



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 6:30 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.

Councilor Piccirilli moved to go into Executive Session and Councilor Feltner seconded.

The motion to go into Executive Session passed unanimously in a Roll Call Vote.

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 Scott – 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 ratio 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 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 Somerville, 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 Petitto 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 Petitto 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 Payson Whitney 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. * For the period of July1, 2022 ro June 30, 2025 *

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>

-
- 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

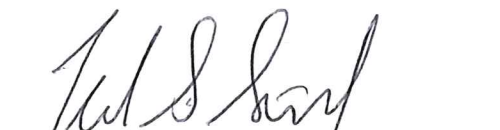
ORDER TO APPROVE THE BORROWING OF FUNDS TO PAY COSTS OF REPLACING LEAD PIPES THAT CONNECT SERVICE LINES TO WATER MAINS

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

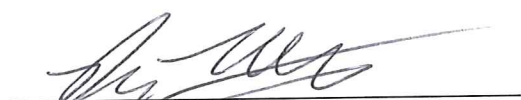
2023 – R – 4/3

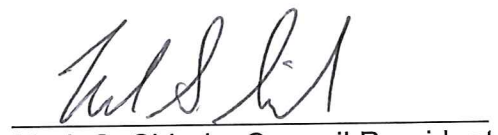
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$171,500 from Fiscal Year 2024 City Council Reserve to the Fiscal Year 2024 Various Police Personnel Accounts.

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

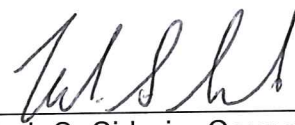
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$500,000 from the Fiscal Year 2023 Planned Debt Account to the Fiscal Year 2023 Acquisition of Land/Open Space Stabilization Fund.

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

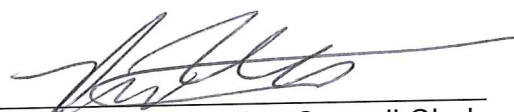
2023 – R – 45

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
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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 *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.

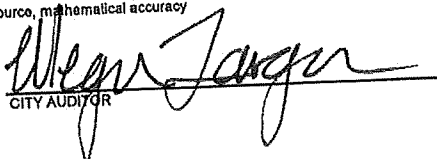
Thank you for your consideration in this matter.

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	\$ 28,000
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

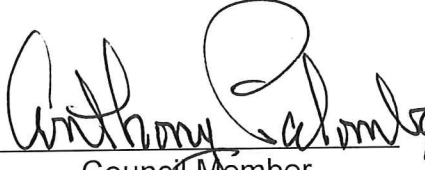
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 46

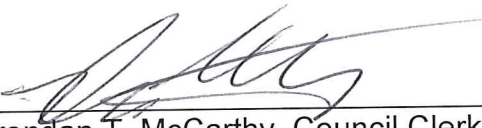
2023 – R – 46

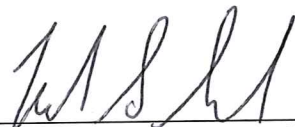
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$55,000 from the Fiscal Year 2023 City Manager Full Time Salaries to the Fiscal Year 2023 City Attorney – Litigation/Legal Services Fund.

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
0112351-510111

\$ 55,000

TO: FY 23 CITY ATTORNEY - LITIGATION/LEGAL SERVICES
0115152-530309

\$ 55,000

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

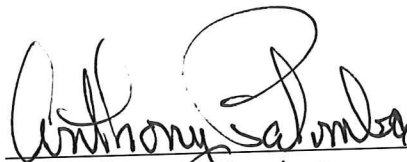
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION# 47

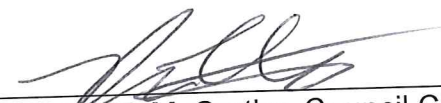
2023 – R – 47

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

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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

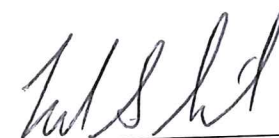
BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$1,122,262 from the Fiscal Year 2023 Planned Debt Account to the Fiscal Year 2023 Capital Projects/City Fund.

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

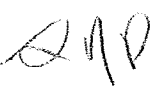
Emily Izzo,
District D Councilor



George J. Proakis
City Manager

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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

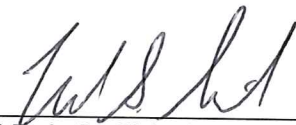
BE IT RESOLVED: That the City Council of Watertown hereby approves the acceptance and expenditure of gifts of funds in the amount of \$3,200 to the Watertown Cultural Council.

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

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Nicole Gardner,
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Vice President &
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John G. Gannon,
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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

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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

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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,
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Nicole Gardner,
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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)
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CITY OF WATERTOWN
Department of
Community Development and Planning
Planning Board

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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
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Planning Board

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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