable retail, derived from estimates of annual retail

sales lost to other communities and reasonable capture rates of that spending, is estimated at only 80,000 square feet. Over 60 percent of that figure (50,100 sq ft) is in food services and drinking places or food and beverage stores, uses that are well suited for the local commercial districts. The relatively small amount of new supportable retail overall suggests strengthening existing retail areas rather than greatly expanding where retail is located. It also suggests the importance of marketing and the need for retailers to improve and/or update offerings.

The character and physical condition of commercial areas plays an important role in the customer experience. Visually appealing, well-maintained, and comfortable streetscapes together with inviting storefronts and clear signage impact the vitality of a commercial district. Amenities like public gathering spaces and outdoor dining offer experiences that support community and cannot be replicated online. Three key components are critical to the success of commercial districts:

- Public Realm: Sidewalks, street trees and lighting, benches, gathering spaces, roadbed and crosswalks, district wayfinding and signage
- Private Realm: Storefronts and awnings, building facades, outdoor displays and dining, business signage, and building lighting
- Accessibility: Available travel mode(s) to districts, parking, pedestrian and bicycle connectivity

Issues and Opportunities

Solid fundamentals are important to weather economic ups and downs. In 2023, the economy is continuing to adapt to changes wrought by the COVID-19 pandemic

Action Plan

while responding to rising interest rates and inflation. Life science companies are reconsidering the amount of space they need, providing more opportunities for mid-size companies to grow but potentially slowing the absorption of new space. Ongoing changes in the retail industry are impacting local businesses that form the foundation of commercial areas.

The City can play a bigger role in helping small businesses navigate these challenges. The City can implement public realm and pedestrian/biking/ADA improvements to better support Watertown and Coolidge Squares and other commercial areas. The City can take a lead in improving accessibility options for customers, housing options within walking distance of shops, and new gathering spaces in which to meet neighbors and friends and spend time. This will support the local economy as well as the vitality of the squares. The City must also review zoning, permitting, licensing and parking requirements to ensure that our small businesses survive and hopefully thrive in this challenging environment.



As Watertown's new life science/R&D buildings are leasing up, it is a good time to work with the new employers. It is in the City's best interest for these companies to flourish—and become connected to our community. At the same time, the City should consider how to attract other 21st century industries that may require different job and building types.

It is also important to recognize how economic development aligns with all our other goals. Increasingly, employers follow the pool of skilled workers and workers look for great places to live, work and play. Workers, like residents, increasingly look for ways to travel without a car. Meanwhile, the increase in remote work potentially means more residents are here during the day and making short trips within the city. These trends present an opportunity: when residents and workers are able to easily walk and bike to Watertown's squares and corridors that means more customers are drawn to our small businesses.



Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
3. Cultivate a mix of diverse businesses that strengthens our community by providing jobs, services, and support for City infrastructure.					
<i>Leadership for Economic Development Initiatives</i>					
A	Create a new staff position (e.g., economic development senior planner) to lead initiatives that support small business and attract/retain a mix of businesses. Responsibilities should include: 1. Focus on maintaining a thriving small business community serving residents and other customers. 2. Provide a single point-of-contact for businesses, including assistance with permitting and maintaining up-to-date business resource information online 3. Focus on diversifying Watertown's innovation economy, by industry cluster and company size.	Character/QoL Infrastructure/ Services	DCDP/City Manager	CC	Near-Term
<i>Innovation Industries</i>					
B	Support the existing lab and life science cluster in Watertown so that it is successful and more connected to the community. 1. Promote a distinct Watertown identity for the cluster. 2. Provide amenities that both help companies attract and retain workers and that benefit residents. E.g., public gathering places that also help companies and employees collaborate and exchange ideas. 3. Encourage diversity in lab space sizes so that companies can start and grow in Watertown. 4. Support partnerships between Watertown Public Schools and local companies to provide apprenticeships, high school and middle school mentorship, and other opportunities for industry exposure. 5. Continue to monitor and reassess safety requirements for life science buildings as needed (e.g., existing requirement that new labs do not exceed biosafety level 2 and are reviewed by fire and other inspectors with lab specialization).	Character/QoL Community Wellness	DCDP	Lab and life science companies School Committee	Ongoing

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
C	Continue to diversify our economic base beyond the robust life science cluster by supporting and attracting other industry clusters, particularly those that require varying job and building types. 1. Develop a new study to update the 2011 <i>Strategic Framework for Economic Development</i>, which identified four target clusters (life sciences, information and media, design, and advanced manufacturing). 2. Build on industries already in Watertown and/or areas of regional growth (such as climate-tech, management and technical consulting services, medical devices, advanced manufacturing, digital health and information technology-related industries).	-	DCDP	PB CC	Mid-term
D	Support expansion of the jobs pipeline by connecting new employers to workforce development organizations and local schools. Promote local/regional skills training programs to encourage residents to develop the skills needed in well-paying, in-demand fields.	Community Wellness	DCDP	Community groups and non-profits School Committee	Near-term

3B. Industry-Community Connections

CoLAB is a partnership between Watertown Public Schools and numerous life science companies. Over the last two years, CoLAB has grown from tentative conversations to a non-profit dedicated to helping Watertown students understand what is involved in life science careers through career presentations, site visits, mentoring, summer internships, and job shadowing experiences. To date, CoLAB has focused exclusively on fostering connections with Watertown High School. This may expand to other WPS sites in the future. In the last two years there have been 102 career presentations; 7 field trips to companies; 4 mentoring partnerships; 2 summer internships; and 2 job shadowing experiences.

3C. Economic Diversification

About 15 years ago, Watertown started an economic development review to think about how best to attract new businesses that would bring needed tax revenue and help clean up its aging and vacant industrial parcels. That plan targeted four potential industry clusters (including life sciences) and positioned Watertown for the present economic boom. Now is the time for a new study on the city's commercial future. While market forces largely drive locational decisions, the City can influence the calculus.

<https://tinyurl.com/5n6thcte>

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Small Business Support (including woman-, minority-, and immigrant-owned)</i>					
E	Develop a toolkit of policies, programs, and funding opportunities to support small business owners. 1. Provide assistance for facade or interior store improvements – storefront design best practices, technical design assistance, matching grants, low-interest loans, etc. 2. Review licensing and regulation of small businesses to simplify and expedite these while ensuring health/safety/welfare of customers. 3. Provide technical assistance for business planning and navigating permitting/licensing or other needs. 4. Develop incentives for affordable commercial space set-asides in new development. 5. Build mentorship opportunities from other business owners.	Character/QoL Community Wellness	DCDP	WBC Charles River Chamber of Commerce City Clerk Health	Mid-term
F	Update parking requirements to align with actual use, allow for local business growth, and support public space activation. 1. Eliminate parking requirements for seasonal outdoor dining. 2. Identify circumstances to reduce or eliminate parking requirements in support of business development, such as adaptive reuse of existing storefronts undergoing a change of use, or for community priorities like restaurants and cultural destinations. 3. Reduce minimum parking requirements in zoning to align with industry best practices and growth in local patronage.	Character/QoL Multimodal Transportation	DPW/DCDP	Bike-Ped PB CC	Mid-Term

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
G	Improve the diversity of neighborhood-serving options within the business districts by reducing or eliminating hurdles to market entry for small businesses. 1. Expand the list of allowable and “as-of-right” uses in zoning to include neighborhood-oriented commercial uses and specific types of ‘light industry’ as an accessory to retail uses that are increasingly neighborhood-serving, including breweries and specialty food manufacturing (e.g., coffee roastery, small-batch ice cream). 2. Revisit the definition of “fast food establishments” to ensure that higher quality quick service food concepts and catering that appeal to residents are allowed.	Character/QoL	DCDP	PB CC ZBA	Mid-Term
H	Revisit first floor retail and commercial requirements outside of our core commercial areas where sustaining first floor retail is not likely feasible. 1. Consider reducing or eliminating first floor requirements where physical conditions are not conducive to business success (side streets) or if there is insufficient demand. 2. Consider allowing alternative active ground floor uses (e.g., live-work, maker space, art gallery) and/or ground floor residential with design standards.	Character/QoL	DCDP	PB CC ZBA	Mid-Term
I	Encourage property owners to address vacant storefronts using strategies such as temporary pop-up vendors and, art displays. 1. Consider, along with the tool box for small business owners in strategy 3E, ways to help property owners make their vacant storefronts more attractive to new tenants, (e.g., by upgrading interior space through technical assistance, low-interest loans, or matching grants).	Character/QoL	DCDP	WBC CRCC	Near-Term

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Marketing Watertown Businesses</i>					
J	Develop branding and marketing campaigns over time to promote Coolidge Square, Watertown Square and other neighborhood business districts and raise their local and regional profile. Each district should have a marketing strategy that fits its identity. Develop the necessary organizational capacity and funding to support this initiative.	Character/QoL Community Wellness	DCDP	PACC Watertown Businesses	Mid-term (Coolidge Square) Long-term (Watertown Square and others)
K	Define gateways at major entry points to Watertown and to key commercial areas such as the Squares, Arsenal Street, and Pleasant Street, using wayfinding, banners, landscape or streetscape elements, lighting, or other design elements.	Character/QoL	DCDP	DPW	Near-Term
L	Support improvements to business signage city-wide by developing and promoting updated illustrative design guidelines and by revisiting allowable sign types (e.g., sidewalk A-frames).	-	DCDP	-	Near-Term
M	Help property and business owners build organizational capacity and improve stewardship of commercial districts. Explore the formation of commercial district organizations.	Infrastructure/ Services	DCDP	WBC CRCC	Mid-Term (Coolidge Square) Long-Term (Watertown Square and others)

3M. Commercial District Stewardship

Examples include Business Improvement Districts (BIDs), Cultural Districts, Parking Districts, or merchant organizations where property owners and business owners can lead self-directed efforts, including but not limited to marketing and branding of their district, aesthetic improvements, and maintenance of outdoor spaces.

Figure 1: **Potential Gateways**



-  Potential Gateways
-  Parks & Open Spaces

Source: MassGIS
February 2023
Gateways
Watertown, MA



Better identifying gateways to Watertown will enhance its identity, support local businesses, and beautify key corridors.

4. Provide safe, efficient multimodal transportation options that provide access to homes, jobs, amenities, and services.

Streets make up a significant portion of public space in any city so how they are designed and used directly impacts community character. The City maintains most local streets while balancing the needs of all users, including drivers, pedestrians, bicyclists, people with disabilities, transit, freight, and deliveries. Streets designed to efficiently move people by all modes, including but not exclusively drivers in cars, provide more mobility options for everyone. Street improvements in commercial areas can foster economic development and create places where people want to spend time instead of simply passing through. Slowing local traffic on neighborhood streets can improve safety and quality of life for residents.



Photo Credit: City of Watertown

The City of Watertown encourages active transportation like walking, biking, and micro-mobility to help reduce traffic congestion from short local trips and to improve both air quality and public health. It supports transit including MBTA bus service and private shuttles to connect more residents and workers to destinations without using a single-occupancy vehicle. It also recognizes that many people still need to drive on a regular basis. Providing more and better multimodal transportation options encourages more non-single occupancy vehicle trips to help meet climate and sustainability goals.

Baseline Conditions

Two regional roadways travel through the city: U.S. Route 20 from west to east (Main Street and North Beacon Street) and MA Route 16 from northeast to southwest (Mt Auburn Street). These roadways provide local access to Interstate 90 and Interstate 95. The majority of streets in Watertown are smaller, more residential streets, and there is no road that provides continuous north-south access which leads to circuitous routing for drivers. Pre-pandemic, just over half of all trips were taken by private automobile and another nine percent as a passenger in an automobile. While Watertown's population has increased by 7 percent from 2000 to 2020, vehicle registrations are down nearly 20 percent in that time. Local traffic count data since 2016 shows an overall decrease in vehicle

Action Plan

traffic beginning before the pandemic and dropping further during the first year of it.

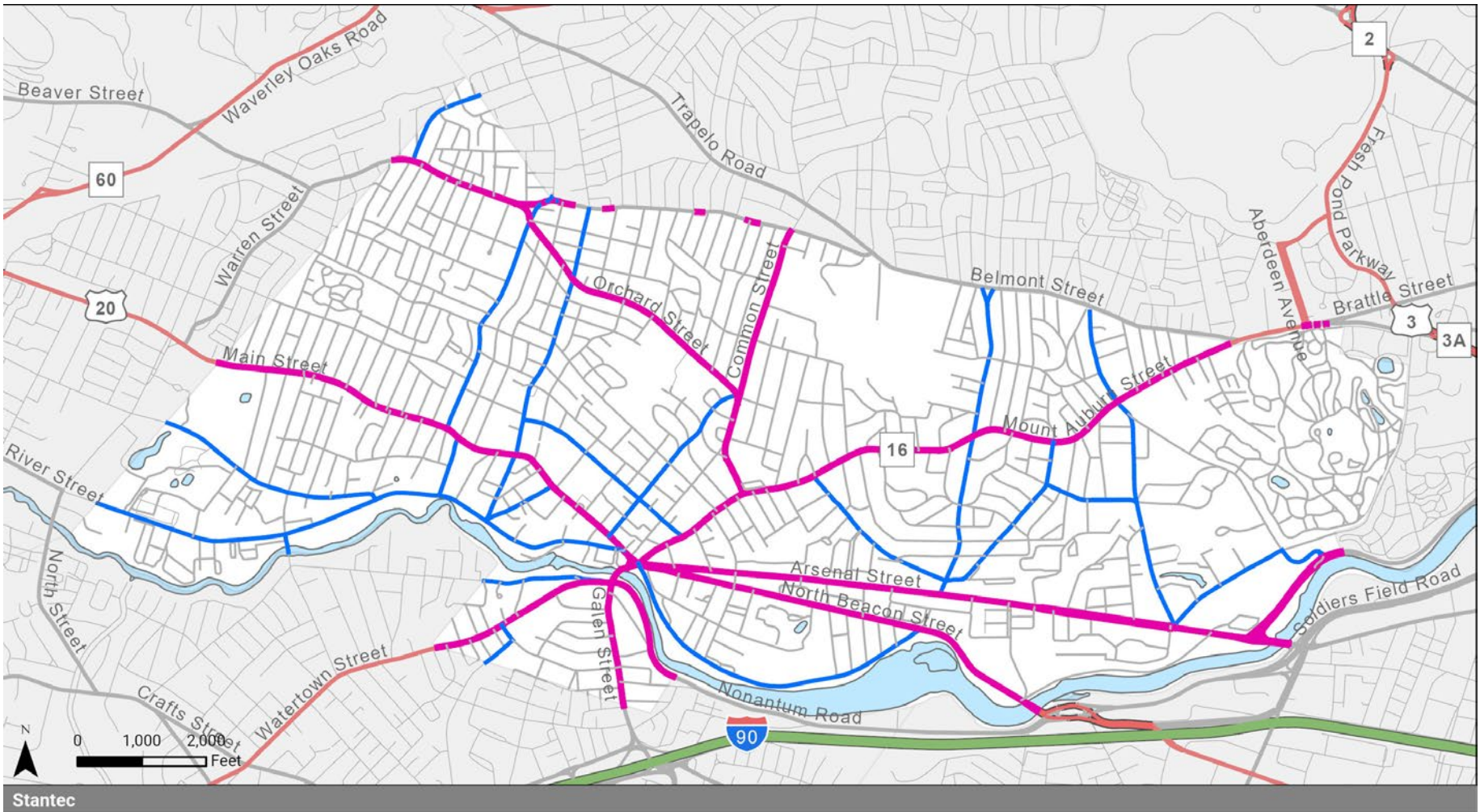
Facilities for people walking and rolling are generally available throughout Watertown, including sidewalks, crosswalks, pedestrian signal heads, curb ramps, and detectable warning panels. Pre-pandemic in 2019, about 22 percent of all trips in Watertown were taken by walking. Several key intersections in the city have relatively long crossing distances, including in Watertown Square and Coolidge Square, which can deter people from walking as they may not feel safe and/or experience significant delay in getting across the street. This is often due to large turning radii at corners, complicated intersections with more than four streets, and multiple lanes of traffic, including parking lanes, and represents a hierarchy at intersections that prioritizes vehicle movement.

Watertown has a growing network of shared-use, off-street paths including high-quality facilities such as DCR's Watertown-Cambridge Greenway, the Paul Dudley White shared use paths along the Charles River, and the City's Watertown Community Path. On-street facilities are more limited and there are significant gaps in the network where a bicyclist would need to ride in mixed vehicle traffic, something that decreases user comfort for most riders and discourages use. Watertown also has seven bike share stations which are part of the regional bike share network including Boston, Cambridge, Somerville, Newton, Arlington, and other communities. These stations, mostly in the southern and eastern parts of the city, supported 12,000 rides in 2021.

Transit service is provided by the MBTA and the Watertown Transportation Management Association (WTMA). The MBTA currently provides nine fixed bus routes that pass through Watertown, with eight of the nine passing through either Watertown Square or Watertown Yard on the southern side of the Charles River. Three routes connect east-west, ultimately bringing travelers to the MBTA's Red Line at either Harvard or Central Squares. Ridership patterns show that Watertown Square is by far the busiest stop for bus riders in the city while Coolidge Square is also relatively busy. The 71 (Mt. Auburn St) and 73 (Belmont St) bus routes are designated "key" high-frequency bus routes and met their reliability targets in Spring 2022, the only two routes in Watertown to do so. The 57 (Watertown Square) and 70 (Main St/Arsenal St) are also designated high-frequency bus routes but fell short of their reliability targets. Other routes including the 504 Express also did not meet their reliability targets which make them less reliable for riders. In addition, several MBTA commuter rail stations are in adjacent communities, including Waverley, Waltham, Newtonville, and Boston Landing. The Watertown TMA provides shuttles to complement MBTA services, with connections to Harvard and Watertown Square. There are currently two shuttle routes serving Arsenal and Pleasant Streets which are open to employees and residents of participating apartment communities. In addition, the City provides the Watertown Senior Shuttle to support older residents.

The City recently completed several plans that address how people move around the city. The *Bicycle and Pedestrian Master Plan* (2021) and the *Complete Streets Prioritization Plan* (2018) recommend actions citywide. The *Parking Management Plan* (2019) focuses on

Figure 2: **Roadway Functional Class**



Roadway Functional Class

- Arterials
- Collectors
- Local Roadways

Source: MassGIS
April 2022
Existing Conditions Report
Watertown, MA



Watertown and Coolidge Squares to recommend parking improvements that better support customers, businesses, and the physical environment.

Issues and Opportunities

Each investment in street improvements should be grounded in clear policies developed by the City that consider the needs of pedestrians, bicyclists, and transit riders, as well as drivers. Transportation decisions that ensure the safety and comfort of all users will encourage more non-vehicular local trips, provide mobility options to residents and employees who do not drive or have access to a vehicle, and reduce emissions. Tracking metrics will help staff and residents understand the performance and impacts of changes on all road users.

Watertown Square is a challenging intersection that impacts local businesses and placemaking. Main Street/N Beacon Street (US Route 20), Mt Auburn Street/Galen Street (MA Route 16), Charles River Road, and Arsenal

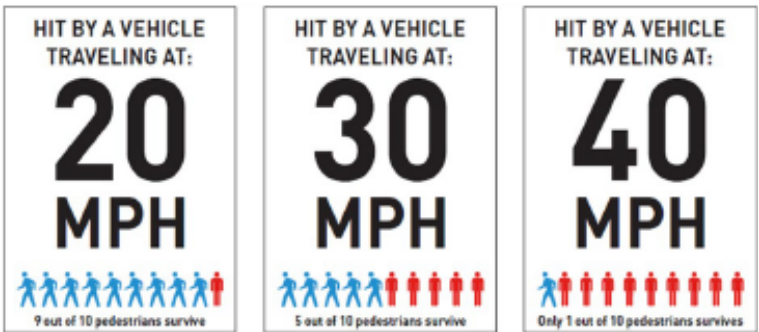
Street all intersect in Watertown Square. This creates a complex, busy intersection in the traditional core of the city and has contributed to this area being a pedestrian crash cluster per MassDOT.

Filling gaps in the bicycle and pedestrian network will be important to encouraging more non-vehicular short trips. The City will need to prioritize locations for improvements to maximize the impact of investments and link existing sections together.

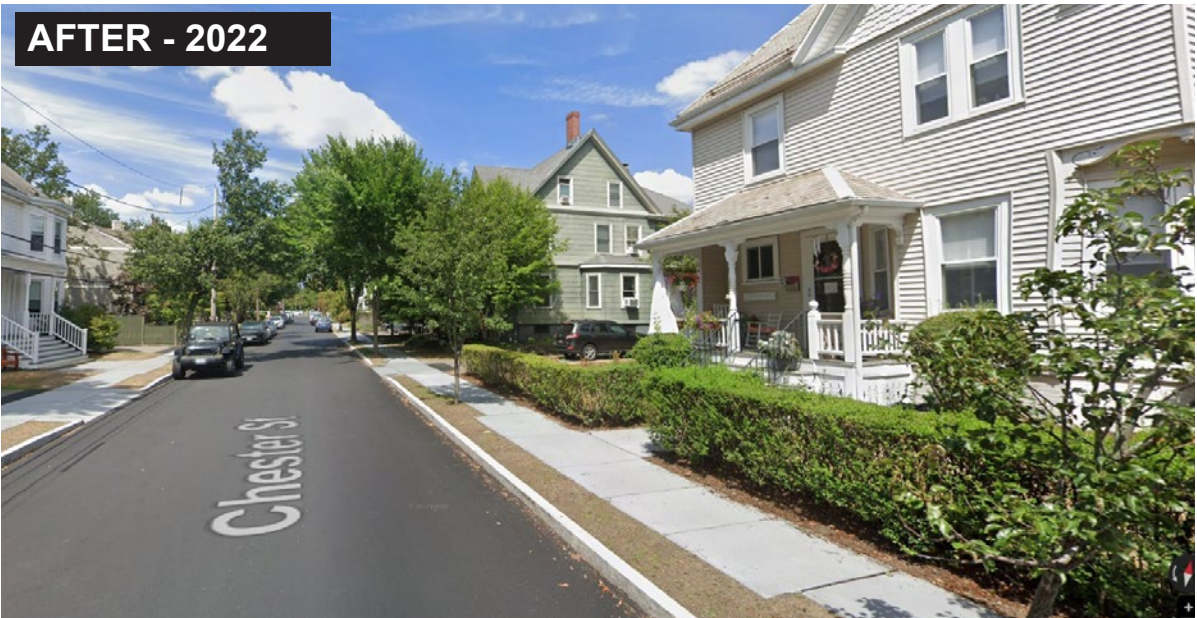
Residents expressed concerns about speeding and cut-through traffic in neighborhoods, parking in the squares, traffic at peak hours, and difficulty navigating certain intersections whether on foot, bike, or driving.

Planning now for mobility changes like increased use of electric vehicles, rideshare, and micro-mobility is important to harness the benefits of new technologies while minimizing negative impacts.

Finally, for many years Watertown did not install granite curbs on streets that did not have them. The traditional planter strip that serves as a buffer between the sidewalk and the street was allowed to be filled in and used for parking cars. This reduced green space, increased runoff, limited areas for tree planting, and created an unpleasant space for pedestrians to walk. The City has, in recent years, redesigned these streets and returned traditional sidewalks, planting strips and curbs. As more streets are upgraded, continued efforts to improve these conditions will make for better neighborhood streets for all users.



Pedestrian fatalities increase dramatically at higher vehicle speeds.
Image Source: Seattle Department of Transportation



A recent roadway project added granite curbing, a planter strip, and a concrete sidewalk to beautify the street and improve the pedestrian experience.

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
4. Provide safe, efficient multimodal transportation options that provide access to homes, jobs, amenities, and services.					
A	Implement mobility-related plans including the <i>Bicycle and Pedestrian Master Plan</i> , the <i>Complete Streets Prioritization Plan</i> , and the <i>Parking Management Plan</i> . Regularly revisit and update plans as needed in response to changing conditions.	Sustainability Character/QoL Community Wellness Infrastructure/ Services	DCDP DPW	Bike-Ped	Ongoing
<i>Multimodal Policy</i>					
B	Adopt multimodal policy goals and metrics, including for specific street types like arterials, neighborhood streets, and mixed-use squares. Update the <i>Complete Streets Prioritization Plan</i> . Identify minimum roadway standards for all modes including pedestrian, bicycle, transit, and vehicular uses.	Sustainability Character/QoL Infrastructure/ Services	DCDP	Bike-Ped DPW WTMA	Near-Term

4B. Consider using metrics for success, such as:

- Increase in active transportation mode share (biking and walking)
- Percentage of residents living within a five- to ten-minute walk (approx. quarter-mile) of a bike share station
- Percentage of residents within a ten-minute walk (approx. half-mile) of a transit option
- Linear feet of improved sidewalks and bicycle facilities

In addition, *Resilient Watertown* establishes two goals for 2050:

- Reduce personal vehicle miles traveled (VMT) by 50%
- Have 100% of Watertown-registered vehicles be electric

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
C	Develop a Vision Zero policy at the municipal level and implement strategies (e.g., “thickly settled” designation and 25 mph speed limit) to reduce crashes and eliminate traffic fatalities.	Community Wellness	DCDP/Police	CC DPW	Mid-Term
D	Develop policies for “sharing the curb” among competing uses, including parking, ride hailing, bike accommodation, loading/deliveries, transit lanes and stops, and outdoor dining.	Character/QoL Diverse Businesses	DCDP DPW	Traffic Commission	Near-Term
<i>Parking</i>					
E	Manage parking availability as part of overall community access. 1. Continue to pursue shared parking arrangements between property/business owners in commercial areas, especially Watertown and Coolidge Squares. 2. Monitor use of public parking and actively manage parking supply based on data to use existing parking more efficiently and better distribute parking demand. 3. Use parking data to understand impacts of trading out curbside parking for bicycle infrastructure, transit lanes, outdoor dining, or other uses, and to proactively plan for where that demand could go.	Character/QoL Diverse Businesses	DCDP/DPW	Police Parking Clerk	Near-Term

4C. Vision Zero “acknowledges that many factors contribute to safe mobility -- including roadway design, speeds, behaviors, technology, and policies -- and sets clear goals to achieve the shared goal of zero fatalities and severe injuries.” Safety is directly related to vehicle speed, which impacts crash severity. Designating Vision Zero areas within Watertown may help achieve the shared goal of reducing vehicular speeds while providing safer bicycling and walking networks in key areas such as near schools and the Main Street corridor.
<https://visionzeronetwork.org/about/what-is-vision-zero/>

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
F	Review vehicle and bicycle parking requirements for new development: 1. Update as needed to reflect actual usage trends, allow flexibility in meeting demand, and accommodate short- and long-term bicycle parking. 2. Evaluate design requirements (parking location on the site, its visibility from the sidewalk/street, screening elements, safety, security, covered bicycle parking, and other factors).	Character/QoL Housing	DCDP/DPW	Parking Clerk	Near-Term
G	Conduct a loading study to identify any viable locations to establish loading zones as part of curb management in commercial areas.	Character/QoL	DCDP/DPW	Police Parking Clerk	Mid-Term
H	Evaluate on-street parking policy, the “Winter Parking Ban”, and parking during snow/ice events, in the context of citywide and neighborhood-specific public safety requirements and conflicting demands.	Character/QoL	DCDP/DPW	Police Parking Clerk	Mid-Term
<i>Pedestrian and Bicycle</i>					
I	Enhance neighborhoods by improving walking and biking connections to retail areas, parks, and other community amenities. E.g., Identify opportunities for placemaking along sidewalks, streets, and at intersections.	Character/QoL Diverse Businesses	DCDP/DPW	Bike-Ped	Near-Term

4G. Consider piloting paid loading zones in key locations (see Philadelphia’s Smart Loading Zone program: <https://www.phila.gov/programs/smartcityphl/smart-loading-zones/>)

Consider incentivizing or partnering with freight agencies to use smaller vehicles, including bicycle freight (see DHL Cubicycles), especially in developing areas (see Boston Delivers pilot program: <https://www.boston.gov/departments/transportation/Boston-delivers> or NYC Commercial Cargo Bicycle Pilot Program: <https://www.nyc.gov/html/dot/html/bicyclists/commercial-cyclists.shtml>)

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
J	Prioritize and implement pedestrian and bicycle network improvements. 1. Continue progress toward completion of the Watertown Community Path and ensure local connectivity to it. 2. Close gaps in the network, improve user safety, and expand ADA accessibility. 3. Review existing bicycle parking and bikeshare locations, inventory types of parking (racks, corrals, bike lockers, other interior parking), and add additional parking to improve access. 4. Pursue sustainable funding source for additional bike share stations in key locations such as near commercial, job and housing clusters on main corridors like Pleasant and Arsenal Streets, along multi-use trails, near key bus stops parks, and schools. Partner with surrounding communities to expand the bike share network. 5. Align snow removal policies to plan for travel by all modes, by investing in sidewalk/bicycle facility clearance equipment and staff. 6. Continue annual capital plan commitments to upgrade connector roads and local streets with new sidewalks, planting strips, street trees, and curbs, thereby improving pedestrian safety.	Sustainability Character/QoL Diverse Businesses	DCDP/DPW	Bike-Ped WTMA	Ongoing
K	Improve safety and comfort levels for pedestrians and bicyclists, especially in the squares and along major corridors. Use data on high-crash locations from MassDOT to prioritize design changes that address issues in those locations.	Community Wellness	DCDP/DPW/ Police	Bike-Ped	Near-Term

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Transit</i>					
L	Increase transit access in Watertown. 1. Analyze transit service levels and headways needed to meet existing demand (and desired mode shares) and new demand associated with development and look at innovative tools for bus prioritization. 2. Continue to direct investment into a Watertown-operated transit/shuttle service, through the existing TMA or considering an on-demand shuttle and micro-transit service option open to everyone. 3. Advocate with MBTA for improved service to address gaps in the network, such as access to Boston Landing commuter rail, service on Pleasant Street, and north-south routes through Watertown.	Sustainability Character/QoL Diverse Businesses	DCDP	WTMA	Mid-Term
M	Identify “last-mile” solutions and infrastructure to support access to high-frequency MBTA routes, such as the proposed T57, T70, T71 and T73. This may include: 1. Prioritize investment in bus shelters, benches, amenities and safe, accessible walking access to high ridership stops along these routes. 2. Prioritize investment in secure bicycle parking at high ridership stops along these routes. 3. Consider options for shared stops for both MBTA and last-mile solutions such as shuttle service to increase access.	Sustainability Character/QoL	DCDP	DPW WTMA	Mid-Term
<i>Emerging Technology</i>					
N	Plan for electric vehicle (EV) charging infrastructure to support transition to lower-carbon transportation, including for electric City vehicles as well as buses and shuttles. Prioritize investment in publicly available EV charging network, including in disadvantaged neighborhoods.	Sustainability	DCDP/DPB/ DPW	WE3C WTMA	Near-Term
O	Prepare for connected and “smart” mobility by planning for more electricity at the curb, including information and communication technologies (ICT). Develop policies around user data, road safety, and other areas to prepare for “smart” mobility.	-	DCDP/DPW	WTMA	Long-Term

5. Facilitate a range of housing types and affordability.

Watertown, like most communities in the Greater Boston region, is experiencing rising housing costs driven by strong demand and limited supply. Its location near Boston and Cambridge, attractive character and amenities, and growing job base all contribute to this demand. Watertown is also a built-out community where new housing and other development most often replaces a previous use, adding to the cost and complexity to build.

Future housing should be encouraged in areas near transit and other everyday needs. Costs for housing and transportation are typically the two largest components

of a household's budget. Lower transportation costs due to having convenient transit and/or comfortable walking and bicycling options nearby, and by living closer to everyday needs like jobs, groceries, and medical care, can help reduce the overall burden of housing and transportation costs. Housing in walkable locations also helps lower carbon emissions from transportation, encourages healthy lifestyles, and builds social capital among residents.

Baseline Conditions

Watertown has more than 17,000 housing units today, an increase of 15 percent since 2000. This growth rate is less than that in Boston and Cambridge but is higher than other neighboring communities or the State average. Neighborhoods have a large share of housing units in two- to four-unit buildings, just over 40 percent. About one-fifth of units are single-family detached houses and another fifth of units are in buildings with more than 20 units. The neighborhood housing stock is older as well – over 40 percent of housing units were built before World War II and 80 percent prior to 1979. Newer units, especially multifamily, are mostly located in former industrial or commercial areas along Arsenal and Pleasant Streets.

Rising housing costs are a regional issue but impact Watertown's residents directly. Homeowners are increasingly trying to expand the living space in



their single-family homes. Some building owners are enlarging existing two-families and converting them into condominiums. At the same time, owners and small-scale developers are also converting single family homes into two-unit houses. This is happening when about 43 percent of renters and 26 percent of homeowners in Watertown are considered cost-burdened, spending more than 30 percent of their gross household income on housing costs. This limits the amount of money left to spend on other essentials like food, medicine, and transportation.

Watertown has 1,233 units of affordable housing included on the State's Subsidized Housing Inventory (SHI) which meet the requirements of the state's affordable housing law (Chapter 40B). The Watertown Housing Authority operates 589 public housing units. Other affordable units have been created through the City's inclusionary zoning requirements as part of larger mixed-income housing developments.

Watertown updated its *Housing Plan* in 2021, which sets six goals for 2021-2025. These include increasing affordable housing opportunities for households earning less than 80 percent and 60 percent of area median income, increasing housing for seniors and individuals with disabilities, creating a variety of housing types at a range of price points, preserving existing housing affordability, and increasing community engagement around these important issues. Watertown's Affordable Housing Trust was established in 2022 and will begin working to facilitate the creation and preservation of affordable housing.

Issues and Opportunities

Housing is fundamental to the vitality, character, and appeal of the city whether for current residents looking for new housing options or prospective residents looking to move to Watertown and enrich our community. Harnessing the demand for new housing in coming years is a key opportunity for Watertown. The growth of housing units in the City is projected to increase another 5 percent by 2025. Projected commercial development alone is associated with a need for an additional 968 new homes (including 360 affordable housing units for low-, moderate-, and middle-income households). By encouraging a range of housing types and price points in walkable locations near everyday amenities like jobs, schools, parks, and local businesses, new housing growth can help the City achieve multiple goals. For example, increasing the number of residents living within a short walk of retail will support businesses and enliven sidewalks in the squares.

Affordability is perhaps the biggest housing issue in Watertown and the greater Boston region. Rising costs limit housing options for younger residents to find a place of their own, families to grow, and older residents to downsize. It is a challenge to house many of the workers who hold jobs here or would like to fill open positions, particularly those in lower wage jobs like retail sales and food service. This results in long commute times which add to local traffic and increase greenhouse gas emissions. The cost of land and construction makes building new affordable housing a challenge and typically requires layering multiple funding sources, increasing

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the complexity and time needed for new projects. One new source of funding is the linkage fee approved by the City Council in early 2023 that will be charged to new commercial development. It will provide funding to help construct housing for employees to address the growing need as more companies locate here.

The types of housing units needed by a changing population is also an issue to address. More senior and supportive housing will be needed as the population grows older. Aging in place allows residents to maintain their social ties while enriching the community with their experiences. Seniors, along with Gen Z and Millennials who are more likely to live in one- or two-person households, are driving demand for smaller units like studios and 1- and 2-bedroom units. This reflects a long-term trend of the percent of one-person households more than doubling nationwide since 1960. While families traditionally drive demand for larger 3+ bedroom units or houses, families are smaller now than they have been historically and fewer live in two-parent households. As a result, many of these homes are being converted to two or more smaller units, are occupied by unrelated renters who can afford to pay more than a single household, or are occupied by one or two aging homeowners whose families have grown and moved out.

The location of new housing is an important consideration as well. Multifamily housing near transit options and other amenities helps to reduce household transportation costs. The City will be required to comply with the state's MBTA Communities legislation requiring Watertown and 174 other communities to provide at least one zoning district that allows multi-family housing as of right. Watertown Square is a prime candidate to study for rezoning that meets these new requirements.



Photo Credit: City of Watertown

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	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
5. Facilitate a range of housing types and affordability .					
A	Implement the <i>Watertown Housing Plan</i> . Regularly revisit and update plan as needed in response to changing conditions.	-	DCDP	-	Ongoing
<i>Housing Types and Supply</i>					
B	Focus multifamily housing within walking distance of high-frequency transit stops, major employers, and daily services. 1. Identify area(s) like Watertown Square where multi-family housing should be allowed as of right to meet requirements of the “MBTA Communities” legislation (Section 3A of MGL c. 40A) 2. Evaluate parking requirements for multi-family housing throughout the City and recalibrate the requirements based on demonstrated need and usage 3. Consider zoning incentives like increased density to focus housing growth in the key transit-centered locations of the city	Character/QoL Multimodal Transportation	DCDP	PB CC	Near-Term
C	Maintain and expand a range of housing types throughout Watertown, such as micro-units, family-size units, and supportive housing. Consider necessary zoning changes to allow more housing types. 1. Explore allowing accessory dwelling units (ADU) in one- and two-family neighborhoods 2. Promote small- to mid-scale infill housing development (“missing middle”) like two- and three-family housing and small apartment buildings	Character/QoL	DCDP	PB CC	Ongoing

MBTA Communities Multi-Family Zoning Requirement (Section 3A of MGL c. 40A)

Watertown is classified as a “MBTA Adjacent Community.” It will be required to have at least one zoning district in which multi-family housing is permitted as of right, without age restrictions and suitable for families with children. This district must have a minimum land area of 24 acres and a zoned capacity for 1,701 multifamily units (which is 10 percent of its 2020 housing stock of 17,010 units).

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
D	Participate in regional and state advocacy efforts to support greater housing production and affordability.	Character/QoL Diverse Businesses	DCDP	CPC Affordable Housing Trust	Ongoing
<i>Affordability</i>					
E	Address costs of affordable and workforce housing production by leveraging available resources: 1. Leverage public funds such as Community Preservation Act (CPA) and future linkage fees 2. Consider offering underused or surplus City-owned land and buildings at low or no cost for affordable housing development	Character/QoL Diverse Businesses Community Wellness	DCDP	CPC Affordable Housing Trust	Mid-Term
F	Evaluate regulatory tools to increase production of affordable and workforce housing, especially in locations near transit, jobs, commercial areas, and parks. 1. Revisit inclusionary zoning requirements 2. Consider zoning approval and permitting changes that provide design flexibility and streamline the review process for 100% affordable housing projects	Character/QoL Diverse Businesses Community Wellness	DCDP	PB CC	Mid-Term
<i>Aging in Place</i>					
G	Expand housing supply that caters to needs of older residents. 1. Increase supply of units specifically designed to accommodate the needs of older residents 2. Encourage universal design and visibility standards in new development 3. Connect seniors and individuals with disabilities with appropriate services	Community Wellness	DCDP	Council on Aging Commission on Disability	Ongoing

6. Ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use.

Watertown's open space and recreational areas provide important social, economic, and environmental benefits. They contribute to the wellbeing of residents with opportunities to play, socialize, and exercise. In a dense, urban landscape like Watertown, private open space associated with a residence is limited, so these shared resources also provide access to needed green spaces. Strong evidence shows that people practice healthier lifestyles when they have access to parks¹. Additionally, contact with the natural world is shown to improve both physical and psychological health.

¹ Nurtured by nature (apa.org) Weir, Kirsten. *Monitor on Psychology*, 2020



Photo Credit: Natalie Nigito Photography

The provision of green space in urban areas provides substantial environmental benefits as well. Trees reduce air and water pollution, help to keep cities cooler, and help manage stormwater runoff and erosion. City parks also produce important social and community benefits by providing gathering places for all ages. They are also tied to economic development, with park availability an important quality of life consideration for companies choosing where to locate their facilities and workforce.

Baseline Conditions

There are 468 acres of open space and recreation land in Watertown, just over 20 percent of the total land area. Of this open space area, about 25 percent or 117 acres are city-owned open space and recreation land. Private ownership accounts for 62 percent of the total, with much of it open to the public (notably, Mount Auburn Cemetery and Gore Estate). Most of the remaining open space and recreation land is owned by the Massachusetts Department of Conservation & Recreation (DCR) along the Charles River.

Watertown has recently implemented a number of open space and recreation improvements such as equipment replacement, aesthetic improvements, and amenity expansions. Reconstruction of the City's elementary schools is also creating new, modern playgrounds and play spaces. The City is making progress on completing the Watertown Community Path which will link the

Charles River Greenway to the Watertown-Cambridge Greenway.

Two DCR facilities are important recreation and transportation amenities. The Watertown-Cambridge Greenway opened in 2022 and provides a new off-street, multi-use trail connection between School and Arsenal Streets to Fresh Pond in Cambridge and beyond. The Paul Dudley Bike Path along the Charles River is a significant local and regional asset, providing a scenic walking and biking for residents, workers, and visitors.

Maintaining a healthy and well-distributed urban tree canopy is recognized as an important factor in improving public health and overall wellness. The presence of trees, for example, can reduce stress for those living or recreating nearby. Trees also serve critical environmental functions like improving air quality, absorbing stormwater, and reducing the urban heat island effect. These trees can be located along streets, in parks, or on private property.

Urban stormwater runoff is a major source of pollution in Watertown's waterways. Approximately 57 percent of Watertown's land area is impervious, generating a large amount of stormwater runoff from rainfall and snow melt that carries chemicals, litter, and sediments directly into local wetlands, ponds, streams, and the Charles River.

The City of Watertown updated its *Open Space and Recreation Plan* (OSRP) concurrently with this comprehensive plan. Its goals are to provide access to high-quality parks, recreation and open spaces; support the environmental benefits of parks and open spaces; and ensure sustainable management of these resources. The OSRP provides more detailed recommendations and a seven-year action plan for improvements.

Issues and Opportunities

As a built-out urban area, there is very limited land available to create new open spaces or outdoor recreational areas in Watertown. Walker Pond in western Watertown is one such opportunity which the City has acquired for public use. Another opportunity is for private developers to provide publicly-accessible open space within large redevelopment projects, a requirement that is already in place but could be expanded or further detailed to ensure these spaces are of the size, design, and number to meet the needs of residents.

Responding to the changing needs of an aging and diversifying population will require parks and recreation areas to incorporate a wider variety of amenities, programs, and features. Increasing development activity puts added pressure on the city's existing natural resources, public spaces, and recreational areas as well. Local parks need to accommodate a variety of uses and people within a limited amount of space. The city is exploring more multi-purpose facilities that can accommodate different activities or change uses between seasons.

Nature-based solutions (NBS), also referred to as "green stormwater infrastructure," incorporate features like plants and landscape design to manage, store, and filter stormwater before it enters waterways. Well-designed NBS installation can complement or even replace existing "gray infrastructure" like storm drains and outfalls while also beautifying sites and providing public education opportunities. There are many examples of various sizes already in Watertown, such as bioswales along

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Edenfield Avenue and bioretention basins at Beacon Park, but continued development of these features will be important.

Safe, convenient access to parks and open spaces will better connect residents to these resources. The growing network of off-street multi-use paths can also support new trail-oriented housing and businesses. Thoughtfully designed building renovations or redevelopment along these trails can take advantage of convenient non-vehicular transportation and recreation options while also providing passive surveillance along the trail for users.



Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
6. Ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use.					
A	Implement the <i>Open Space and Recreation Plan (OSRP)</i> . Update plan at least every seven years to address changing needs and meet statutory requirement.		DCDP/Rec	Commission on Disability	Ongoing
<i>Open Space Network/Access</i>					
B	Increase the number of and access to parks and open spaces throughout Watertown, especially in areas with limited access to existing resources. Seek out opportunities to add new open space or recreation amenities, via cost-effective acquisition or within new development. Take advantage of both public land/funding and private development opportunities.	Sustainability Character/QoL	Rec/DCDP	DPW CC	Mid-Term
C	Improve accessibility to parks and recreation areas. 1. Sidewalk connections and marked crosswalks near resources 2. Curb ramps and ADA parking for people with disabilities 3. Secure bicycle parking and bike repair stations at resources 4. Wayfinding and signage to direct people to resources 5. Evaluate parking regulations at parks and playgrounds	Community Wellness	DPW	DCDP Commission on Disability	Near-Term
<i>Open Space Enhancements</i>					
D	Expand access to and recreational use of the Charles River through continued partnerships with the Massachusetts Department of Conservation and Recreation (DCR) and private developers.	Character/QoL	Rec	-	Mid-Term

6B. Pocket Parks

Identifying locations for “pocket parks” is one approach to add open space in neighborhoods with limited existing access. These small open spaces may include features like shade trees, native plantings, community gardens or edible landscapes, stormwater infiltration, seating, and/or gathering space while beautifying underused areas.

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	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
E	Ensure recreational areas and programs respond to local needs and support active lifestyles in a variety of ways: 1. Add more amenities to existing parks and green spaces to meet local needs (community gardens, seating, splash pads, etc.) 2. Increase the amount of flexible space in existing parks for unstructured or creative play, community events, or other activities 3. Add more programming and expand existing programming where demand exists (adult sports leagues, youth/teen programs, adaptive recreation programs, farmer's market, etc.)	Community Wellness	Rec/DPW	DCDP LWW	Mid-Term
F	Incorporate universal design concepts and other considerations to make parks and recreation areas more accessible to a range of ages and abilities.	Community Wellness	DCDP/ Rec/ DPW	Commission on Disability	Ongoing
<i>Environmental Benefits</i>					
G	Preserve the existing tree canopy on public land. Expand the tree canopy in public spaces and areas with less tree coverage. Use diverse non-invasive substitute species when adding trees.	Sustainability	DPW	DCDP Rec	Near-Term
H	Address climate change threats to open space and recreation resources by adding green infrastructure, native landscaping, and other nature-based solutions.	Sustainability Infrastructure/ Services	DPW/DCDP	-	Mid-Term
<i>Resource Management</i>					
I	Ensure timely maintenance of and upgrades to playing fields and hard surface courts.	Infrastructure/ Services	Rec/DPW	DCDP	Near-Term
J	Continue to work with the Massachusetts Department of Conservation and Recreation (DCR) to ensure the Charles River Reservation is well-maintained and meets community needs.	Character/QoL Infrastructure/ Services	Rec/DPW/ DCDP	-	Ongoing

6G. Trees serve many roles such as helping to mitigate the urban heat island effect, absorb stormwater, clean the air, and beautify areas. Environmental Justice (EJ) communities (defined by high concentrations of lower income, racial minorities, and/or language isolation) often have fewer trees which lead to warmer air temperatures, localized flooding, and greater air pollution. Adding trees can be part of an equity-based approach to improving quality of life.

7. Support community wellness through inclusive programs and events, diverse arts and culture, enhanced natural and historic resources, and livelier public and private spaces.

Supporting community wellness requires a holistic, collaborative approach to a wide range of issues. Individual health and wellness are affected by many things—personal and social factors as well as external circumstances like the built environment. Watertown’s needs and preferences are evolving as our population continues to grow, diversify, and age. This calls for greater attention to wellness so that our sense of community is strengthened, not weakened, by change.

Community wellness also includes arts, culture, and historic resources that enrich our daily experiences; natural resources that support physical and mental health; and gathering spaces that encourage social

interaction among people. An increase in the number of events that reflect our growing diversity and gathering spaces that encourage people to come together are two ways to support community wellness.

Baseline Conditions

The 2019 *Community Health Needs Assessment* surveyed a variety of Watertown residents to explore questions of health and wellness. Participants described a broad vision of community health, one where there is collaboration, engagement, mutual support, and connection among diverse residents. Social determinants of health are the conditions in which people are born, grow, live, work, and age. These conditions include measures like income, housing, education, and employment, which impact individual health differently. The physical environment also influences community health through factors including the presence or absence of mature trees in different neighborhoods and the availability of safe walking and biking routes to encourage active transportation. Buildings impact individual and community health as well, such as older homes that still have lead paint, residences with poor indoor air quality from building materials and furnishings, or whether housing has accessibility features that allow aging in place. Live Well Watertown (LWW), a City-run healthy community coalition established in 2012, offers public wellness programs and initiatives in coordination with its partner network.



Photo Credit: City of Watertown

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The 2020 *Public Arts Master Plan* guides the commissioning, creation, selection, and care of public art. It calls for integrating public art into schools, parks, open spaces, streets, and sidewalks, as a way to celebrate our local identity. The Public Arts and Culture Committee was formed in 2021 to lead many of the recommendations in that plan. A key recommendation is to cultivate relationships with community organizations to support public arts projects that highlight Watertown's unique neighborhoods, historic and cultural heritage, and cultural diversity.

Watertown is host to a variety of community events and other programming throughout the year. These include the annual Faire on the Square, the Watertown Arts Market, the free Summer Concert series, and many more. Live Well Watertown offers a variety of wellness programs including the Watertown Farmers' Market which was established in 2013. Recognized as a community asset, the 20-week market is a gathering place that supports local agriculture, businesses, and artisans, addresses food insecurity, and serves as a site for local agencies to provide resources to the community. In addition, Arsenal Yards hosts outdoor fitness classes, movies, and other activities that are open to everyone. These events invite residents to come together to see neighbors, support businesses and artists, and foster a greater sense of community.

Watertown has a rich history embodied in many older buildings and sites. The Watertown Arsenal Historic District encompasses the Watertown Arsenal, a complex that is being adaptively reused today as The Arsenal on the Charles. The Mount Auburn Street Historic

District extends from Summer Street to Lincoln Street and includes a portion of Marshall and Palfrey Streets. It was designated in 2002 to preserve the distinctive architecture reflecting the character of Watertown's rich cultural, social, economic, and political history. The Charles River Reservation Parkway provides open space, recreation opportunities, and wildlife habitat. Mount Auburn Cemetery is a National Historic Landmark, designated for its importance as the first rural or "garden" cemetery in the country. Other important historic resources include the Commander's Mansion, Old Burial Ground/Arlington Street Cemetery, Administration Building murals, Edmond Fowle House, and the original main library building.

Issues and Opportunities

Community health needs identified in the 2019 needs assessment include mental health, substance use, and the stresses of meeting basic needs including finding affordable housing and equitable access to services. Inclusive services and spaces for youth and seniors are of particular importance due to the vulnerability of these groups. The *Resilient Watertown* plan identifies other health impacts driven by climate change, including heat stress due to an increased number of hot summer days, isolation due to more intense winter storms or flooding events, and breathing difficulties due to air quality issues.

There are numerous opportunities to apply placemaking principles to enhance streetscape projects, park improvements, and multi-use trail designs. Public arts considerations can be better integrated into planning

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and development to ensure that resources, artisans, and opportunities are connected. These support community wellness by encouraging social interaction, connecting people to place, and building civic pride.

Watertown lacks a comprehensive inventory and prioritization of historic resources. This makes it challenging to identify where to spend limited funds for the greatest impact or to plan for future projects. Adaptive reuse offers another pathway to give new life to historic buildings. Examples like the Arsenal on the Charles demonstrate the potential to preserve history while accommodating modern uses. Efforts to preserve these resources and integrate them into the daily life of residents and workers support community wellness by maintaining a link to the city's past.



Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
7. Support community wellness through inclusive programs and events, diverse arts and culture, enhanced natural and historic resources, and livelier public and private spaces.					
<i>Wellness and Inclusivity</i>					
A	Design and program public open spaces and publicly accessible private open spaces to encourage social interaction. 1. Provide a variety of seating types and arrangement. 2. Consider age-, ability-, and culturally-aware design elements.	Character/QoL Diverse Businesses	DCDP	PB CC	Near-Term
B	Increase public events and other programming led by the City and neighborhood groups. Encourage diverse event types that appeal to a broad range of people.	Character/QoL	DCDP	PACC Library LWW	Ongoing
C	Encourage healthy lifestyles through design of streets and parks, access to food and healthcare, and other means. 1. Provide active transportation options 2. Ensure accessible parks and programs 3. Promote community gardens and edible landscapes 4. Provide programs for seniors and youth to encourage social connection	Character/QoL Multimodal Transportation Parks/Open Space	DCDP/Health	Rec Council on Aging LWW	Near-Term
D	Explore AARP's Age-Friendly Community designation as a means to continue making Watertown a welcoming, livable, and age-friendly community where people can grow up and grow older in a thriving environment together. This means creating an environment that supports the health, well-being, and independence of older adults.	Character/QoL	DCDP	Council on Aging DPW Rec LWW	Mid-Term
E	Support and expand mental health and stress management resources. Strive to reduce substance use through social services, programming, and other resources.	-	Health	Watertown Cares Network Wayside	Near-Term

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	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
F	Celebrate diversity and cultural traditions through public art, community events, formal recognition, and other appropriate means. Formal recognition of Watertown's commitment to arts and culture as integral to city life may include the designation of a cultural district.	Character/QoL	DCDP	PACC Library	Ongoing
<i>Arts and Culture</i>					
G	Implement the <i>Public Arts Master Plan</i> . Regularly revisit and update plan as needed in response to changing conditions.	Character/QoL	DCDP	PACC	Ongoing
H	Integrate arts and cultural considerations into planning and development review processes including streets and sidewalk projects, parks and open spaces, schools, new development, and other initiatives.	Character/QoL	DCDP	PACC	Ongoing
I	Continue to develop and implement a Public Art Policy and track metrics to evaluate alignment with program values.	-	DCDP	PACC	Ongoing
J	Identify a variety of funding sources to sustainably support arts and culture planning and projects e.g. percent-for-the-arts, state and regional programs, sponsorships, and more.	-	DCDP	PACC	Near-Term
K	Support partnerships between City departments, other civic stakeholders, the arts community, and the general public to promote and support arts and culture in everyday experiences.	-	DCDP	PACC Library LWW	Near-Term

7D. Livability Factors for Age-Friendly Communities (AARP):

- Housing (affordability, availability, accessibility)
- Neighborhood (proximity to destinations, safety, support for mixed-uses)
- Transportation (convenience, safety, options)
- Environment (air and water quality, energy efficiency, hazard mitigation)
- Health (healthy behaviors, exercise opportunities)
- Engagement (voting, cultural engagement, broadband availability)
- Opportunity (job availability, graduation rates, income inequality)

<https://livabilityindex.aarp.org/scoring>

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Historic Resources</i>					
L	Inventory historic assets and consider using a city-wide historic preservation plan to set priorities.	Character/QoL	DCDP	CPC	Mid-Term
M	Promote local history and historic resources as a way to tell Watertown's story and enrich the public realm through interpretive signage and education (e.g., local "Hero Squares").	Character/QoL	DCDP	Historical Commission Historic District Commission Historical Society Library PACC	Mid-Term
N	Encourage adaptive reuse of historic buildings to maintain link to past while giving them new life.	Character/QoL	DCDP	Historical Commission Historic District Commission PACC	Near-Term

8. Proactively maintain and improve infrastructure and services.

Public infrastructure encompasses streets, sidewalks, water, sewer, stormwater, public buildings, and public services like police, fire, trash, recycling, and others. Public education is provided by Watertown Public Schools, supported by but separate from the City. Utilities like electric and gas are provided by private companies.

Some public infrastructure investments support existing neighborhoods and commercial areas by maintaining and/or improving service. These are critical to quality of life, ensuring that existing sidewalks, roadways, and other services are maintained in good working condition. Other investments help support new private investment, such as a water or sewer line upgrade that provides

capacity for a new business, or improve resiliency to increasing climate hazards, like green infrastructure that slows stormwater and reduces the quantity that enters the system during a storm event. These are important to facilitate ongoing growth and in some cases are partly paid for by mitigation funds from developers of large projects.

The City has a long track record of taking proactive steps to maintain infrastructure. Limited funding often forces difficult decisions or can delay improvements, however. Recognizing fiscal constraints while keeping a long-term perspective in mind helps City departments prioritize what needs to be done when. Increasing the resiliency of our systems is an investment in their long-term viability by mitigating the impact of major events and allowing faster recovery.



Baseline Conditions

Public facilities in Watertown include the Administration Building, Watertown Free Public Library, the Senior Center, Police Department, three fire stations, the John. A. Ryan Skating Arena, the Department of Public Works, and Commander's Mansion.

Watertown's Capital Improvement Plan (CIP) is an important implementation tool for the comprehensive plan. It provides funding to maintain and improve infrastructure, facilities, and equipment. The Fiscal Year 2024-2028 CIP totals \$246 million, including an

Action Plan

additional \$100 million from the previous CIP for the new high school (total of \$200 million loan order as of 2022).

The Mount Auburn Street Complete Streets project is being led by the Department of Public Works in coordination with MassDOT. It is developing a new street design that better balances the needs of all users so that this major roadway supports multimodal transportation as well as local businesses.

Watertown Public Schools is implementing its “Building for the Future” program. Two elementary schools, Cunniff and Hosmer, were rebuilt as Net Zero Energy facilities. A third, Lowell, is undergoing extensive renovation and an addition also to Net Zero Energy goals. All three were funded within the confines of Proposition 2 ½. A new Watertown High School is progressing through the design and bidding process at the State level with construction expected to begin in the summer of 2023. This project includes funding from the Commonwealth and does not require a local debt exclusion as it will be funded within the confines of Proposition 2 1/2. The City’s 2024-2028 CIP includes approximately \$3 million for the Middle School.

Issues and Opportunities

The City owns two former public buildings that require a new use. The former police station, located in Watertown Square behind Fire Station 1 and next to the library, is being considered for demolition with a municipal reuse of the site. The former North Branch Library is a one-story brick structure at the corner of Orchard Street and Waverley Avenue. The City is currently

exploring municipal uses for this property, including as a community arts space.

Several municipal buildings, notably the Administration Building, lack adequate workspace and long-term storage and have aging building systems. Energy efficiency upgrades are needed, both to implement a recommendation of the *Resilient Watertown* plan but also to improve user comfort and reduce operating expenses. As the city grows and changes, staff capacity is also an issue in departments like community development and planning, recreation, and public works. If staffing numbers increase to better meet growing needs, office and workspace will be further impacted. The City has recently taken a first step in matching demand for and supply of usable municipal space by acquiring the former Parker School building to become a new annex building for City services.

The City should continue to evaluate the type and availability of City services in light of changing population characteristics and community expectations. Local government is being asked to do more, and the City must have the staff and operational resources to meet the expected tasks. These priorities may include: more resources for youth programming outside of school time, senior programs, as well as other programs and services for residents in need. City programs need to be more responsive, inclusive, and reflective of the greater diversity of the population, particularly our younger residents. The City should carefully evaluate which services are best provided by local government and which are best provided by supporting local non-profit community organizations. City leadership should also continue to evaluate the operations of government to make sure that Watertown continues to deliver innovative yet cost-effective city services.

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
8. Proactively maintain and improve infrastructure and services to responsibly meet current and future needs.					
<i>Facilities and Infrastructure</i>					
A	Make Watertown's infrastructure more resilient to the impacts of climate change as repairs are made and new projects completed.	Sustainability Character/QoL Parks/Open Space	DPW	DCDP Utility Companies	Ongoing
B	Improve and modernize public buildings by applying energy efficiency strategies and enhancing accessibility.	Sustainability Community Wellness	DPB/DPW	DCDP	Ongoing
C	Complete a municipal space use analysis to quantify current and future space needs. Use findings to explore reuse opportunities for unused or underused municipal properties and buildings.	-	City Manager	DCDP CC	Mid-Term
D	Prepare for Smart City technology applications and ensure equitable digital access, including consideration for public WiFi in key locations.	Diverse Businesses Community Wellness	City Manager/ Information Technology	DCDP	Near-Term

8D. Smart Cities

Smart Cities should be about more than just technology or the latest digital trends. A “people first” approach should consider how technology can provide the conditions to deliver the outcomes our community needs, like reducing the impacts of climate change, driving equity and inclusion, building a robust economy with jobs and innovation, and realizing carbon reduction targets.

Action Plan

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
E	Complete new construction and renovations planned for schools. Ensure DPW and DPB have adequate personnel and expertise to operate and maintain these highly sophisticated net zero energy buildings appropriately so their resource-efficiency goals are met or exceeded.	Sustainability	Schools/DPB	CC	Ongoing
<i>Public Services</i>					
F	Identify and implement innovative strategies and best practices in municipal government. Evaluate range of services offered by City to identify any critical gaps or opportunities to reallocate resources.	Character/QoL Community Wellness	City Manager	City Departments	Mid-Term
G	Improve City communications with residents using a variety of methods (including 311) and partnerships with community groups to promote resources, events, and opportunities.	Character/QoL Community Wellness	City Manager/ Information Technology	City Departments	Near-Term
H	Support the mission and vision of the Watertown Public Schools and support the implementation of the district improvement strategy.	Community Wellness	City Manager	CC	Ongoing
<i>Capacity</i>					
I	Identify staff capacity and needs across City departments in response to increased population, and the increased expectations of the community for high-quality public services (e.g. Public Works, Public Safety, Community Development and Planning, Library, Senior Center).	Character/QoL Community Wellness	City Manager	City Departments	Near-Term
J	Implement charter revisions to increase diversity of members on City boards and committees, staff, and leadership. Track progress over time and provide updates to the community.	Community Wellness	City Manager	Community Groups	Ongoing



Future Land Use

Photo Credit: Natalie Nigito Photography

Future Land Use

Future Land Use Vision

The future land use vision is a diagram that provides a generalized depiction of areas to preserve, enhance, and transform through the implementation of this plan.

Most of the city—including its low- and medium-density residential neighborhoods—are areas to generally preserve. This still allows for improvements such as traffic calming, bicycle and pedestrian improvements, or increased tree canopy. Context-sensitive retrofitting may be appropriate in some neighborhoods to modestly increase housing supply, such as accessory dwelling units (ADUs) or subdividing larger houses into two- or three-family units. Changes like these can improve quality of life for existing residents and help welcome new residents.

Other areas are intended to be enhanced over time. The small retail clusters that animate neighborhoods and streets like Mt Auburn and Main should be improved to better support businesses, customers, and residents while building on the existing character of these areas. Changes may include public realm improvements, enhanced connections to neighborhoods, better parking management, or new public art.

Places to transform represent portions of the City that are expected to be dynamic over time. The degree of change will vary depending on the location. Our traditional center, Watertown Square, is one area to transform by revitalizing it as the lively mixed-use core of the city. The improvement of adaptive reuse of existing buildings and thoughtfully designed new

buildings should enhance the existing character by incorporating pedestrian-friendly features using either traditional or contemporary aesthetics. Growing the residential population with new housing will support local businesses and take advantage of the transit routes that converge through the square. Other changes may include public realm improvements, better connections to neighborhoods, new public gathering space, and public art.

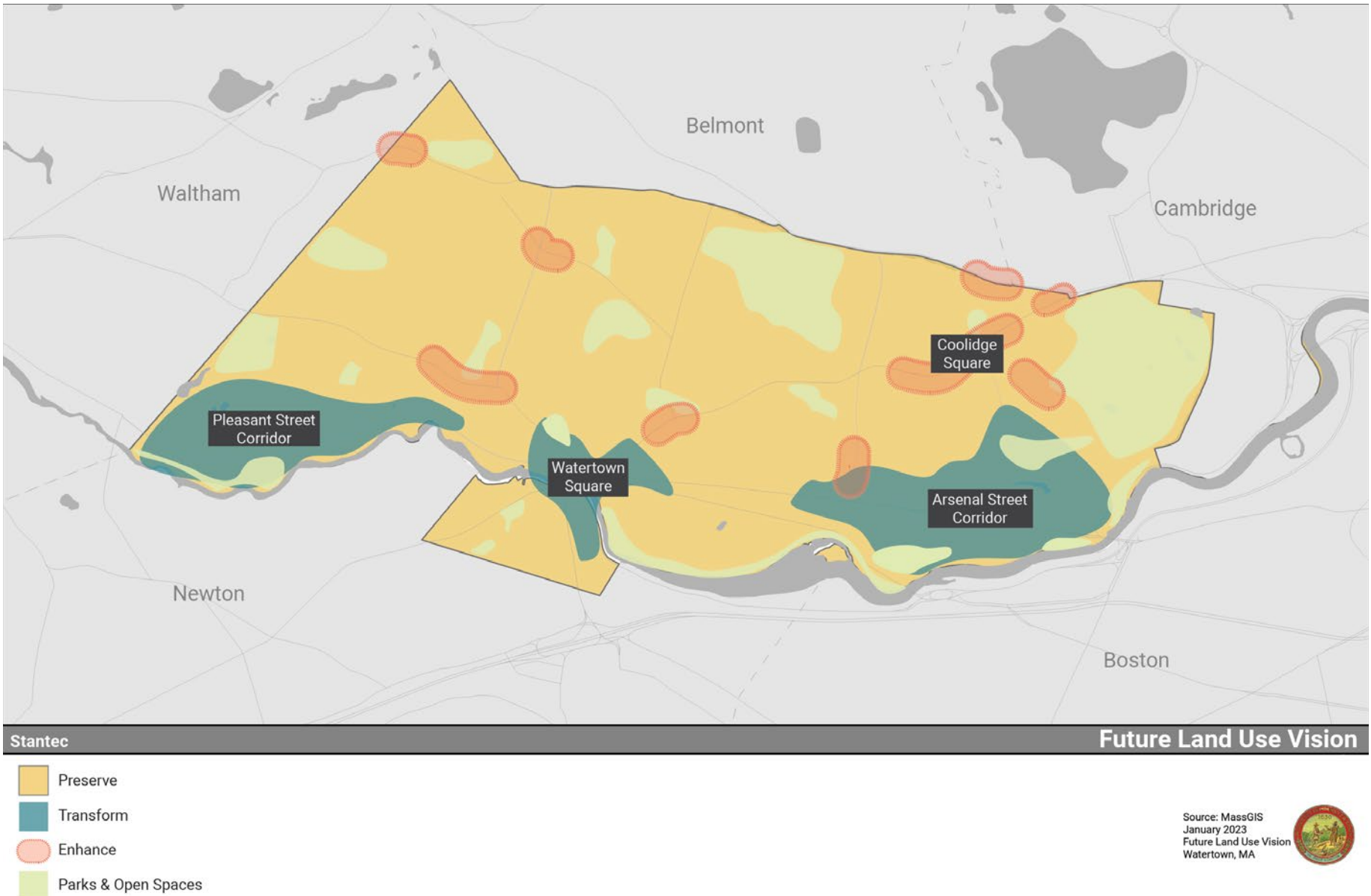
Portions of Pleasant Street and Arsenal Street are two other areas to transform. A desired outcome of these transformative efforts is to better integrate new development into the fabric of the community. The older existing uses, especially light industrial properties, tend to be isolated from their surroundings. Redevelopment provides an opportunity to better connect new uses to nearby streets, sidewalks, and open spaces and to provide amenities for neighbors and others.

The eastern portion of Arsenal Street is intended to continue its evolution as regional-scale mixed-use with a different character than Watertown Square. The primary strategy here is new construction that replaces outdated single use retail and commercial development with higher density mixed uses set in a walkable street network.

Pleasant Street west of Howard Street is intended to transform from primarily light industrial to more commercial and industrial mixed-use with some housing in limited areas. Better connections to the Charles River and to nearby neighborhoods are important strategies to pursue here.

Future Land Use

Figure 3: **Future Land Use Vision**



Different types of transformative change is envisioned for three distinct areas: Watertown Square, the historic mixed-use core of the city; Arsenal Street, an emerging regional mixed-use area; and Pleasant Street, a primarily commercial-light industrial mix. Enhancements are desired for neighborhood retail areas including Coolidge Square. The city's neighborhoods are areas to generally preserve while improving quality of life for current and future residents.

Future Land Use Map

The future land use map is a way to delineate geographically how the plan's vision, goals, and strategies might look. Each "character area" generally depicts desired future conditions and not necessarily existing

zoning or uses. This map is a tool to inform future zoning revisions and amendments to better align zoning with the comprehensive plan. The ten character areas are described below:

Low Density Residential – This designation denotes portions of neighborhoods with the largest typical lot sizes in Watertown, generally between 6,000 and 10,000 square feet. These areas are primarily single-family houses.

Medium Density Residential - This designation denotes portions of neighborhoods with typical lot sizes between 5,000 and 6,500 square feet. These areas are generally a mix of single-family and two-family houses.

High Density Residential - This designation denotes portions of neighborhoods that are primarily multi-family apartment buildings and cluster residential.

Residential Mixed Use - This designation denotes corridors to enhance with higher-density multi-family development, often in larger buildings, to increase housing supply. These sites typically include a limited amount of complimentary retail or commercial use, often occupying a portion of the ground floor. Building location and site design should support walkable, bikeable sidewalks and streets.

Neighborhood Commercial - This designation denotes small-scale retail and commercial areas to enhance throughout the city. Pedestrian-oriented design is a defining feature of these areas. Retrofits and infill development should generally complement the existing scale and character.

Commercial Mixed Use - This designation denote areas to enhance with a variety of medium to higher density commercial, retail, light industrial, and research and development uses, creating a vibrant business atmosphere. A limited amount of higher density multi-family residential development may be appropriate in some areas either to support nearby businesses and/or take advantage of locations near community amenities. Building location and site design should support walkable, bikeable sidewalks and streets.

Office/Industrial Mixed Use - This designation denotes commercial and industrial areas to enhance with a mix of office, light industrial, and research and development uses. Building location and site design should accommodate safe pedestrian and bicycle movement to and through them so these areas do not create barriers to active transportation networks.

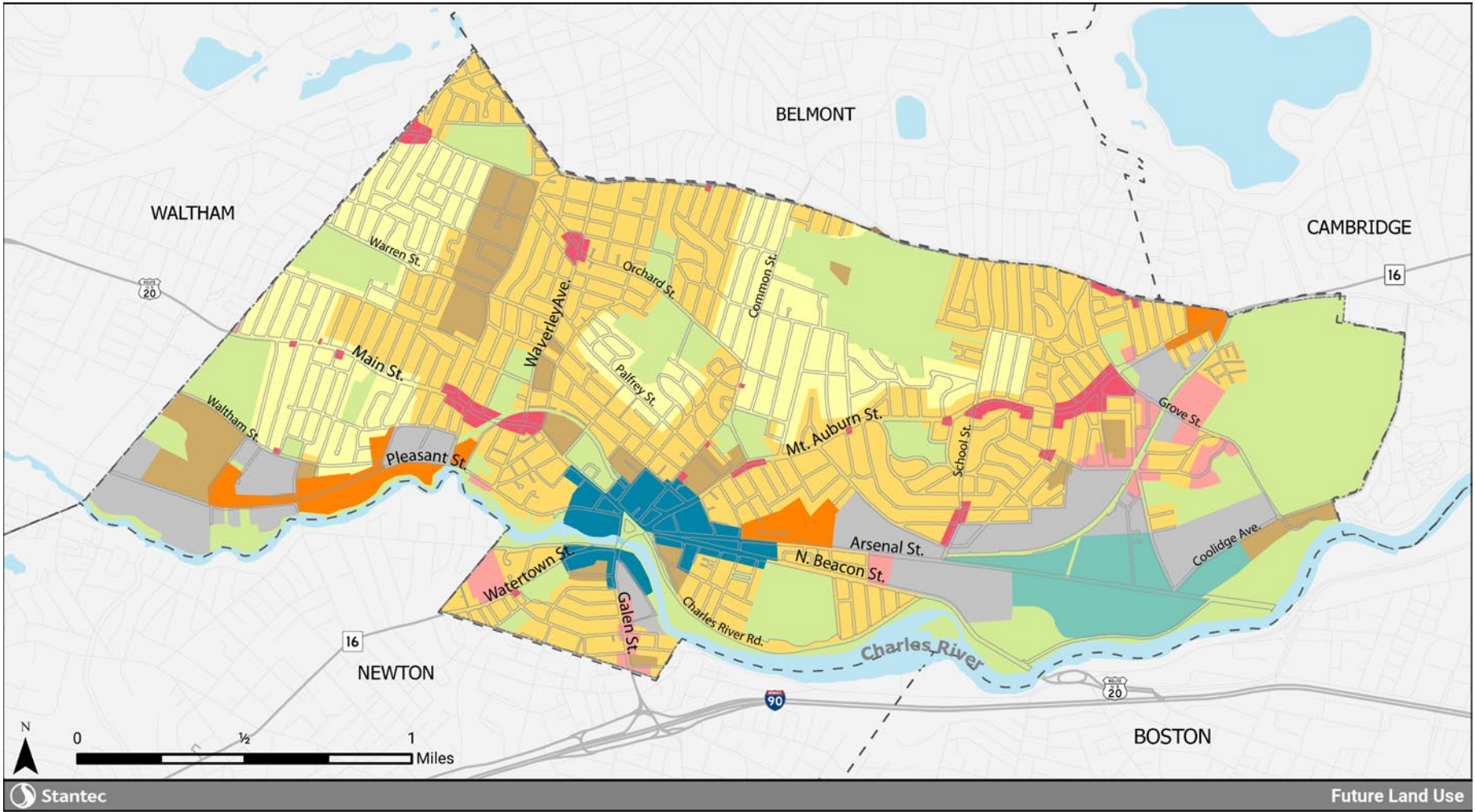
Watertown Square Mixed Use - This designation supports the revitalization of the traditional mixed-use core of the city. A complementary mix of medium to higher density uses including retail, multi-family residential, office, and institutional uses supported by public gathering spaces and other community amenities is encouraged. Pedestrian- and bicycle-friendly connections to adjacent neighborhoods and the Charles River are desired, as well as uses and development patterns that take advantage of the transit connections here.

Regional Mixed Use - This designation supports the transformation of outdated, single-use commercial or light industrial areas into a mix of higher-density complementary uses including multi-family residential, retail, offices, hotel, and research and development, supported by open spaces and other community amenities. The creation of walkable block sizes and a connected street grid is encouraged to support pedestrian- and bicycle-oriented design that better integrates these sites into the surrounding area.

Community Amenities – This designation is intended to preserve parks, open spaces, cemeteries, municipal facilities, and schools, as well as certain private or non-profit owned open spaces or campuses. These community amenities should be maintained and enhanced as needed to continue meeting the needs of residents.

Future Land Use

Figure 4: **Future Land Use**



Legend

- | | | | |
|-----------------------------|--------------------------|----------------------------|--------------------|
| Community Amenities Schools | High Density Residential | Commercial Mixed-Use | Regional Mixed-Use |
| Low Density Residential | Residential Mixed-Use | Office-Industrial | |
| Medium Density Residential | Neighborhood Commercial | Watertown Square Mixed-Use | |

Source: MassGIS
February 2023
Future Land Use
Watertown, MA



"Founded in Peace"

WATERTOWN
MASSACHUSETTS



Watertown

COMPREHENSIVE PLAN UPDATE

**ECONOMIC DEVELOPMENT & PLANNING
COUNCIL COMMITTEE MEETING**

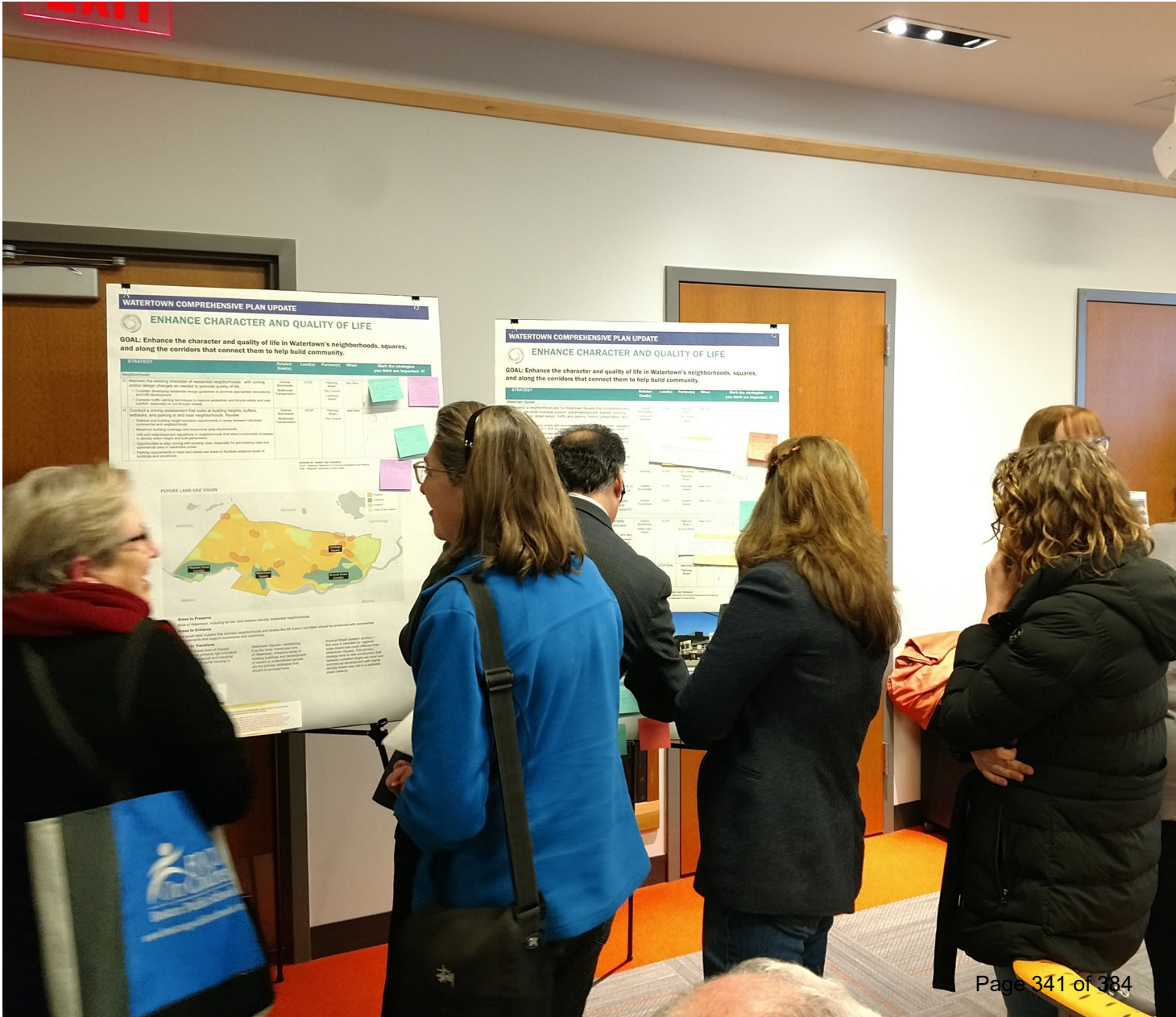
July 10, 2023

A teal-colored circle is positioned to the left of the text, partially overlapping the first few letters.

Draft Plan Open House

100+

Participants
In-person + online



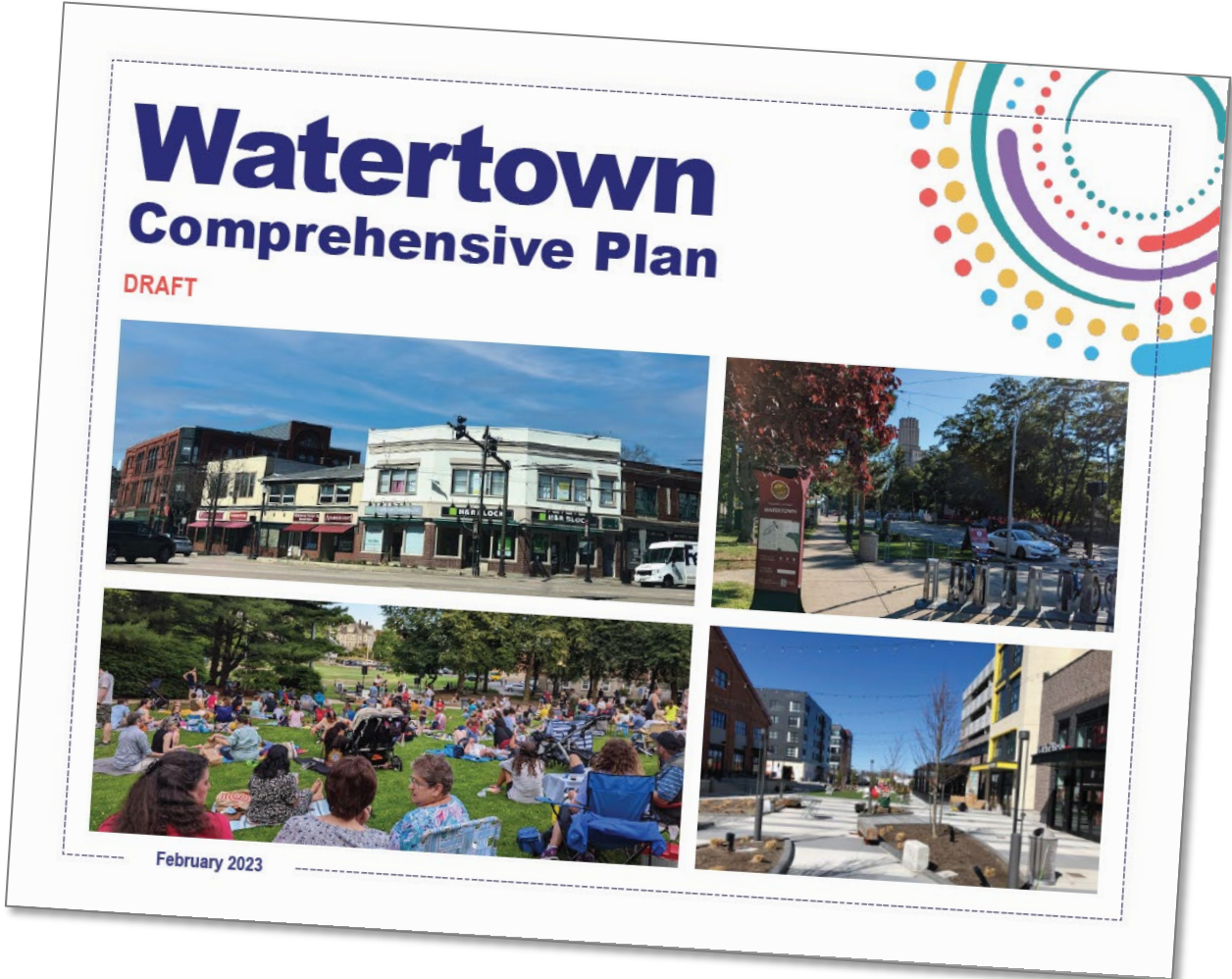
Feedback

110

Completed
online surveys

291

Individual comments



General Themes

- Emphasize ongoing implementation of recent plans like Resilient Watertown, Bicycle and Pedestrian Master Plan, and others
- Enhance focus on small businesses
- Increase diversity of economic base – don't over-rely on life sciences



General Themes

- Improve convenient neighborhood access to daily services and amenities
- Consider both neighborhood character and changing needs re: housing, streets, new development
- Clearly link transportation choices and climate goals



More comments...

Appreciate this work and the vision for Watertown!

Please improve the Square!!

This is an impressive amount of work and focuses on practical and achievable strategies

Improving communities as places for people is more important than preserving them in their current state

Transportation services should cater to people with a range of mobility needs

More housing, more trees and more economic opportunities for everyone

So much to do!

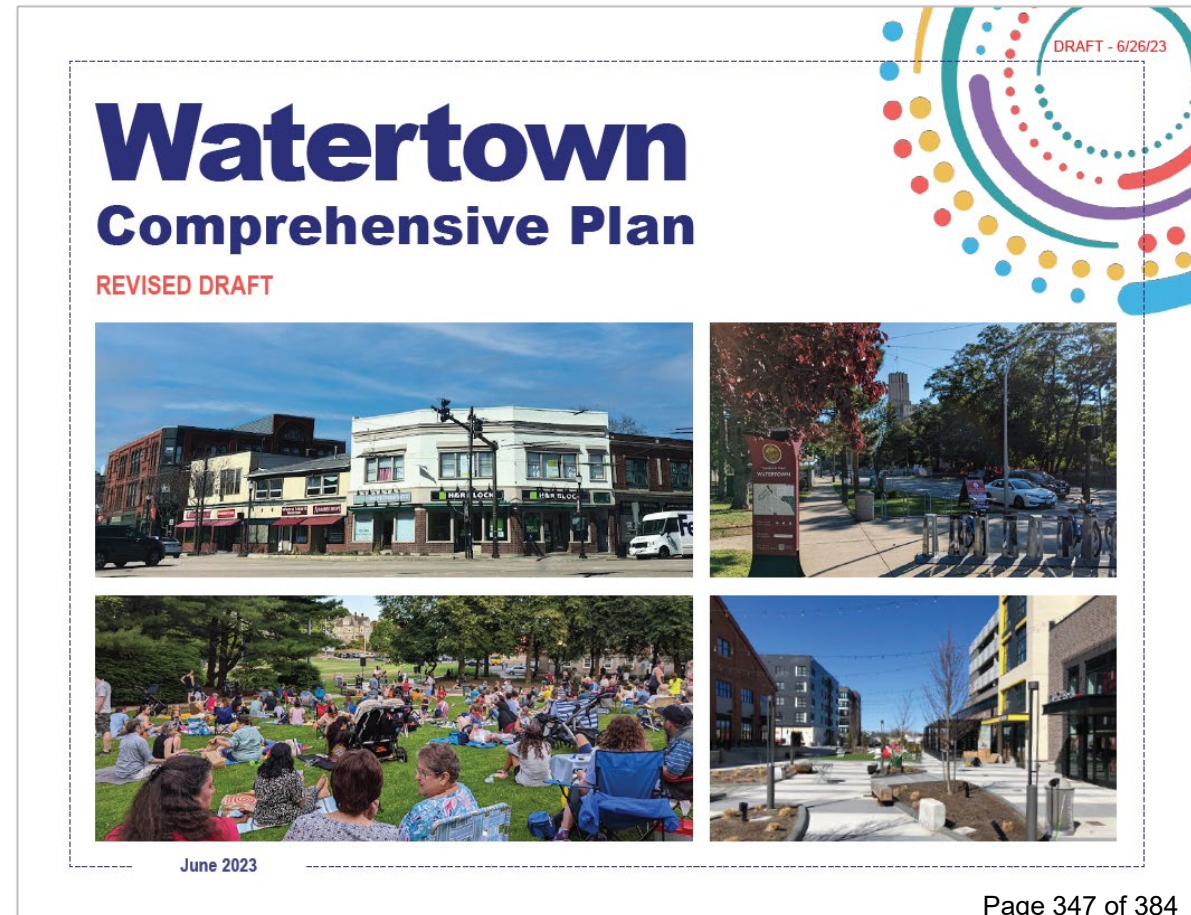
More in the public input summary:
[Documents | Social Pinpoint \(mysocialpinpoint.com\)](https://mysocialpinpoint.com)



Revised Draft Comprehensive Plan

Framing the Comprehensive Plan

- A living document to revisit and update as needed—like this replaces the 2015 plan
- Integrates the many topic-specific plans recently completed and makes higher-level policy recommendations



More emphasis on existing plans and implementing their recommendations

Revised plan:

- Adds new strategy to several goals about implementing existing plans
 - Resilient Watertown
 - Bicycle and Pedestrian Master Plan
 - Complete Streets Prioritization Plan
 - Parking Management Plan
 - Housing Plan
 - Open Space and Recreation Plan
 - Public Arts Master Plan

Highlight links between quality of life, local businesses, and sustainability

Revised plan:

- Goal 2 better identifies and discusses these connections
- “15-minute neighborhood” concept presented as a planning model

Fifteen-Minute Neighborhoods

Urban planners have championed the concept of a 15-minute neighborhood where most daily needs such as work, shopping, education, medical, and recreation can be reached by a 15-minute walk or bike trip. Watertown aspires to use its streets and paths to make that true for residents in every neighborhood. The 15-minute neighborhood is a unifying theme for tying together our squares, corridors, and neighborhoods and promotes the climate and community wellness goals elsewhere in this plan.

<https://www.cnu.org/publicsquare/2021/02/08/defining-15-minute-city>

Concern about scale and character of many recent development projects

Revised plan:

- Goal 2 revised to emphasize identifying shared benefits (2F) and assess zoning controls (2H)
 - “Managing redevelopment” and “Neighborhoods” subsections

Concern about prevalence of life science projects

Revised plan:

- Goal 3 modified:
 - Recommends new in-depth economic development study to identify other industry clusters (3C)
 - Promotes need for new economic development staff (3A)
 - Emphasizes continued oversight of life science operations (3B)

More emphasis on supporting local and small businesses

Revised plan:

- Goal 3 modified:
 - Recommends toolkit of policies and funding opportunities (3E)
 - Highlights need for new economic development staff (3A)
- Goal 2 emphasizes physical improvements to squares to support customer activity and business operations (2A, 2C)



Highlight links between transportation and climate goals

Revised plan:

- Goal 4 emphasizes connection between transportation choices and climate goals (especially GHG emissions)
- *Resilient Watertown* goals referenced (VMT reduction and increased EV)
- Microtransit strategy added (4L)

4B. Consider using metrics for success, such as:

- Increase in active transportation mode share (biking and walking)
- Percentage of residents living within a five- to ten-minute walk (approx. quarter-mile) of a bike share station
- Percentage of residents within a ten-minute walk (approx. half-mile) of a transit option
- Linear feet of improved sidewalks and bicycle facilities

In addition, *Resilient Watertown* establishes two goals for 2050:

- Reduce personal vehicle miles traveled (VMT) by 50%
- Have 100% of Watertown-registered vehicles be electric

Desire for more 'action' rather than 'consideration' in transportation strategies

Revised plan:

- Goal 4 changed from “Promote” to “Provide” safe, efficient multimodal transportation
- Multimodal policy goals (4B) and Vision Zero strategies (4C) changed to ‘adopt’ and ‘develop’

General support for more housing and greater affordability

Revised plan:

- Goal 5 encourages more housing at all scales



17



More emphasis on importance of trees

Revised plan:

- Tree preservation and new planting integrated into several strategies
 - Tree canopy as climate mitigation
 - Shade trees in commercial areas
 - Preserve/expand tree canopy in neighborhoods
 - Preserve/expand tree canopy on public land



Identify community partners

Revised plan:

- Live Well Watertown (LWW) added as implementation partner to several strategies in Goals 6 and 7



Discussion

FW: Comprehensive Plan/changes proposed by ED&P Committee**Magoon, Steve** <smagoon@watertown-ma.gov>

Mon 7/31/2023 9:26 AM

To: Feltner, Lisa <lfeltner@watertown-ma.gov>; Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>; Gannon, John <jgannon@watertown-ma.gov>

Cc: Field, Larry <lfield@watertown-ma.gov>; Schreiber, Gideon <gschreiber@watertown-ma.gov>

 1 attachments (34 KB)

Changes proposed by EDP 7-10-23.docx;

Councilors, attached are the changes to the Comprehensive Plan language that resulted from the Committee meeting as described below. I provide this for the Committee report to the full Council and the changes will be incorporated into the document for the Planning Board and City Council hearing. Let me know if you have any questions. Thanks

From: Field, Larry <lfield@watertown-ma.gov>**Sent:** Monday, July 31, 2023 8:59 AM**To:** Magoon, Steve <smagoon@watertown-ma.gov>**Cc:** Schreiber, Gideon <gschreiber@watertown-ma.gov>**Subject:** Comprehensive Plan/changes proposed by ED&P Committee

Steve:

Attached is a compilation of the changes in the Comprehensive Plan draft proposed by the Economic Development & Planning Committee at its July 10, 2023. Generally, Gideon and I have documented what the council members proposed. In one instance (Strategy 7) the committee invited staff to propose language consistent with the members' intent. The next step, to my understanding, is that this document goes to the committee for its report. Meanwhile, I will send this document to Stantec, with the instruction to make the indicated changes for the joint City Council-Planning Board hearing.

Thanks,

Larry

CHANGES PROPOSED BY ED&P COMMITTEE ON JULY 10

Organizations (and acronyms) for “Lead(s)” and “Partner(s)” p.26 and multiple strategies

There were several strategies where organizations need to be added in the Lead or Partner column. A number of organizations (both to be added and some already on the chart) are not on the acronym list on page 26. DCDP will take these as technical corrections and Stantec will revise the draft plan accordingly before the public hearing.

Commented [FL1]: This includes references specifically discussed, e.g., adding the Conservation Commission in several places and the HC, HDC, and Historical Society to 7L.

Goal 4—Strategy J: Prioritize and implement pedestrian and bicycle network improvements.

Point 6: Change from “Continue annual capital plan commitments to upgrade connector roads and local streets with new sidewalks, planting strips, street trees, and curbs, thereby improving pedestrian safety” to “Expand annual capital plan commitments to upgrade connector roads and local streets with new sidewalks, street trees, curbs, and other strategies to protect existing and new planting strips, thereby improving pedestrian safety.”

Goal 6—Strategy D

Change “Expand access to and recreational use of the Charles River through continued partnerships with the Massachusetts Department of Conservation and Recreation (DCR) and private developers” to “Expand access to and recreational use of the Charles River through continued partnerships with the Massachusetts Department of Conservation and Recreation (DCR), private developers, the Charles River Watershed Association and other organizations.” Add DCDP and Con Com to the Lead column.

Goal 7—Strategy E

Change “Support and expand mental health and stress management resources. Strive to reduce substance use through social services, programming, and other resources” to “Support and expand health and human services, including:

1. Mental health and stress management resources.
2. Social services, programming, and other resources to reduce substance use.
3. Increase in food security.
4. Access to healthcare.

Goal 7—Welcoming Community

Add a new Strategy F that reads: “Be a welcoming community for all, one that celebrates and fosters diversity, equity and inclusion in everything we do. Work in partnership with the Human Rights Commission, the Commission on Disabilities, and dedicated community groups to ensure continued progress.” Move existing strategy F to the Arts & Culture section as strategy G and re-letter the remaining strategies.

Goal 8—ADA transition plan

Add a new Strategy F that reads: “Update the City’s ADA self-assessment and transition plan” with lead to be the ADA Coordinator and the Commission on Disability. Partners: DCDP, DPW and DPB. This is a medium-term goal. Later strategies to be re-numbered.

Future Land Use Vision and Future Land Use

Change the Future Land Use Vision map reference from “Preserve” to “Conserve.” Change text references on page 78 from “preserve” to “conserve.” Change the text below the map from “The city’s neighborhoods are areas to generally preserve while improving quality of life for current and future residents” to “The city’s residential neighborhoods are areas with an emphasis on conserving and improving quality of life for current and future residents and only incremental change likely.”

On page 80, change the description of “Low Density Residential” from “This designation denotes portions of neighborhoods with the largest typical lot sizes in Watertown, generally between 6,000 and 10,000 square feet. These areas are primarily single-family houses” to “This designation denotes portions of neighborhoods with the largest typical lot sizes in Watertown, with typical lot sizes between 6,000 and 10,000 square feet. These areas generally consist of single-family houses, with a mix of two-family and small multi-family buildings. Incremental and context-sensitive changes may be appropriate to modestly increase housing supply.”

On page 80, change the description of “Medium Density Residential” from “This designation denotes portions of neighborhoods with typical lot sizes between 5,000 and 6,500 square feet. These areas are generally a mix of single-family and two-family houses” to “This designation denotes portions of neighborhoods with typical lot sizes between 5,000 and 6,500 square feet. These areas generally consist of single-family and two-family houses, with some small multi-family buildings. Incremental and context-sensitive changes may be appropriate to modestly increase housing supply.”



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

Report of the Committee on Economic Development & Planning Meeting Date: July 13, 2023

The Committee convened on Thursday July 13, 2023 at 6:00 pm in the Richard E. Mastrangelo Council Chamber, with remote participation by Zoom pursuant to Chapter 2 of the Acts of 2023. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. Also present were Steven Magoon, Assistant City Manager/Director of Community Development and Planning, Council President Mark Sideris, and Councilor Anthony Palomba by zoom.

The purpose of the meeting was to consider updates to cannabis Host Community Agreement (HCA), and make a recommendation to the City Council.

The documents the Committee reviewed were:

- KP Law memo September 6, 2022 “An Act Relative To Equity In The Cannabis Industry” (Attachment A)
- Existing Host Community Agreement July 23, 2020 - Bud's Goods & Provisions (Attachment B)
- Draft amendment to the Existing Host Community Agreement - Bud's Goods & Provisions (Attachment C)

Mr. Magoon gave an overview of the recent changes to state law and its impact on the three HCA's that Watertown has with cannabis operators. There are ambiguities in the law as it relates to existing agreements negotiated in good faith, and well as in the pending regulations yet to be implemented by the Cannabis Control Commission. The essence of the HCA change in law is that the 3% impact fee must be directly related to the operation, and the actual costs must be documented. He added that the City Manager felt it was important for Watertown to be proactive in addressing this.

Key points:

1. There have been no legal challenges from the three cannabis operators in Watertown, but cannabis industry groups may file lawsuits.
2. The proposed draft amendment to the HCAs would eliminate the impact fee tied to a percent of revenue, and instead there would be a \$20,000 annual fee that would fund substance abuse programs, and the city will invoice them annually.
3. Watertown will contract with a social service provider to provide substance abuse counseling, and would not be limited to just cannabis.
4. Staff has discussed this proposal with all three cannabis operators and they agreed in principle.
5. In FY23, Watertown has collected over \$500K in cannabis excise tax, and about \$355K in cannabis impact fees.
6. Cannabis impact fees received to date are being held in a special account and have not been expended. A discussion on how to spend these can occur with the City Council at a future date.

7. Any amendment to the HCAs must include a release of claims on any impact fees paid to date. While this is not in the draft HCA amendment, Mr. Magoon said that Mark Reich from KP Law has already proposed that he would prefer a separate release of claims to be executed in parallel with the HCA amendment.
8. The amendment to the HCAs would be signed by the City Manager, and there would be a vote of the City Council authorizing him to sign the agreement.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council authorize the Administration to negotiate with the three cannabis operators for amendments to the Host Community Agreements as proposed, and to include a release of liability for prior impact fee payments either as part of the HCA amendment or as a separate agreement, and to bring the final agreements back to the City Council for a vote of authorization for the Manager to sign. Voted 3-0

The meeting adjourned at 7:08 pm.

Report prepared by Vincent Piccirilli

An Act Relative To Equity In The Cannabis Industry Marijuana Reform September 6, 2022

The legalization of medical and recreational marijuana in Massachusetts raises many significant legal issues for municipalities as they navigate the permitting for and licensing of this fairly new industry. Many Massachusetts municipalities have engaged in extensive host community agreement negotiations to address both direct and indirect impacts within their communities. After much negotiation at the state level, the General Court recently enacted “An Act Relative to Equity in the Cannabis Industry” (the “Act”), which was signed by Governor Baker on August 11, 2022.

The Act makes numerous changes to Massachusetts’ marijuana laws, including those governing host community agreements (“HCAs”), community impact fees, so-called “social consumption” establishments,” also referred to as marijuana cafes, taxation, and the role of the Massachusetts Cannabis Control Commission (the “CCC”). This is the first in a two-part series exploring these extensive amendments. This memorandum provides an overview of changes made to the law concerning HCAs and community impact fees; we will address separately the issues of social consumption and social equity businesses.

HOST COMMUNITY AGREEMENTS

The Act substantially revises the regulatory oversight for and approval of HCAs, limits municipalities’ ability to collect impact fees for anticipated costs, establishes penalties for municipalities that fail to, or improperly, document impact costs, prohibits an HCA from imposing other types of monetary commitments beyond community impact fees, and establishes a mechanism by which municipalities may waive the HCA requirement entirely.

Impact Fees - While the Act does not eliminate the concept of a community impact fee, it does impose new and different requirements on host communities.

The Act identifies the following requirements applicable to the calculation of impact fees:

1. Fee must be reasonably related to the costs imposed upon the municipality in the preceding year by the operation of the marijuana business, as documented;
2. Fee must be based on actual costs, rather than as a percentage of total or gross sales;
3. Fee may amount to not more than three percent (3%) of the gross sales of the marijuana business;
4. Fee can be effective for no longer than the eighth (8th) year of operation of the marijuana business;

THE LEADER IN PUBLIC SECTOR LAW

5. Fee commences on the date the marijuana business is granted a final license by the CCC, with payment due annually to the host community;
6. Fee must be documented and transmitted by the host community to the marijuana business not later than one (1) month after the marijuana business' license is renewed by the CCC; and
7. Fee must encompass all payments and obligations between the host community and the marijuana business.

The significance of these changes is that a community impact fee cannot, without being at risk for a challenge, be calculated with regard to what a municipality predicts to be the costs of impacts but must instead be based on actual documented expenditures in the prior year. Further, the Act prohibits an HCA from providing for any other kind of financial commitment to a municipality or a non-profit as directed by the municipality and renders unenforceable “[a]ny other contractual financial obligation that is explicitly or implicitly considered in, or is a condition of a host community agreement.”

Breach of Contract Claim, Damages, Attorneys Fees – The Act also creates a breach of contract claim, to be brought in Court, to allow a licensed marijuana business to challenge a municipality's documentation of costs for purposes of calculating the community impact fee. If the marijuana business prevails on the claim that a host community's documented costs are not “reasonably related to the actual costs” imposed by its operation in the preceding year, the violation may be punishable by the award of damages attorneys' fees and other costs encompassed in the community impact fee. This is a significant remedy and likely imposes a high burden on municipalities to (1) contemporaneously document the process used to track expenditure-related matters that can be characterized as community impact fees, and (2) fund any anticipated impacts for the upcoming fiscal year, with the hope of being reimbursed through the community impact fee process after the end of that fiscal year.

Minimum Standards for Addressing Opportunity for those Disproportionately Harmed – By July 1, 2023, potential host communities must adopt procedures and policies that establish minimum standards for facilitating opportunity in the industry for those disproportionately harmed by marijuana prohibition before entering into an HCA with a marijuana business. Failure to adopt such procedures creates a significant risk for the host community, as the Act provides that such a community may be required to forfeit a monetary amount equal to the annual total of community impact fees received from all marijuana businesses operating within the host community. Further, the failure of any host community to abide by the regulations concerning such minimum acceptable standards, once promulgated by the CCC, may also result in forfeiture.

Role of the CCC – The Act provides the CCC with enhanced authority concerning HCAs. The CCC has jurisdiction to “review, regulate, enforce and approve” HCAs as part of a completed marijuana business license application and at each license renewal. The Act directs the CCC to promulgate rules and regulations applicable to the negotiation and approval of HCAs, with a focus on encouraging host communities to work with social equity businesses and economic empowerment priority applicants, as well as to prepare a model HCA.

While the Act makes significant changes to existing law regulating municipalities and marijuana businesses, the effect of the Act on the status of pre-existing HCAs is still not entirely clear and will likely require specific review

on a case-by-case basis. Communities may have already begun receiving request to amend existing HCAs in light of the aforementioned legislative amendments. We will continue to work with municipalities to negotiate appropriate HCAs and HCA amendments based on, among other things, each municipality's unique physical characteristics, demographics, and guidance provided by the CCC.

We are closely monitoring developments in this changing area of the law, particularly as the CCC proposes, and then formally promulgates regulations, procedures, and policies, and will provide further updates as we know more.

Should you have further questions on this topic, please contact Attorney Nicole Costanzo at ncostanzo@k-plaw.com or 617.556.0007 with further questions on this topic.

Disclaimer: This information is provided as a service by KP Law, P.C. This information is general in nature and does not, and is not intended to, constitute legal advice. Neither the provision nor receipt of this information creates an attorney-client relationship with KP Law, P.C. Whether to take any action based upon the information contained herein should be determined only after consultation with legal counsel.

TOWN OF WATERTOWN AND
BUD'S GOODS & PROVISIONS CORP.

HOST COMMUNITY AGREEMENT

23rd THIS HOST COMMUNITY AGREEMENT ("AGREEMENT") is entered into this day of July, 2020 by and between BUD'S GOODS & PROVISIONS, CORP., a Massachusetts corporation, and any successor in interest, with a principal office address of 12 Pennsylvania Avenue, Newton, Massachusetts 02464 ("the Company"), and the TOWN OF WATERTOWN, a Massachusetts municipal corporation with a principal address of 149 Main Street, Watertown, MA, 02472 ("the Town"), acting by and through its Town Council in reliance upon all of the representations made herein.

WHEREAS, the Company wishes to locate a licensed Marijuana Establishment (the "Marijuana Establishment") for an adult use marijuana storefront retailer establishment within approximately 5,000 square feet of an existing building (the "Facility") at 330-350 Pleasant Street, Town of Watertown Assessor's Parcel ID 219-10A-0, in accordance with and pursuant to applicable state laws and regulations, including, but not limited to 935 CMR 500.00 and such approvals as may be issued by the Town in accordance with its Zoning Ordinance and other applicable local regulations; and

WHEREAS, the Company intends to provide certain benefits to the Town in the event that it receives the requisite licenses from THE CANNABIS CONTROL COMMISSION (THE "CCC") or such other state licensing or monitoring authority, as the case may be, to operate the Marijuana Establishment and receives all required local permits and approvals from the Town; and

WHEREAS, the parties intend by this Agreement to satisfy the provisions of G.L. c.94G, §3(d), applicable to the operation of Marijuana Establishment, such activities to be only undertaken in accordance with the applicable state and local laws and regulations in the Town.

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Company and the Town agree as follows:

1. Recitals

The Parties agree that the above Recitals are true and accurate and that they are incorporated herein and made a part hereof.

2. Annual Payments

In the event that the Company obtains the requisite licenses and/or approvals as may be required for the operation of a Marijuana Establishment, and receives any and all necessary and required permits and licenses of the Town, and at the expiration of any final appeal period related thereto, said matter not being appealed further, which permits and/or licenses allow the Company to

locate, occupy and operate the BUD'S GOODS & PROVISIONS, CORP. in the Town, then the Company agrees to provide the following Annual Payments: An amount equal to three (3%) of the gross sales from marijuana and marijuana product sales from the Marijuana Establishment. The term "gross sales" shall have the same meaning as defined in Paragraph 2.A.1 below.

Provided, however, if the Company fails to secure any such other license and/or approval as may be required, or any of the required municipal approvals, the Company shall reimburse the Town for its legal fees associated with the negotiation of this Agreement.

A. Community Impact Fee

The Company anticipates that the Town will incur additional expenses and impacts on the Town's road and other infrastructure systems, law enforcement, fire protection services, inspectional services, and permitting and consulting services, as well as unforeseen impacts on the Town. Accordingly, in order to mitigate the financial impact on the Town and use of Town resources, the Company agrees to pay an Annual Community Impact Fee to the Town, in the amount and under the terms provided herein.

1. Company shall annually pay an Annual Community Impact Fee in an amount equal to three percent (3%) of gross sales from marijuana and marijuana product sales at the Facility. The term "gross sales" shall mean the total of all sales transactions of the Facility without limitation, whether wholesale or retail, and shall include but not be limited to all sales occurring at the Facility, including the sale of marijuana, marijuana infused products, paraphernalia, and any other products sold by the Facility.
2. The Annual Community Impact Fee shall be made Annually within sixty (60) days following the end of each twelve (12) months of operation, and shall continue for a period of five (5) years. At the conclusion of each of the respective five year terms, the parties shall negotiate in good faith the terms of a new Annual Community Impact Fee as an Amendment to this Agreement; provided, however, that if the parties are unable to reach an agreement on a successor Community Impact Fee, the Annual Community Impact Fee specified in Paragraph 2.A.1 of this Agreement shall remain in effect and shall not be reduced below the amount set forth above until such time as the Parties negotiate a successor Community Impact Fee.
3. The Town shall use the above referenced payments in its sole discretion, but shall make a good faith effort to allocate said payments to offset costs related to road and other infrastructure systems, law enforcement, fire protection services, inspectional services, public health and addiction services and permitting and consulting services, as well as unforeseen impacts upon the Town.

B. Additional Costs, Payments and Reimbursements

1. Permit and Connection Fees: The Company hereby acknowledges and accepts, and waives all rights to challenge, contest or appeal, the Town's building permit fee and other permit application fees, sewer and water connection fees, and all other local charges and fees generally applicable to other commercial developments in the Town.
2. Facility Consulting Fees and Costs: The Company shall reimburse the Town for any and all reasonable consulting costs and fees related to any land use applications concerning the Facility, negotiation of this and any other related agreements, and any review concerning the Facility, including planning, engineering, legal and/or environmental professional consultants and any related reasonable disbursements at standard rates charged by the above-referenced consultants in relation to the Facility.
3. Other Costs: The Company shall reimburse the Town for the actual costs incurred by the Town in connection with holding public meetings and forums substantially devoted to discussing the Facility and/or reviewing the Facility and for any and all reasonable consulting costs and fees related to the monitoring and enforcement of the terms of this Agreement, including, but not limited to independent financial auditors and legal fees.
4. Late Payment Penalty: The Company acknowledges that time is of the essence with respect to their timely payment of all funds required under Section 2 of this Agreement. In the event that any such payments are not fully made with ten (10) days of the date they are due, the Town shall provide the Company with written notice of such failure to make a timely payment. The Company shall have a ten (10) day period to cure such failure to make timely payment from the date of receipt of such notice. If the Company fails to make full payment within such cure period, the Company shall be required to pay the Town a late payment penalty equal to five percent (5%) of such required payments.

C. Annual Charitable/Non-Profit Contributions

The Company, in addition to any funds specified herein, shall annually contribute to public local charities/non-profit organizations in the Town an amount no less than \$10,000.00, said charities/non-profit organizations to be determined by the Company in its reasonable discretion. The Annual Charitable Non/Profit Contribution shall be made annually beginning on the first anniversary following the commencement of the operations, and shall continue for the term of this Agreement.

D. Annual Reporting for Host Community Impact Fees and Benefit Payments

The Company shall submit annual financial statements to the Town within 30 days after the payment of its Annual Community Impact Fee with a certification of its annual sales. The Company shall maintain books, financial records, and other compilations of data pertaining to the requirements of this Agreement in accordance with standard accounting practices and any applicable regulations or guidelines of the CCC. All records shall be kept for a period of at least seven (7) years. Upon request by the Town, the Company shall provide the Town with the same access to its financial records (to be treated as confidential, to the extent allowed by law) as it is required by the CCC and Department of Revenue for purposes of obtaining and maintaining a license for the Facility

During the term of this Agreement and for three years following the termination of this Agreement the Company shall agree, upon request of the Town to have its financial records examined, copied and audited by an Independent Financial Auditor, the expense of which shall be borne by the Company, such audits not to be conducted more than two times every five years without good cause. The Independent Financial Auditor shall review the Company's financial records for purposes of determining that the Annual Payments are in compliance with the terms of this Agreement. Such examination shall be made not less than thirty (30) days following written notice from the Town and shall occur only during normal business hours and at such place where said books, financial records and accounts are maintained. The Independent Financial Audit shall include those parts of the Company's books and financial records which relate to the payment, and shall include a certification of itemized gross sales for the previous calendar year, and all other information required to ascertain compliance with the terms of this Agreement. The independent audit of such records shall be conducted in such a manner as not to interfere with the Company's normal business activities.

3. Local Vendors and Employment

To the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, the Company will make every effort in a legal and non-discriminatory manner to give priority to local businesses, suppliers, contractors, builders and vendors in the provision of goods and services called for in the construction, maintenance and continued operation of the BUD'S GOODS & PROVISIONS, CORP. when such contractors and suppliers are properly qualified and price competitive and shall use good faith efforts to hire Town residents.

4. Local Taxes

At all times during the Term of this Agreement, property, both real and personal, owned or operated by the Company shall be treated as taxable, and all applicable real estate and personal property taxes for that property shall be paid either directly by the Company or by its landlord and neither the Company nor its landlord shall object or otherwise challenge the taxability of such property and shall not seek a non-profit or agricultural exemption or reduction with respect to such taxes.

Notwithstanding the foregoing, (i) if real or personal property owned, leased or operated by the Company is determined to be non-taxable or partially non-taxable, or (ii) if the value of such property is abated with the effect of reducing or eliminating the tax which would otherwise be paid if assessed at fair cash value as defined in G.L. c. 59, §38, or (iii) if the Company is determined to be entitled or subject to exemption with the effect of reducing or eliminating the tax which would otherwise be due if not so exempted, then the Company shall pay to the Town an amount which when added to the taxes, if any, paid on such property, shall be equal to the taxes which would have been payable on such property at fair cash value and at the otherwise applicable tax rate, if there had been no abatement or exemption; this payment shall be in addition to the payment made by the Company under Section 2 of this Agreement.

5. Security

To the extent requested by the Town's Police Department, and subject to the security and architectural review requirements of the CCC, or such other state licensing or monitoring authority, as the case may be, the Company shall work with the Town's Police Department in determining the placement of exterior security cameras.

The Company agrees to cooperate with the Police Department, including but not limited to periodic meetings to review operational concerns, security, delivery schedule and procedures, cooperation in investigations, and communications with the Police Department of any suspicious activities at or in the immediate vicinity of the BUD'S GOODS & PROVISIONS, CORP., and with regard to any anti-diversion procedures.

To the extent requested by the Town's Police Department, the Company shall work with the Police Department to implement a comprehensive diversion prevention plan to prevent diversion, such plan to be in place prior to the commencement of operations at the Establishment.

6. Community Impact Hearing Concerns

The Company agrees to employ its best efforts to work collaboratively and cooperatively with its neighboring businesses and residents to establish written policies and procedures to address mitigation of any concerns or issues that may arise through its operation of the Facility, including, but not limited to any and all concerns or issues raised at the Company's required Community Outreach Meeting relative to the operation of the Facility; said written policies and procedures, as may be amended from time to time, shall be reviewed and approved by the Town and shall be incorporated herein by reference and made a part of this Agreement, the same as if each were fully set forth herein.

7. Additional Obligations

The obligations of the Company and the Town recited herein are specifically contingent upon the Company obtaining a license for operation of BUD'S GOODS & PROVISIONS, CORP. in the Town, and the Company's receipt of any and all necessary local approvals to locate, occupy, and operate BUD'S GOODS & PROVISIONS, CORP. in the Town, provided, however, that if the Company fails to secure any such other license and/or approval as may be required, or any of

required municipal approvals, the Company shall reimburse the Town for its legal fees associated with the negotiation of this agreement.

This agreement does not affect, limit, or control the authority of Town boards, commissions, and departments to carry out their respective powers and duties to decide upon and to issue, or deny, applicable permits and other approvals under the statutes and regulations of the Commonwealth, the General and Zoning Ordinances of the Town of Watertown, or applicable regulations of those boards, commissions, and departments or to enforce said statutes, Ordinances, and regulations. The Town, by entering into this Agreement, is not thereby required or obligated to issue such permits and approvals as may be necessary for a BUD'S GOODS & PROVISIONS, CORP. to operate in the Town, or to refrain from enforcement action against the Company and/or its BUD'S GOODS & PROVISIONS, CORP. for violation of the terms of said permits and approvals or said statutes, Ordinances, and regulations.

8. Re-Opener/Review

The Company or any "controlling person" in the Company, as defined in 935 CMR 500.02, shall be required to provide to the Town notice and a copy of any other Host Community Agreement entered into for any establishment in which the Company, or any controlling person in the Company, has any interest and which is licensed by the CCC as the same type of establishment as the entity governed by this agreement.

In the event the Company or any controlling person enters into a Host Community Agreement for Marijuana Establishment with another municipality in the Commonwealth that contains financial terms resulting in payments of a Community Impact Fee or other payments totaling a higher percentage of gross sales for the same type of establishment than the Company agrees to provide the Town pursuant to this Agreement, then the parties shall reopen this Agreement and negotiate an amendment resulting in financial benefits to the Town equivalent or superior to those provided to the other municipality.

9. Support

The Town agrees to submit to the CCC, or such other state licensing or monitoring authority, as the case may be, the required certifications relating to the Company's application for a license to operate the Facility where such compliance has been properly met, but makes no representation or promise that it will act on any other license or permit request, including, but not limited to any zoning application submitted for the Facility, in any particular way other than by the Town normal and regular course of conduct and in accordance with its rules and regulations and any statutory guidelines governing them.

10. Term

Except as expressly provided herein, this Agreement shall take effect on the date set forth above, and shall be applicable for as long as the Company operates BUD'S GOODS & PROVISIONS, CORP. in the Town with the exception of the Community Impact Fee, which shall be subject to the five (5) year statutory limitations of G.L. c.94G, §3(d).

In the event the Company has not secured a final license from the CCC and all necessary local permits from the Town and commenced operations at the Facility within two years from the date this Agreement takes effect, this Agreement shall expire and the Company shall be required to negotiate a new Host Community Agreement in order to operate the Facility within the Town. The Board of Selectmen, in its discretion, may agree to an extension of the two year expiration, for good cause, which shall include the time required to pursue or await the determination of an appeal of the special permit or other legal proceeding.

11. Successors/Assigns

The Company shall not assign, sublet, or otherwise transfer its rights nor delegate its obligations under this Agreement, in whole or in part, without the prior written consent from the Town, and shall not assign or obligate any of the monies payable under this Agreement, except by and with the written consent of the Town, such consent not to be unreasonably withheld, conditioned or delayed. This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives. Neither the Town nor the Company shall assign, sublet, or otherwise transfer any interest in the Agreement without the written consent of the other.

Events deemed an assignment include, without limitation: (i) Company's final and adjudicated bankruptcy whether voluntary or involuntary; (ii) the Company's takeover or merger by or with any other entity; (iii) the Company's outright sale of assets and equity, majority stock sale to another organization or entity for which the Company does not maintain a controlling equity interest; (iv) or any other change in ownership or status of the Company; (v) any assignment for the benefit of creditors; and/or (vi) any other assignment not approved in advance in writing by the Town.

12. Notices

Any and all notices, consents, demands, requests, approvals or other communications required or permitted under this Agreement, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, by registered or certified mail or by other reputable delivery service, and shall be deemed given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service, or, if sent by private overnight or other delivery service, when deposited with such delivery service.

To Town: Michael J. Driscoll
 Town Manager
 Town Hall
 149 Main Street
 Watertown, MA 02472

To Company: Alexander Mazin, President
 BUD'S GOODS & PROVISIONS, CORP.
 12 Pennsylvania Avenue
 Newton, MA 02464

With a copy to: Brian S. Grossman
Bowditch & Dewey, LLP
200 Crossing Boulevard, Suite 300
Framingham, MA 01702

13. Severability

If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless the Town would be substantially or materially prejudiced. Further, the Company agrees that it will not challenge, in any jurisdiction, the enforceability of any provision included in this Agreement; and to the extent the validity of this Agreement is challenged by the Company in a court of competent jurisdiction, the Company shall pay for all reasonable fees and costs incurred by the Town in enforcing this Agreement.

14. Governing Law

This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts, and the Company submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

15. Entire Agreement

This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the Company and the Town with respect to the matters described herein. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.

16. Amendments/Waiver:

Amendments, or waivers of any term, condition, covenant, duty or obligation contained in this Agreement may be made only by written amendment executed by authorized representatives of both parties to the original Agreement, prior to the effective date of the amendment.

17. Headings:

The article, section, and/or paragraph headings in this Agreement are for convenience of reference only, and shall in no way affect, modify, define or be used in interpreting the text of this Agreement.

18. Counterparts

This Agreement may be signed in any number of counterparts all of which taken together, each of which is an original, and all of which shall constitute one and the same instrument, and any party hereto may execute this Agreement by signing one or more counterparts.

19. Signatures.

Facsimile signatures affixed to this Agreement shall have the same weight and authority as an original signature.

20. No Joint Venture:

The Parties hereto agree that nothing contained in this Agreement or any other documents executed in connection herewith is intended or shall be construed to establish the Town, or the Town and any other successor, affiliate or corporate entity as joint ventures or partners.

21. Nullity

This Agreement shall be null and void in the event that the Company does not locate a Marijuana Establishment in the Town or relocates the Marijuana Establishment out of the Town, provided, however, that if the Company decides not to locate a Marijuana Establishment in the Town, the Company shall reimburse the Town for its legal fees associated with the negotiation of this Agreement. Further, in the case of any relocation out of the Town, the Company agrees that an adjustment of Annual Payments due to the Town hereunder shall be calculated based upon the period of occupation of the Marijuana Establishment within the Town, but in no event shall the Town be responsible for the return of any funds provided to it by the Company.

22. Indemnification

The Company shall indemnify, defend, and hold the Town harmless from and against any and all claims, demands, liabilities, actions, causes of action, defenses, proceedings and/or costs and expenses, including attorney's fees, brought against the Town, its agents, departments, officials, employees, insurers and/or successors, by any third party arising from or relating to the development of the Property and/or Facility. Such indemnification shall include, but shall not be limited to, all reasonable fees and reasonable costs of attorneys and other reasonable consultant fees and all fees and costs (including but not limited to attorneys and consultant fees and costs) shall be at charged at regular and customary municipal rates, of the Town's choosing incurred in defending such claims, actions, proceedings or demands. The Company agrees, within thirty (30) days of written notice by the Town, to reimburse the Town for any and all costs and fees incurred in defending itself with respect to any such claim, action, proceeding or demand.

23. Third-Parties

Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Town or the Company.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

TOWN OF WATERTOWN



Michael J. Driscoll
Town Manager,
On behalf of the
TOWN OF WATERTOWN

BUD'S GOODS & PROVISIONS,
CORP.



Alexander Mazin, President
On behalf of BUD'S GOODS &
PROVISIONS, CORP.

FIRST AMENDMENT TO HOST COMMUNITY AGREEMENT

This First Amendment to Host Community Agreement (the “Amendment”) is entered into this day of [REDACTED], 2023 (the “Effective Date”) by and between the City of Watertown (the “City”), a municipal corporation duly organized under the laws of the Commonwealth with a principal office address of 149 Main Street, Watertown, Massachusetts, acting by and through its Town Council (the “City”), in reliance upon all of the representations made herein, and Bud’s Goods and Provisions, Corp., a Massachusetts corporation with a principal office address of 54 West Boylston Street, Worcester, Massachusetts (the “Company”) (the City and Company, collectively, the “Parties” and each a “Party”).

Commented [NJC1]: Please confirm; this is the address listed with the Secretary of State, which is different from the address provided in the HCA.

RECITALS

WHEREAS, the City and the Company entered into a Host Community Agreement on or about July 23, 2020 (the “HCA”), with respect to the Company’s use of land known as at 330-350 Pleasant Street, Watertown, Massachusetts (the “Property”), as a licensed marijuana retail establishment (the “Facility”);

WHEREAS, the Company obtained a final license from the Cannabis Control Commission (the “CCC”) to commence operations at the Facility on or about [REDACTED] and seeks to continue operations in accordance with and pursuant to applicable state laws and regulations, including, but not limited to G.L. c.94G and 935 CMR 500.000, et seq., and such approvals as may be issued by the City in accordance with its ordinances, rules, regulations, and policies;

WHEREAS, Chapter 180 of the Acts of 2022, “An Act Relative to Equity in the Cannabis Industry” (the “Act”), amends G.L. c. 94G, §3 relative to host community agreements and community impact fees effective November 9, 2022;

WHEREAS, the CCC has been charged with promulgating rules and regulations for the implementation, administration and enforcement of the Act by November of 2023;

WHEREAS, the Company agrees that the City has already and will continue to experience additional expenses and impacts, both quantifiable and unquantifiable, on the City’s road and other infrastructure systems, law enforcement, fire protection services, inspectional services, substance abuse programs and services, permitting and consulting services and public health, as well as unforeseen impacts on the City in the future as a result of the Company’s continued operation of the Facility (“City Impact Costs”);

WHEREAS, the Company desires to be a good corporate citizen and responsible member of the business community of the City and to reimburse the City for impacts associated with the Facility over and above typical economic development impacts attributable to typical retail operations in the City;

WHEREAS, the PARTIES agree that there is a dispute as to whether the Act retro-actively affects pre-existing host community agreements, such as the HCA; and

WHEREAS, the Parties desire to compromise and settle all disputes and potential disputes among them arising from the Act, and to commit the complete terms of their settlement to writing.

NOW, THEREFORE, in consideration of the mutual promises of the PARTIES contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the PARTIES hereby agree as set forth herein.

1. The PARTIES agree that the above Recitals are true and accurate and that they are incorporated herein and made a part hereof.
2. The following language in the first paragraph of Section 2 of the HCA shall be stricken in its entirety:

An amount equal to three (3%) of the gross sales from marijuana and marijuana product sales from the Marijuana Establishment. The term “gross sales” shall have the same meaning as defined in Paragraph 2.A.1 below.

3. Section 2. A of the HCA shall be stricken in its entirety and replaced with the following new Section II. A:

A. Community Impact Fees

The Company acknowledges that, as a result of the Company’s operation of the Facility, the City may incur both direct and indirect expenses and impacts including, but not limited to, consulting services, administrative services and public health education and substance abuse counseling services, and any necessary and related legal and enforcement costs, as well as unforeseen impacts on the City. Accordingly, in order to mitigate any direct and indirect financial impacts on the City and use of City resources, both quantifiable and unquantifiable, the Company agrees to pay community impact fees to the City under the terms provided herein (the “Community Impact Fees”).

The Company shall annually provide written notice to the City within forty-eight (48) hours of each renewal of its marijuana establishment license (the “Annual License Renewal”) from the CCC to operate the Facility.

Not later than one (1) month after the date of each Annual License Renewal, the City shall transmit to the Company its documentation of all actual costs, both incurred and reasonably anticipated, imposed upon City in the preceding year in relation to the operation of the Facility (“City Impact Costs”) (the “Transmittal”); provided, however, that upon prior written notice to the

Commented [NJC2]: This is the timeframe required by the Act.

Company, the City may request an extension of time for the Transmittal, which request shall not be unreasonably denied by the Company. The Company agrees that the term “actual costs” includes anticipated costs rather than solely already-incurred costs, where such anticipated costs are part of an annual fiscal year budget approved by the City. The Company further agrees that an appropriation for funds or a contract for services shall be sufficient document of City Impact Costs.

The Company agrees and acknowledges that City Impact Costs shall include costs of the City for substance abuse counseling and waives any and all claims to the contrary. The Company shall therefore annually pay the City \$20,000.00 annually in Community Impact Fees for substance abuse counseling upon the City’s inclusion of said amount in the Transmittal.

Each annual Transmittal setting forth the City Impact Costs shall constitute an invoice for Community Impact Fees and shall be payable by the Company within two (2) months of the issuance of the Transmittal; provided, however, that if the Company believes that the Community Impact Fees due (with the exception of the aforementioned substance abuse counseling costs) are not reasonably related to actual costs imposed upon City in the preceding year by the operation of the Facility, the Company shall submit a written request to the City within one (1) month of the issuance of the respective Transmittal (the “Request”) and shall engage in good faith negotiations with the City to review the Community Impact Fees due.

In the event that the Parties cannot resolve a dispute by informal negotiations under the preceding paragraph of this Section, the Company agrees to submit the dispute to mediation prior to challenging the Community Impact Fees in a court of competent jurisdiction. Within fourteen (14) days following the expiration of the time period for informal negotiations, the Parties shall propose and agree upon a neutral and otherwise qualified mediator, unless a longer time period is agreed to by the Parties. In the event that the Parties fail to agree upon a mediator, the Parties shall request the American Arbitration Association to appoint a mediator. The period for mediation shall commence upon the appointment of the mediator and shall not exceed ninety (90) days, unless such time period is modified by written agreement of the Parties. The decision to continue mediation shall be in the sole discretion of each Party. The Parties shall each bear their own costs of the mediation. In the event that the Parties cannot resolve a dispute by informal negotiations or mediation, either Party shall be entitled to seek judicial review of the Community Impact Fees.

Commented [NJC3]: This is the specific payment the City is seeking. The new impact fee language in this draft amendment is broad enough to allow the City to invoice for any other impacts that become known in the future as well.

Commented [NJC4]: See waiver above.

Further, the Company acknowledges that the impacts of its operations at the Facility may be impracticable to ascertain and assess as impacts may result in budgetary increases though not separately identified, and consequently, unless the Company timely submits a timely Request to the City and engages in information negotiations and mediation as set forth in the preceding paragraphs of this Section, the Community Impact Fees shall be deemed reasonably related to the actual City Impact Costs, due and payable, and the Company hereby expressly waives any claims to the contrary; in exchange for and in reliance on such representation, among others, the City has entered into this Agreement. Therefore, the Parties agree that in the event that the Company challenges the City Impact Costs and Community Impact Fees requested by the City, it shall, notwithstanding the result of such challenge, waive any claim or request for the City to pay the Company its attorneys' fees and costs. The Company agrees that the foregoing provision is not intended to prohibit it from exercising any right to judicial relief nor as a penalty for any such exercise, but as an allocation of a specified risk to the Company.

The Community Impact Fees shall continue for a period of eight (8) years from the date the Company first commenced operations at the Facility.

The Community Impact Fees payments shall be sent to the City, Attn:

Commented [NJC5]: The Act allows impact fees for a term of 8 years from operation, did the City want to extend the impact fee term to the 8 years?

Commented [NJC6]: City treasurer?

The Community Impact Fees are expressly included as "other municipal charges" pursuant to M.G.L. c. 40, § 57. A City licensing authority may deny, revoke or suspend any license or permit, including renewals and transfers, of the Company or agent thereof if the Company's name appears on a list furnished to the licensing authority from the City Collector of individuals delinquent on their taxes and/or water bills.

The Company acknowledges that time is of the essence with respect to performance of its obligations hereunder and that late payments shall be subject to interest at the rates prescribed by G.L. c. 59, §57.

The Company agrees that City Impact Costs sought as Community Impact Fees may include anticipated costs rather than solely already-incurred costs. The Company acknowledges that the City may use the monies received from it as Community Impact Fees in its sole discretion. The City shall make a good faith effort to allocate such expenditures to off-set actual and anticipated costs arising from the impacts of the operation of marijuana establishments within its borders, including but not limited to Company's operations.

4. Section 2.C of the HCA shall be stricken in its entirety.

Commented [NJC7]: Please confirm. The Act prohibits charitable contributions.

5. Section 2.D of the HCA shall be stricken in its entirety.

Commented [NJC8]: This section required certification of gross sales for purposes of the impact fee percent based payment.

6. The following language in the first paragraph of Section 10 of the HCA shall be stricken in its entirety:

with the exception of the Community Impact Fee, which shall be subject to the five (5) year statutory limitations of G.L. c.94G, §3(d)

Commented [NJC9]: See comment above re: 8 vs. 5 years.

7. Capitalized terms used herein, but not otherwise defined, shall have the meanings set forth in the HCA.

8. Except as expressly set forth in this Amendment, the HCA otherwise remains in full force and effect and is incorporated and restated herein as if fully set forth at length. Any reference in the HCA to the HCA shall be deemed to also refer to this Amendment.

9. In the event of any inconsistencies between the HCA and this Amendment, the terms of this Amendment shall take precedence.

10. This Amendment may be signed in any number of counterparts, each of which is an original, and all of which taken together shall constitute one and the same instrument, and any party hereto may execute this Amendment by signing one or more counterparts.

11. Each Party hereto represents and warrants that it is duly organized and existing and in good standing, has the full power, authority, and legal right to enter into and perform this Amendment, and the execution, delivery and performance hereof and thereof (i) will not violate any judgment, order, state law, bylaw, or regulation, and (ii) does not conflict with, or constitute a default under, any agreement or instrument to which the parties may be bound or affected.

12. Each person signing this Amendment hereby represents and warrants that he or she has the full authority and is duly authorized and empowered to execute this Amendment on behalf of the Party for which he or she signs.

13. Facsimile and electronic signatures affixed to this Amendment shall have the same weight and authority as an original signature.

14. This Amendment shall be effective as of [REDACTED], 2023.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment under seal as of the day and year first written above.

**CITY OF WATERTOWN,
by and through its Town Council,**

**BUD’S GOODS & PROVISIONS,
CORP.,**

Mark S. Sideris
Council President
Authorized by Town Council

Alexander Mazin, President

862689/WATR/0420



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

Report of the Committee on Economic Development & Planning Meeting Date: August 2, 2023

The Committee convened on Wednesday August 2, 2023 at 5:00 pm by Zoom, pursuant to Chapter 2 of the Acts of 2023. Present were Lisa Feltner, chair; Gannon, vice chair; and Vincent Piccirilli, secretary. Also present were residents Joan Gumbleton, Linda Scott, and Jacky van Leeuwen.

The purpose of the meeting was to conduct Zoning Board of Appeals and Planning Board interviews. It was called to order at 5:03 pm.

Samuel Odamah has a Masters in Architecture and a Masters in Education, and is a candidate for appointment to the ZBA as an alternate member. He currently works for the Harvard Graduate School of Education as an academic coach. His career path changed, and he never worked professionally as an architect, but as a student he worked for Community Solutions by Design doing visioning for city planning, working with the public and community leaders. As a parent with two small children, he has a deep interest in the future of the city that his children will grow up in. He feels that good design needs to take into account the feelings of the community. With his educational and career experience, he feels well equipped, when making a decision with his colleagues on the ZBA, to listen to input from all stakeholders, and balance what is allowed by the law versus the priorities voiced by the public.

Christopher Heep is an attorney at Miyares & Harrington specializing in municipal, land use, and environmental law. He has been on the ZBA since 2011 and is seeking reappointment as a full member. He loves volunteering on the ZBA as both a way to share his expertise with the community, as well as play a role in its future. He thinks the ZBA works well together and is doing a very good job in developing recommendations for projects that are being approved. He listens carefully to all input from developers, the public, and staff. When reaching a decision, he weighs what is allowed under the zoning ordinance, what the impacts are to the public, how those impacts can be mitigated, and if the impacts are too big and can't be mitigated, then a perhaps a project should not be approved.

Payson Whitney is a Registered Professional Engineer with 25 years of experience in civil and coastal engineering and project management at ESS Group. He has been on the Planning Board since 2017 and is seeking reappointment. He is enthusiastic serving on the Board, and as the Special Permit Granting Authority for very large projects on Pleasant and Arsenal Streets, there are still a lot of projects underway that he is working on. He respects the expertise and insights that his colleagues bring to discussions, and he has changed his mind on occasion based on what he learned. He understands the emotions that come into play with public comments, but he strives to take the emotion out of it and stick to facts when making a decision. He believes that the Planning Board should work with DCDP to develop guidelines for their proceedings, perhaps with input from developers/applicants and the public; for example, he has browsed the Salem, MA Planning Board Handbook. He would also like to be sure that Planning Board has adequate time to review all applicant materials prior to

meetings; it would also be more helpful to receive emailed comments from the public beforehand, while understanding it can take time to absorb the details of large projects and comments would still be welcomed during the meetings.

- ➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Samuel Odamah for appointment as an alternate member of the Zoning Board of Appeals for a term expiring February 15, 2025. Voted 3-0 on a roll call.
- ➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Christopher Heep for reappointment as a full member of the Zoning Board of Appeals for a term expiring February 15, 2028. Voted 3-0 on a roll call.
- ➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Payson Whitney for reappointment to the Planning Board for a term expiring February 15, 2026. Voted 3-0 on a roll call.

The meeting adjourned at 6:05 pm on a roll call.

Report prepared by Vincent Piccirilli