



City Council Meeting

Tuesday, October 24, 2023 at 6:15 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on October 24, 2023 at 6:15 PM. Location: Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=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
 - 2. EXECUTIVE SESSION - 6:15 P.M.
 - A. Pursuant to G.L. c. 30A, §21(a)(2) to discuss strategy sessions in preparation for negotiations with non-union personnel as an open meeting may have a detrimental effect on the City's negotiating position and the Chair so Declares - Salary adjustment for City Manager
 - B. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Collective Bargaining as an Open Meeting May Have a Detrimental Effect on the City's Bargaining Position and the Chair so Declares - DPW Union, Watertown Municipal Employee Association, Library Union, Fire Union, Police Patrol Union, 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 April 25, 2023
 - B. Minutes from City Council & Planning Board Joint Meeting September 21, 2023
 - C. Minutes from City Council Meeting September 26, 2023

- D. Minutes from City Council Meeting October 10, 2023
- 7. PRESIDENT'S REPORT
- 8. PUBLIC HEARINGS
 - A. Public Hearing and Vote on a proposed loan order that Order No. 2022-O-18 of the City Council passed March 22, 2022 authorizing a borrowing in the amount of \$198,844,252 for the High School Project is hereby amended to increase the authorized borrowing amount for such project to \$216,118,750, which amended order shall read as follows in its entirety: "ORDERED: That City hereby appropriates the amount of Two Hundred Sixteen Million One Hundred Eighteen Thousand Seven Hundred Fifty Dollars (\$216,118,750) for the purpose of constructing a new Watertown High School located at 50 Columbia Street in Watertown, Massachusetts, including the payment of all costs related to designing the project, demolishing the existing building, equipping and furnishing the school, site improvements, and all other costs incidental and related thereto (the "Project"), which appropriation shall be in addition to all amounts previously appropriated to pay costs of the Project, including the feasibility study and schematic design phase of the Project, and which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the Watertown School Building Committee; that to meet this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow said amount pursuant to G.L. c.44, §7(1) or G.L. c.70B, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a nonentitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) forty-nine and thirty-three one hundredths percent (49.33%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA; and that the design/bid/build delivery method is hereby authorized to carry out the Project pursuant to the provisions of G.L. c.149.
 - B. Public Hearing and Vote on a Proposed Amendment to the Fiscal Year 2024 Budget - Amendment 1 – Tax Rate D.
 - C. Public Hearing and Vote on a Proposed Amendment to the Fiscal Year 2024 Budget - Amendment 2 - Watertown Firefighters' Association, Local 1347 Union Contract
- 9. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
 - A. First Reading on a Proposed Order Allocating the Property Tax Levy Among or Between Property Classes for Fiscal Year 2024.
 - B. Resolution Approving the Acceptance of Gift of Tangible Personal Property of Office Furniture from Athena to be used by City Departments.
 - C. Resolution Approving Acceptance of a Gift of Funds in the amount of \$250 from Peter Fuller to offset expenditures related to the annual 2023 Haunted Joyride event.
 - D. Resolution Authorizing the Acceptance of a Gift of Tangible Personal Property of Hockey Equipment from the Boston Bruins Foundation.

- E. Resolution Authorizing a Transfer of Funds in the Amount of 1,157,000 from the Fiscal Year 2024 City Council Reserve Account to Various Fire Personnel Accounts
- F. First Reading on a proposed Ordinance amending the City Manager's salary.
- 10. REPORTS OF COMMITTEES
 - A. Committee on Climate and Energy Committee report regarding its meeting on September 18, 2023 - Palomba, Chair
- 11. NEW BUSINESS
- 12. COMMUNICATIONS FROM THE CITY MANAGER
 - A. Request for Confirmation of Appointment and Reappointment to the Stormwater Advisory Committee
- 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

APRIL 25, 2023



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

CITY COUNCIL MEETING

TUESDAY, APRIL 25, 2023, 7:00 P.M.

RICHARD E. MASTRANGELO COUNCIL CHAMBER

ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

A. This meeting will be held on April 25, 2023 at 7:00 PM in the Richard E. Mastrangelo Council Chamber

B. The meeting will be televised through WCATV (Watertown Cable Access Television):

<http://vodwcatv.org/CablecastPublicSite/?channel=3>

C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>

D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344

E. Public may comment through email: vpiccirilli@watertown-ma.gov

F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

Joan Gumbleton – 32 Falmouth Road – Thanked the individuals for signing the petition against tall structures and expressed concern with character of and size of new construction as well the decision-making process from the planning board.

Linda Scott – 55 Olcott Street - Voiced concern with regard to the city not listening to its residents.

Sam Ghilardi – 17 Derby Road – Voiced opposition with the petition stating that it doesn't represent a holistic view. He remarked about the upcoming Watertown Square planning process and stated that a petition with arbitrary numbers sets out to undermine true collaborative style planning.

Josh Rosmarin – 29 Ashland Street – Spoke out against the petition and believes that the city has done a good job in collaborative planning. He agreed that there could be some adjustments to the planning zoning code, but that the petition could set a dangerous precedent. He approved of the city's goal for more housing.

Jacky vanLeeuwen – Resident – Spoke out against the petition and thought the square would be revitalized with more residents and businesses.

Jamie Gordon – 84 Fitchburg Street – Spoke out against the petition and thought that targeting one building would have a negative effect.

Nathaniel Shay – Dexter Avenue – Spoke in opposition of the petition. He stated that there is a housing crisis, and that Watertown has to do all that it can to develop more affordable housing and increase density.

Rita Colafella – 56 Cuba Street – Opposed the petition and believed it would set a dangerous precedent.

Qibin Ye – Resident – Support the petition. He remarked that Watertown is very dense as it is and believed that large buildings could clog the center to a negative effect.

Mary Benham Nygen – 15 Church Lane – Stated that she had gone to every meeting and stated that whenever the developer was questioned about the size of the building, they replied that "it met code". She called to change the code because the buildings are too large for the square and are a detriment to the aesthetics of the square.

George Skuse – 42 Pilgrim Road – Remarked that the consensus with the boards is that there is no bad time to address zoning. He stated that that is the goal of the petition and raised concern with the size of buildings and lack of green space. He believes that development is out of control.

Kathy Felgran – 32 Whites Avenue – Stressed the importance and need for mindfulness of affordable housing.

Dennis Duff – 33 Spruce Street – Supported the petition. He called for a better articulation

of the word “density”. He recalled that Massachusetts is the 3rd densest state and Watertown is quite dense itself. He remarked that there are better areas in town suited for taller buildings.

Elva Cai – Resident – Supported the petition.

Libby Shaw – 73 Templeton Parkway – Claimed that Watertown Square needs more housing, but that the development needs more green space. She stated that zoning needs to be reconfigured.

Amy Plovnick – 29 Ashland Street – Spoke in opposition to the petition. Stressed that it would set a bad precedent and was looking forward to more collaborative planning.

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. City Council Meeting Minutes – April 11, 2023

Councilor Piccirilli moved to approve the minutes from the City Council meeting from April 11th with a note that the Addendum needed to be added Councilor Gannon seconded.

The minutes were accepted unanimously in a Voice Vote.

5. PRESIDENT’S REPORT

President Sideris Presented Two Proclamations: The Proclamation Recognizing the Armenian Genocide; Arbor Day Proclamation.

President Sideris reported the great progress on the Lowell School development.

6. PRESENTATIONS OF PETITIONS, PROCLAMATIONS, AND SIMILAR PAPERS AND MATTERS

A. Confirmation of Proclamation Honoring Gayle M. Shattuck on Her Retirement as Personnel Director

President Sideris presented the Proclamation.

Gayle M. Shattuck commended the City Council as well as former City Manager Driscoll and Auditor Tom Tracy for their hard work making Watertown one of the best financed cities in the area, which has in turn allowed her to procure talented individuals. She continued to commend the Commission on Disabilities, the staff, the current managers, and Maureen Aquilano. She graciously expressed her gratitude for having been able to work in and for the community and stated that she will cherish her memories for all her years.

Councilor Piccirilli moved to accept the Proclamation and Councilor Feltner seconded.

The Proclamation was accepted unanimously in a Voice Vote.

7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. First Reading on a Proposed Ordinance to Modify Hours of Operation of the Administration Building and Senior Center.

City Manager Proakis presented the first reading outlining the summer hours.

- B. Resolution Authorizing a Transfer of Funds in the Amount of \$12,000 from the Fiscal Year 2023 Council Reserve Account to the Fiscal Year 2023 Council Advertising Account

City Manager Proakis presented the Resolution for the transfer of funds and expressed dismay at not having a local print source and explained that advertising with regional news outlets is more expensive.

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

President Sideris added that he has spoken to Representative Owens on the issue and expressed frustration on behalf on many other communities over the price for advertising.

The Resolution was approved unanimously in a Roll Call Vote.

- C. Discussion and Vote on Four (4) Proposals from the Community Preservation Committee for Funding.

Mark Krackiewicz – Community Preservation Committee Chair – Remarked on improvements being made to several parks and the rehabilitation to paintings in the Administration Building. He continued to recommend the four projects on the item – three of which being historic and one dealing with community housing. They are as follows:

A proposal put together by Joyce Kelly of the Historical Society to repair a master plan for the Old Burying Ground and the Common Street Cemetery. The master plan will include landscape, condition of the walls and mounds, and generally how the cemeteries be cared

for in the future.

A proposal put together by the Historical Society to repair and replace the gutter system at the Fowle House. The current gutters are wooden and rotten and will be replaced with fiberglass materials that have been approved by the Historical Society and the Community Preservation Committee.

A proposal for a cultural landscape report for the grounds of the Commander's Mansion and an assessment for the exterior building needs. He noted that there is work to be done on its fencing, window surroundings, and other pointing work.

A proposal for a group home for the developmentally disable at 103 Nichols Ave.

He asked for the Council to accept the recommendations.

Councilor Piccirilli moved to approve the appropriation of funds for the four proposals and Councilor Gannon seconded.

Councilor Feltner made note that the link wasn't accurate in the agenda for all the proposals. She asked how the figure of percentage for local preference in the group home was determined.

Mark Krackiewicz replied that the Watertown Housing Trust came up with the figure.

City Manager Proakis remarked that the project is expected to receive state funding and that it has the requirement of 70% which is reflective in the proposal.

Councilor Feltner asked if there is enough space in the property for group programing.

Mark Krackiewicz stated that a kitchen is being planned for both floors. There is also no elevator to the second floor.

Councilor Feltner expressed concern with the lack of an elevator.

President Sideris stated that he will be supporting all proposals, but expressed concern with the group housing and said he would like to see plans for the project.

The motion was approved unanimously in a Roll Call Vote.

D. Discussion and Vote on a Referral to the Planning Board on a Citizens Petition to Amend Zoning Ordinance Chapter 155, Article IX, Section 9.20 and 9.21.

President Sideris remarked that the Council cannot discuss whether the merits of the petition but can only decide whether they are going to refer it to the Planning Board. After that, the matter will come back to the City Council for a Public Hearing.

Councilor Piccirilli moved to refer to the Planning Board and Councilor Feltner seconded.

Councilor Bays asked if they are required by law to send this to the Planning Board.

City Attorney Reich remarked that it is important to follow the petition process in the City Charter, and that they must legally send petitions regarding zoning code to the Planning or Zoning Board.

Councilor Feltner remarked that the process may seem drawn out, but that they are following the process as is set by law.

The motion was approved unanimously in a Roll Call Vote.

8. NEW BUSINESS

There was no New Business

9. COMMUNICATION FROM THE CITY MANAGER

A. Request for Confirmation of Reappointments to the Community Preservation Committee

City Manager Proakis requested confirmation of reappointments to the Community Preservation Committee for Dennis Duff and Mark Krackiewicz.

President Sideris stated that these go to the Committee on Parks and Recreation

City Manager Proakis remarked on the achievements of Gayle Shattuck, he wished her continued health and happiness, and thanked her for leaving the office with a strong staff and plan for the future.

He continued to say he was appreciative that the Armenian Genocide Proclamation made it onto the agenda and stated that the Armenian flag will be hung in the Administration building for the rest of the week.

10. REQUEST FOR INFORMATION

There was no request for information.

11. ANNOUNCEMENTS

Councilor Palomba announced the following events: 10th Anniversary of the Music Fest; a benefit for Turkey and Syria; Bikes Not Bounds; Refugee Support Group storytelling

event.

Councilor Gannon announced that the Historical Society is celebrating the 250th Anniversary of the Fowle House

12. PUBLIC FORUM

Elodia Thomas – 67 Marion Road – Voiced her objection to the group home at 103 Nichols Ave. She remarked on issues that the Watertown Housing Authority has in transparency and collaboration and stated that the city has no oversight over them. She claimed that applications such as these need to be vetted better.

Dennis Holland – 29 Nyack St – Congratulated Gayle on her career.

Paul Tamburello – Resident – Stated he was firmly against the new building in Watertown Square.

Kathy Felgran – 32 Whites Avenue – Asked how many trees the City of Watertown is going to plant for Arbor Day, and where is there space to put them.

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 8:23 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 October 24, 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, April 25, 2023 at 7:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. Armenian Genocide Proclamation– Item 5A
2. Arbor Day Proclamation – Item 5B
3. Proclamation Honoring Gayle M. Shattuck – Item 6A
4. Summer Hours 2023 – Item 7A
5. FY23 Council Reserve to FY23 Council Advertising Transfer of Funds – Item 7B
6. Community Preservation Committee FY23 Project Recommendation – Item 7C
7. Petition to Amend Zoning Ordinance – Item 7D

ADDENDUM TO THE MINUTES OF THE APRIL 25, 2023 CITY COUNCIL MEETING



Watertown City Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

CITY COUNCIL MEETING

TUESDAY, APRIL 25, 2023 AT 7:00 PM

RICHARD E. MASTRANGELO COUNCIL CHAMBER

AGENDA

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

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

-
1. ROLL CALL
 2. PLEDGE OF ALLEGIANCE
 3. PUBLIC FORUM
 4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. City Council Meeting Minutes – April 11, 2023
 5. PRESIDENT’S REPORT
 6. PRESENTATIONS OF PETITIONS, PROCLAMATIONS, AND SIMILAR PAPERS AND MATTERS
 - A. Confirmation of Proclamation Honoring Gayle M. Shattuck on Her Retirement as Personnel Director
 7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
 - A. First Reading on a Proposed Ordinance to Modify Hours of Operation of the Administration Building and Senior Center.
 - B. Resolution Authorizing a Transfer of Funds in the Amount of \$12,000 from the Fiscal Year 2023 Council Reserve Account to the Fiscal Year 2023 Council Advertising Account.
 - C. Discussion and Vote on Four (4) Proposals from the Community Preservation Committee for Funding.

- D. Discussion and Vote on a Referral to the Planning Board on a Citizens Petition to Amend Zoning Ordinance Chapter 155, Article IX, Section 9.20 and 9.21.
- 8. NEW BUSINESS
- 9. COMMUNICATIONS FROM THE CITY MANAGER
 - A. Request for Confirmation of Reappointments to the Community Preservation Committee
- 10. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
- 11. ANNOUNCEMENTS
- 12. PUBLIC FORUM
- 13. RECESS OR ADJOURNMENT

CITY COUNCIL ATTENDANCE
MEETING DATE: APRIL 25, 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>

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: APRIL 25, 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 accept meeting minutes from April 11, 2023.

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: APRIL 25, 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 accept the Armenian Genocide Proclamation.



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

PROCLAMATION

WHEREAS: The month of April commemorates the tragic history of the Ottoman-era Armenian Genocide of 1915; and

WHEREAS: Over one and one-half million Armenians were killed, and others uprooted from their homeland; and

WHEREAS: April 24th is remembered as "Armenian Martyrs Day" and this year marks the 108th Anniversary of the Armenian Genocide; and

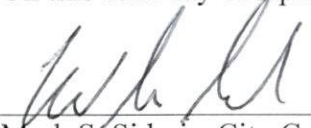
WHEREAS: The Genocide represents an atrocity against humanity which we must be continually reminded of; and

WHEREAS: The surviving and resilient Armenians relocated around the world including the United States to begin new lives; and

WHEREAS: A significant and proud population of people with Armenian heritage make their home in Watertown, Massachusetts and preserve generations of culture and enrich our community.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Watertown, honor and mourn those who were lost during the Armenian Genocide and renew a pledge, along with our community members, to never forget this tragic event.

IN WITNESS HEREOF,
I have hereunto set our hand and
Caused the Great Seal of the
City of Watertown to be affixed
On this 25th day of April 2023


Mark S. Sideris, City Council President



CITY COUNCIL ROLL CALL VOTE
MEETING DATE: APRIL 25, 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 accept the Arbor Day Proclamation.



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

PROCLAMATION

WHEREAS: In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and,

WHEREAS: This holiday, called Arbor Day, was first observed with the plantings of more than one million trees in Nebraska; and,

WHEREAS: Trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate temperature, clean the air, produce oxygen, and provide a habitat for wildlife; and,

WHEREAS: Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and,

WHEREAS: Trees in our cities increase property values, enhance the economic vitality of our business area, and beautify our community; and,

WHEREAS: Trees, wherever they are planted, are a source of joy and spiritual renewal;

NOW THEREFORE BE IT RESOLVED: That the City Council of the City of Watertown is proud to proclaim April 28, 2023 as **ARBOR DAY** and urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

IN WITNESS WHEREOF,

I hereunto set my hand
And caused the Great Seal of
The City of Watertown on this
25th day of April 2023.

Mark S. Sideris, Council President



**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: APRIL 25, 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 accept the Proclamation Honoring Gayle Shattuck.



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

WHEREAS: The quality of life and spirit in a community is enhanced by the commitment and willingness of an employee to give of her time and talents during employment; and,

WHEREAS: Gayle M. Shattuck is being honored by the City Council, the Administration, Colleagues, and Community Members for her nineteen years of dedicated service to the Watertown community; and,

WHEREAS: Ms. Shattuck came to Watertown with a long-standing tradition of serving others in both not-for-profit organizations and municipal public service: she served as the Central Middlesex ARC Program Director in Woburn, Massachusetts for fourteen years from 1980-1994, promoting and protecting the human rights of people with intellectual and developmental disabilities and as a Human Resources Specialist for the Town of Lexington, Massachusetts for ten years from 1994 until 2004, directly responsible for personnel administration for all Town, Public Safety, and School Department employees; and,

WHEREAS: Gayle M. Shattuck was appointed by Town/City Manager Michael J. Driscoll as the Personnel Director for Town/City of Watertown on February 26, 2004, for which she discharged her duties professionally, faithfully, fairly, and honorably; and,

WHEREAS: During Gayle's tenure, she served on various committees assisting the Administration and City Council on Screening Committees of Candidates, Budget and Bargaining Teams, and as the liaison for the Commission on Disability; and,

WHEREAS: Ms. Shattuck worked tirelessly in her understated manner to be a strong advocate to the Commission on Disabilities by developing policies and procedures, supporting their mission to serve those affected with disabilities and their families; and she served consecutively up until her retirement on Friday, April 28, 2023; and,

WHEREAS: Gayle, in her retirement, can now enjoy her time with her beloved husband, Mark, and her two "favorite" sons, Brian and Derek as they continue to share her joy of traveling... "It's not about the destination, it's about the journey!" and, together, join in her next adventure of discovering their new home in Vermont.

NOW THEREFORE BE IT RESOLVED: That the City Council, acting on behalf of the people of Watertown, hereby extends their deepest appreciation to Gayle and takes great pride in honoring her and we thank her for her many years of service and extend its heartfelt congratulations to

Gayle M. Shattuck on her Retirement as Watertown's Personnel Director

IN WITNESS WHEREOF, we have
hereunto set our hand and caused the
Great Seal of the City of Watertown
to be affixed on this 25th day of April 2023


Mark S. Sideris, Council President



CITY COUNCIL ROLL CALL VOTE
MEETING DATE: APRIL 25, 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>

Resolution to approve the Transfer Funds from FY23 City Council Reserve account to FY23 City Council Advertising account.



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

RESOLUTION # 21

R-2023 - - 21

BE IT RESOLVED: That the City Council of the City of Watertown hereby approves the transfer of funds in the amount of \$12,000:

From:

Fiscal Year 2023 Council Reserve Fund Account #0111152-570780

To:

Fiscal Year 2023 Council Advertising Account #0111152-530301

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 the regular 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 April 25, 2023.


City Council Clerk


Mark S. Sideris, Council President



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: Steven Magoon, Acting City Manager

Date: April 20, 2023

RE: Agenda Item – Transfer of Funds Request

There is a need for additional funding of the City Council Advertising Account for the remainder of Fiscal Year 2023. In discussion with the City Auditor and Staff, projected usage and increased advertising costs necessitate this transfer of funds request.

I respectfully request the attached transfer be placed on the April 25, 2023, City Council Agenda.

Thank you for your consideration in this matter.

cc: Thomas J. Tracy, City Auditor/Assistant City Manager for Finance

TRANSFER AMOUNT \$12,000

FROM: FY 23 COUNCIL RESERVE \$ 12,000
0111152-570780

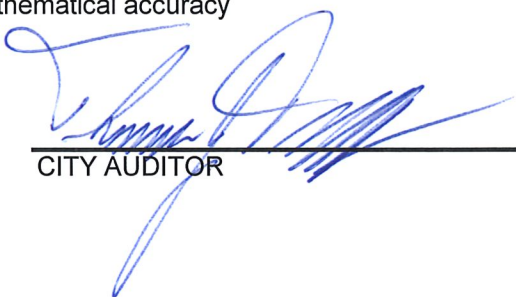
TO: FY 23 COUNCIL ADVERTISING \$ 12,000
0111152-530301

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

DATE

4/21/23

CITY AUDITOR





George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Steven Magoon, Acting City Manager 

Date: April 19, 2023

Re: Proposed Ordinance to Modify Administration Building and Senior Center Hours

The Honorable City Council has previously adopted Ordinances temporarily modifying hours of operation of the Administration Building and Senior Center as outlined in the attached Ordinance 2022-O-17. These Ordinances were the result of negotiations with the Town Hall Associates as documented in the attached Side Letter of Agreement dated April 29, 2002.

Enclosed please find a Memorandum of Agreement (MOA) between the City of Watertown Municipal Group and Teamsters Local Union No. 25 requesting the summer hours for 2023 be from Memorial Day to Labor Day. The MOA contains the same provisions and requirements and is consistent with the previously adopted Ordinance by the Honorable City Council for the summer of 2022.

Therefore, I am requesting the Honorable City Council adopt the attached Ordinance for the summer of 2023.

Thank you for your consideration in this matter.

cc: Gayle M. Shattuck, Personnel Director
Lydia McCoy, Director of Senior Services
Nancy L. Campbell, Field Representative, Teamsters, Local No. 25
Joseph S. Fair, Esquire, KP Law

Ordinance#

2023-

An Ordinance to Temporarily Modify Hours of Operation of the Administration Building and the Senior Center .

Whereas: The hours of operation for all offices in the Administration Building are established by Chapter 30.03 of the Ordinances of the City of Watertown; and,

Whereas: Through the collective bargaining process with SEIU, Local 888, Watertown Town Hall Associates, the City Manager agreed through a Side Letter of Agreement dated April 29, 2002, to provide for a trial period of modified Summer Hours for the months of July and August 2002, subject to City Council approval; and,

Whereas: The Honorable City Council approved the modification of Administration Building hours for the months of July and August beginning in 2002 through 2004, and from Memorial Day to Labor Day beginning in 2005 through 2022, the City Manager recommends that the modification of hours previously adopted continue from Memorial Day to Labor Day 2023;

Whereas: Furthermore, the City Manager has agreed to modified Senior Center hours, subject to City Council approval;

Now Therefore Be It Ordained: That Chapter 30.03, of the Ordinances of the City of Watertown is amended to as follows:

(c) The Building Inspectors' Office continues to be open for the transaction of business beginning at 7:30 AM until 5:00 PM or 7:00 PM, when all offices in the Administration Building are open. This section (c) can be rescinded at the discretion of the City Manager.

(d) Notwithstanding the above hours of operation, for a temporary period beginning Tuesday, May 23, 2023, and ending on Friday, September 1, 2023, all offices in the Administration Building and the Senior Center shall be open for the transaction of business during the hours provided in Section (a), except that on Tuesday the hours shall be from 8:30 AM to 7:00 PM and on Fridays from 8:30 AM to 2:00 PM. In addition, the terms and conditions of employment for the temporary period as set out in the Side Letter of Agreement dated April 29, 2002, are incorporated herein. The modified hours provided herein shall expire as of midnight September 1, 2023, and this Section (d) shall be automatically rescinded.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Ordinance was adopted by unanimous vote on May 9, 2023.

Council Clerk

Mark S. 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

ORDINANCE # 17

2022 – O – 17

AN ORDINANCE TO TEMPORARILY MODIFY HOURS OF OPERATION OF THE ADMINISTRATION BUILDING AND THE SENIOR CENTER

WHEREAS: The hours of operation for all offices in the Administration Building are established by Chapter 30.03 of the Ordinances of the City of Watertown; and,

WHEREAS: Through the collective bargaining process with SEIU, Local 888, Watertown City Hall Associates, the Acting City Manager agreed through a Side Letter of Agreement dated April 29, 2002 to provide for a trial period of modified Summer Hours for the months of July and August 2002, subject to City Council approval.

WHEREAS: The Honorable City Council approved the modification of Administration Building hours for the months of July and August beginning in 2002 through 2004, and from Memorial Day to Labor Day beginning in 2005 through 2021, the Acting City Manager recommends that the modification of hours previously adopted continue from Memorial Day to Labor Day 2021;

WHEREAS: Furthermore, the Acting City Manager has agreed to modify Senior Center hours, subject to City Council approval;

NOW THEREFORE BE IT ORDAINED: That Chapter 30.03, of the Ordinances of the City of Watertown is amended to as follows:

(c) The Building Inspectors' Office continues to be open for the transaction of business beginning at 7:30 AM until 5:00 PM or 7:00 PM, when all offices in the Administration Building are open. This section (c) can be rescinded at the discretion of the Acting City Manager.

(d) Notwithstanding the above hours of operation, for a temporary period beginning Tuesday, May 24, 2022, and ending on Friday, September 2, 2022, all offices in the Administration Building and the Senior Center shall be open for the transaction of business during the hours provided in Section (a), except that on Tuesday the hours shall be from 8:30 AM to 7:00 PM and on Fridays from 8:30 AM to 2:00 PM. In addition, the terms and conditions of employment for the temporary period as set out in the Side Letter of Agreement dated April 29, 2002, are incorporated herein. The modified hours provided herein shall expire as of midnight September 2, 2022, and this Section (d) shall be automatically rescinded.

Kindle Gussler
5/14/22 Council Member

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above Resolution was adopted by a vote 9 for, 0 against, and 0 present on March 22, 2022.

Marilyn W. Pronovost
Marilyn W. Pronovost, Council Clerk

Mark S. Sideris
5/14/22 Mark S. Sideris, Council President

MEMORANDUM OF AGREEMENT

between

CITY OF WATERTOWN MUNICIPAL GROUP

and

TEAMSTERS LOCAL UNION NO. 25

TO: Gayle Shattuck, Personnel Director
FROM: Thomas G. Mari, President/Principal Officer
SUBJECT: Administration Building and Senior Center Summer Hours Modification Request
DATE: April 4, 2023

The City of Watertown Municipal Group has had many successful years of "summer hours" in the Administration Building during the months of June, July, and August per the Side Letter of April 29, 2002, which as of 2005 was modified to include extended hours from Memorial Day to Labor Day.

Teamsters Local Union No. 25, I respectfully request that Summer Hours for the Administration Building in 2023 commence on Tuesday, May 23, 2023, and expire at midnight on Friday, September 1, 2023.

On a related matter, it is my understanding that the Senior Center Director would like to continue with Summer Hours on the same terms as the City Administration Building. Teamsters Local Union No. 25 requests that members who work at the Senior Center also be allowed to implement Summer Hours on the same terms as noted above for the 2023 cycle.

Thank you for your attention to this matter.

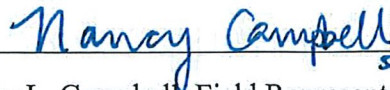
FOR THE EMPLOYER:

Date: _____

FOR THE UNION:



Thomas G. Mari, President/Principal Officer



Nancy L. Campbell, Field Representative

Date: 4/19/23



FY 2023 CPA FUNDING RECOMMENDATION

Submitted to the City Council
by the Community Preservation Committee

April 13, 2023

TABLE OF CONTENTS

CPA FY 2023 PROJECT FUNDING RECOMMENDATION	2
FY 2023 PROJECT RECOMMENDATION BREAKDOWN	3
Rehabilitation and Preservation of Old Burying Ground and Common Street Cemeteries	4
Commander's Mansion Cultural Landscape Report and Building Exterior Assessment.....	7
Gutter Replacement for the Historic Edmund Fowle House and Museum	10
103 Nichols Ave. Group Home	13



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jason Cohen, Vice Chair
Jonathan Bockian
Bob DiRico
Dennis J. Duff
Allen Gallagher
Jamie O'Connell
Elodia Thomas
Matthew Walter

Date: April 13, 2023

To: The Honorable City Council

At its March 30, 2023, meeting, the CPC voted to recommend to the City Council a total expenditure of \$419,360 in CPA funds for four (4) projects. The CPC determined that the recommended projects would meet the goals expressed in the Community Preservation Plan, provide a public benefit, address a need, are ready to commence, and demonstrate some ability to leverage non-CPA funds, among other factors.

If approved by the City Council, private organizations must enter into a Grant Agreement with the City while City Departments must comply with the terms of a Memorandum of Agreement with the CPC. All entities are required to submit regular progress and budget reports. Additional specific conditions are listed as applicable to each project.

CPA FY 2023 PROJECT FUNDING RECOMMENDATION		
HISTORIC PRESERVATION	FUNDING SOURCE	AWARD RECOMMENDATION
Rehabilitation and Preservation of the Old Burying Ground and Common Street Cemeteries	Historic Preservation Reserve	\$94,590
Commander's Mansion Cultural Landscape Report and Building Exterior Assessment	Historic Preservation Reserve	\$102,470
Edmund Fowle House Museum Gutter Replacement	Historic Preservation Reserve	\$47,300
COMMUNITY HOUSING		
103 Nichols Avenue Group Home	Community Housing Reserve	\$175,000
TOTAL FUNDING		\$419,360

FY 2023 PROJECT RECOMMENDATION BREAKDOWN				
CPA CATEGORY	NUMBER OF PROJECTS	TOTAL CATEGORY RESERVE AMOUNT	UNDESIGNATED RESERVE AMOUNT	CATEGORY RESERVE FUND BALANCE
Historic Preservation	3	\$244,360	\$0	\$1,537,000
Community Housing	1	\$175,000	\$0	\$1,570,000

The following project summaries describe the project proposals recommended for CPA funding in FY 2023. Full project applications are posted on the City of Watertown website for review at:
<https://www.watertown-ma.gov/731/CPA-Projects-and-Applications>

PROJECT TITLE:	Rehabilitation and Preservation of Old Burying Ground and Common Street Cemeteries
PROJECT LOCATION:	264 Arlington Street; 154 Mount Auburn Street
APPLICANT/ORGANIZATION:	Historical Society of Watertown (City of Watertown is co-applicant)
PROJECT MANAGER:	Joyce Kelly, Historical Society of Watertown
CPA CATEGORY:	Historic Preservation
CPC RECOMMENDED FUNDING AMOUNT:	\$94,590
CPC RECOMMENDED FUNDING SOURCE:	Historic Preservation Reserve

PROJECT DESCRIPTION

The Historical Society of Watertown and the Department of Community Development and Planning request \$94,590 to hire Ray Dunetz Landscape Architects to create masterplans for the Old Burying Ground (1642) and Common Street Cemeteries (1754). These two cemeteries owned and maintained by the municipality, are the oldest ones located in the city and border Watertown's major thoroughfare, Mount Auburn Street. Each cemetery holds the distinction of being listed on the National Register of Historic Places.

Due to several factors such as harsh New England weather conditions, climate change, and lack of maintenance or repair of the older gravestones, tombs, and crypts, these historic assets are in need of restoration and preservation. Initially, ground penetrating radar surveys would be performed at designated property boundaries. The masterplans for the two cemeteries would document existing conditions and prioritize rehabilitation of grave markers, tombs, stone walls, fencing, and the surrounding landscapes. Ultimately this project would



result in a phased implementation plan prioritizing grave markers, crypts, and tombs that exhibit the most advanced decline. The plan would also address landscape features, including tree health. Additionally, it would outline how to maintain and protect these two historic resources in the long term.

The plan is to be prepared by Ray Dunetz, project team leader, who previously completed the master plan for the Old Burying Ground in Arlington. Other members of the team include Ivan Myjer, one-time conservation director of the Society for the Preservation of New England Antiquities and Barbara Keene Briggs, who performed the tree assessment for the Arlington Old Burying Ground as well as the heritage tree assessment for Olmsted Park, part of the Emerald Necklace.

RECOMMENDED FUNDING

On March 30, 2023, by a vote of 9-0, the Community Preservation Committee recommended the appropriation of \$94,590 from the Historic Preservation Reserve for the project: Rehabilitation and Preservation of Old Burying Ground and Common Street Cemeteries. The CPC recommends a grant to the Department of Planning and Community Development in accordance with the terms and conditions of a Municipal Department Memorandum of Agreement and the overall purposes summarized in this document.

Photos Credit- Joyce Kelly



ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The Rehabilitation and Preservation of Old Burying Ground and Common Street Cemeteries would align with the guiding principles and priorities as well as the historic preservation goals outlined in the Community Preservation Plan as follows:

- Project would be publicly visible and accessible
- Demonstrates support from municipal bodies—the Watertown Historical Commission, Watertown Historic District Commission, and individual community members
- Addresses a longstanding and urgent need as markers and tombs are rapidly deteriorating
- Demonstrates feasibility through high quality project management, historic preservation team expertise, a reasonable and informed budget, and a realistic timeline
- Addresses two CPA funding categories by preserving existing open space and planning for the rehabilitation and preservation of historic resources.
- Project would restore and preserve a city-owned historic resource

PROJECT OUTCOME



The city would obtain a detailed plan for how to preserve the grave markers of Watertown's earliest settlers in the 17th century, veterans of the Revolutionary and Civil Wars, as well as other noteworthy historic figures of Watertown. These plans would prioritize the phased rehabilitation of the cemeteries, providing cost estimates and a maintenance plan. When the plans are implemented, the properties would be preserved for the benefit of history enthusiasts, genealogists, people with an interest in funerary and folk art, and the larger public. In addition, as cemeteries were some of the first public open spaces enjoyed for passive recreation, these properties offer opportunities for walking, bird watching, and quiet contemplation in largely developed areas of the city.

STANDARD FUNDING CONDITIONS

- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the Municipal Memorandum of Agreement.

APPLICANT'S PROPOSED TIMELINE

Task	
Kick-off Meeting	July 2023
Assessment	July 2023 – January 2024
Recommendations	July 2023 – January 2024
Cost Estimate and Maintenance Plan	July 2023 – January 2024
Final Report	January – March 2024

PROJECT BUDGET

Item	Total
Kick-off Meeting, Site Walk Research	2,500
Assessment	22,250
Ground Penetrating Radar Assessment and Report	4,590
Landscape Reports (Landscape Architect, Stone Conservator, Arborist)	
Recommendations	51,550
Cost Estimates	4,000
Maintenance Plans	3,600
Final Reports	6,100
(Note: 15% Discounted total for doing both cemeteries) TOTAL	\$94,590
Historical Society of Watertown In-Kind Contribution	
Joyce Kelly – Project Management	1,225
Marilynne Roach - Consultation	70
	\$1,295

The full proposal is available at: [bbafa84e-5bc5-4859-ad40-17769c7fe7a9 \(civicplus.com\)](https://civicplus.com/bbafa84e-5bc5-4859-ad40-17769c7fe7a9)

PROJECT TITLE:	Commander's Mansion Cultural Landscape Report and Building Exterior Assessment
PROJECT LOCATION:	440 Talcott Avenue
APPLICANT/ORGANIZATION:	Department of Community Development and Planning
PROJECT MANAGER:	Elizabeth Helfer, Community Development and Planning
CPA CATEGORY:	Historic Preservation
CPC RECOMMENDED FUNDING AMOUNT:	\$102,470
CPC RECOMMENDED FUNDING SOURCE:	Historic Preservation Reserve

PROJECT DESCRIPTION

The Department of Community Development and Planning (DCDP) requests \$102,470 to produce a Cultural Landscape Report for the Commander's Mansion and conduct an assessment of the mansion's exterior. The mansion designed by Thomas L. French in the Greek Revival and Italianate styles was constructed in 1865. Surrounding the former army commander's dwelling are grounds designed by the Olmsted Brother's Landscape Architecture firm. This prominent site is on the National Register of Historic Places and the Massachusetts Historic Commission holds a historic preservation restriction on the property. Today the city-owned site is a notable wedding venue and hosts numerous public and private events.

For this project, the Planning Department proposes to hire historic architectural firm, Elmore Design Collaborative as its historic preservation specialist and project team leader. Members of the team have worked prestigious projects at the Elms in Newport, Blithewold Mansion in Bristol, Rhode Island, and helping assemble the Chinese House at the Peabody Essex Museum. The Cultural Landscape Report to be produced by the nationally recognized firm would document the site history, existing conditions, and provide an evaluation and recommendations for the property's landscape preservation treatment plan. In addition to the grounds, associated landscape structures such as the gatehouse, grape arbors, and wrought iron fencing would be included in the report. The report's recommendations would conform to the Secretary of Interior's historic preservation standards.

It has been two decades since exterior features of the mansion have been addressed. Consequently, many building components such as decorative ironwork and brownstone lintels are in need of attention to prevent further decay. These features would be assessed by John G. Waite Associates, specialists in such work. In addition, this project would evaluate improvements to the approaches and public access to the grounds as well as the use of the Mansion for public and private events.



Commander's Mansion (aerial view) ca. 2020 Google Maps

RECOMMENDED FUNDING

On March 30, 2023, by a vote of 9-0, the Community Preservation Committee recommended the appropriation of \$102,470 from the Historic Preservation Reserve for the project: Commander's Mansion Cultural Landscape Report and Building Exterior Assessment.

The CPC recommends a grant to the Department of Planning and Community Development in accordance with the terms and conditions of a Municipal Department Memorandum of Agreement and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The Commander's Mansion Cultural Landscape Report and Building Exterior Assessment would align with the guiding principles and priorities as well as historic preservation goals outlined in the Community Preservation Plan as follows:

- Project would be publicly visible and accessible
- Demonstrates support from the Watertown Historical Commission
- Addresses a longstanding need to develop a preservation treatment plan
- Demonstrates feasibility through high quality project management, historic preservation team expertise, a reasonable and informed budget, and a realistic timeline
- Addresses two CPA funding categories by preserving existing open space and planning for the rehabilitation and preservation of historic resources.
- Project would develop a plan to restore and preserve a city-owned historic resource



Photos Credit: Liz Helfer

PROJECT OUTCOME

Watertown residents and visitors would benefit from the city obtaining a plan to guide the preservation and restoration of this historically significant property and from the emerging rehabilitation projects. Project proponents aim to increase the prominence of the site and over time balance careful restoration and preservation with the use of the grounds for passive recreation as well as public and private events.

SPECIFIC FUNDING CONDITION

- The report shall contain recommendations for pathway connections to adjacent and nearby open space consistent with maintaining the historic character and integrity of the cultural landscape.

STANDARD FUNDING CONDITIONS

- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.

STANDARD FUNDING CONDITIONS

- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the Municipal Memorandum of Agreement.

APPLICANT'S PROPOSED TIMELINE

Task	
Project Initiation Meeting	July 2023
Land Survey, Assessment of exterior and related interior building components	September 2023
Ongoing monthly meetings and additional meetings as needed	July 2023 – January 2024
Archival Research, Landscape Research, Assessment, and Documentation	September 2023 – December 2023
Development of Treatment Recommendations and Restoration Priorities	December 2023 – February 2024
Report Preparation	March – May 2024
Report and assessment documentation concluded and referred to DCDP and Mansion staff	June 2024

PROJECT BUDGET

Item	Total
Elmore Design Collaborative Fee for Cultural Landscape Report Assessment	47,500
Site Survey	12,970
Exterior Building Assessment (includes reimbursable expenses such as travel and printing) John G. Waite Associates, Architects	42,000
TOTAL	\$102,470
Department of Community Development and Planning Staff Time	\$8,600

The full proposal is available at: [1cbc37d3-2424-43f7-8d5d-2942733ae4a2 \(civicplus.com\)](https://civicplus.com/1cbc37d3-2424-43f7-8d5d-2942733ae4a2)

PROJECT TITLE:	Gutter Replacement for the Historic Edmund Fowle House and Museum
PROJECT LOCATION:	26-28 Marshall Street
APPLICANT/ORGANIZATION:	Historical Society of Watertown
PROJECT MANAGER:	Todd Rivers, Historical Society of Watertown
CPA CATEGORY:	Historic Preservation
CPC RECOMMENDED FUNDING AMOUNT:	\$47,300
CPC RECOMMENDED FUNDING SOURCE:	Historic Preservation Reserve

PROJECT DESCRIPTION

The Historical Society of Watertown requests \$47,300 to replace the gutters and fascia boards of the Edmund Fowle House Museum with fiberglass material that is long-lasting. The longevity of the materials used for this project are an important consideration for the all-volunteer Historical Society of Watertown, which operates on a limited budget. The not-for-profit organization owns and manages the historically significant property listed on the Massachusetts State Register of Historic Places and the National Register of Historic Places. Additionally, the Fowle House is in the Mount Auburn Street Historic District. To help ensure the home is preserved and historic preservation work meets the Secretary of Interior's historic rehabilitation standards, the Massachusetts Historic Commission holds a historic preservation restriction on the property. This body must approve all rehabilitation work on the house museum.



Edmund Fowle House Museum

As part of the rehabilitation and preservation work proposed, the rotting existing wooden gutters would be removed from the entire building so that the area can be inspected by Gurnett Creek Builders, a division of Fiberglass Building Products/Fibergutter. Gurnett Creek would install new fascia boards and gutters. While the Massachusetts Historic Commission allows fiberglass replacement gutters that can be painted to match the current gutters and replicate the grain of wood, the Historic District Commission requires the fascia boards to be replaced with wood. In this case, cedar would be used. Fiberglass gutters are projected to have an average lifespan of 50 years.

Given their larger interior dimension compared to an equivalent wooden gutter, they would divert more rainwater. Each section of gutter would have a UV resistant protective coating, eliminating the need for repainting. Given these features, the structure would be protected with a low maintenance treatment and would continue to protect the local historic artifacts stored within for many decades.

RECOMMENDED FUNDING

On March 30, 2023, by a vote of 9-0, the Community Preservation Committee recommended the appropriation of \$47,300 from the Historic Preservation Reserve for the project: Gutter Replacement for the Historic Edmund Fowle House and Museum. The CPC recommends a grant to the Historical Society of Watertown in accordance with the terms and conditions of a CPA Grant Agreement and the overall purposes summarized in this document.



Photos Credit Todd Rivers

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

The replacement of the Edmund Fowle House Museum gutters would align with the guiding principles and priorities as well as historic preservation goals outlined in the Community Preservation Plan as follows:

- Project would be publicly visible and accessible
- Demonstrates support from municipal bodies—the Watertown Historical Commission, Watertown Historic District Commission, and individual community members
- Demonstrates feasibility through historic preservation contractor expertise, an informed budget, and a realistic timeline
- Supports the preservation of a privately-owned historic resource that demonstrates appropriate public benefit.



PROJECT OUTCOME

This project would rehabilitate damage to the museum house and prevent damage, preserving historic artifacts found in the museum's collection for many more decades and for the public to appreciate. The rehabilitation would have a long lifespan and be low maintenance.

STANDARD FUNDING CONDITIONS

- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the CPA Grant Agreement.

APPLICANT'S PROPOSED TIMELINE

Task	
Prepare job site and remove gutters.	July 2023 – day 1
Inspect work area and remove jobsite debris created.	July 2023 – day 2
Install new fascia and remove jobsite debris created.	July 2023 – day 3
Install fiberglass gutter system.	July 2023 – day 4 & 5
Reinstall existing downspouts and splash blocks. Remove all jobsite debris created.	July 2023 – day 5 & 6

PROJECT BUDGET

Item	Total
Labor	24,128
Materials	18,346
Supplies	283
Contingency	4,543
TOTAL	\$47,300
Historical Society of Watertown In-Kind Contribution	
Todd Rivers – Project Management	\$1,000

The full proposal is available at: [d3c84cca-740a-4dd1-9dc8-d097ee8a7b60 \(civicplus.com\)](https://civicplus.com/d3c84cca-740a-4dd1-9dc8-d097ee8a7b60)

PROJECT TITLE:	103 Nichols Ave. Group Home
PROJECT LOCATION:	103 Nichols Avenue
APPLICANT/ORGANIZATION:	Watertown Housing Authority
PROJECT MANAGER:	Carsten Snow-Eikelberg, Cambridge Housing Authority
CPA CATEGORY:	Community Housing
CPC RECOMMENDED FUNDING AMOUNT:	\$175,000
CPC RECOMMENDED FUNDING SOURCE:	Community Housing Reserve

PROJECT DESCRIPTION

The Watertown Housing Authority (WHA) requests \$175,000 to complete predevelopment and some initial development work for a new fully affordable, five-bedroom group home for adults with special needs at 103 Nichols Avenue. The CPA award would fund engineering and architectural design, producing 100% complete construction documents. Beaverbrook STEP, headquartered in Watertown, would operate the home and it would have local preference subject to a progressive fair housing model.

This group home would be built on WHA-owned land and be affordable in perpetuity for low-income residents earning less than 60% Area Median Income. It would include a fully accessible first floor and aim to integrate universal design principles. As part of the project, WHA would seek funds for construction from the state Facilities Consolidation Fund (which finances up to 50% of the total costs for the fully accessible portion of the project) and a small bank loan or mortgage.

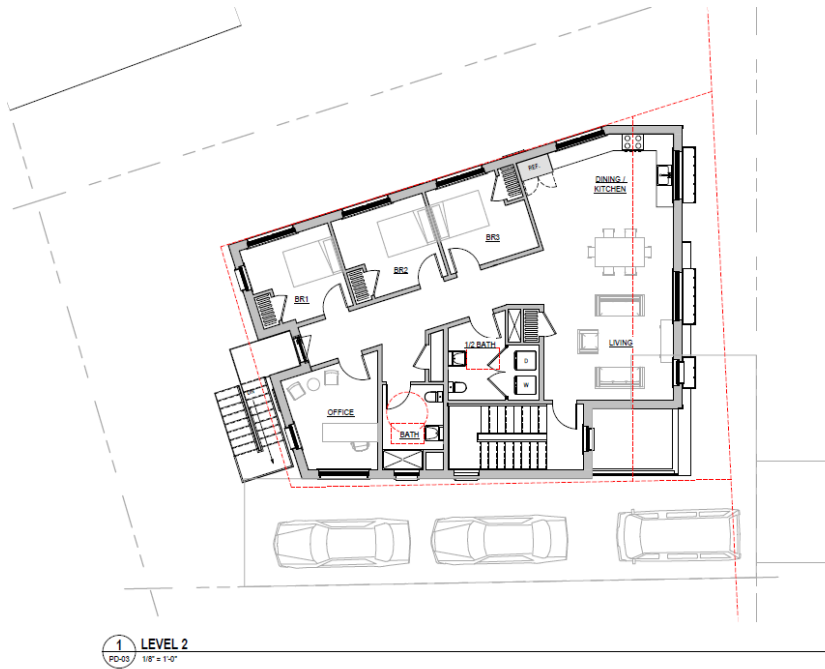
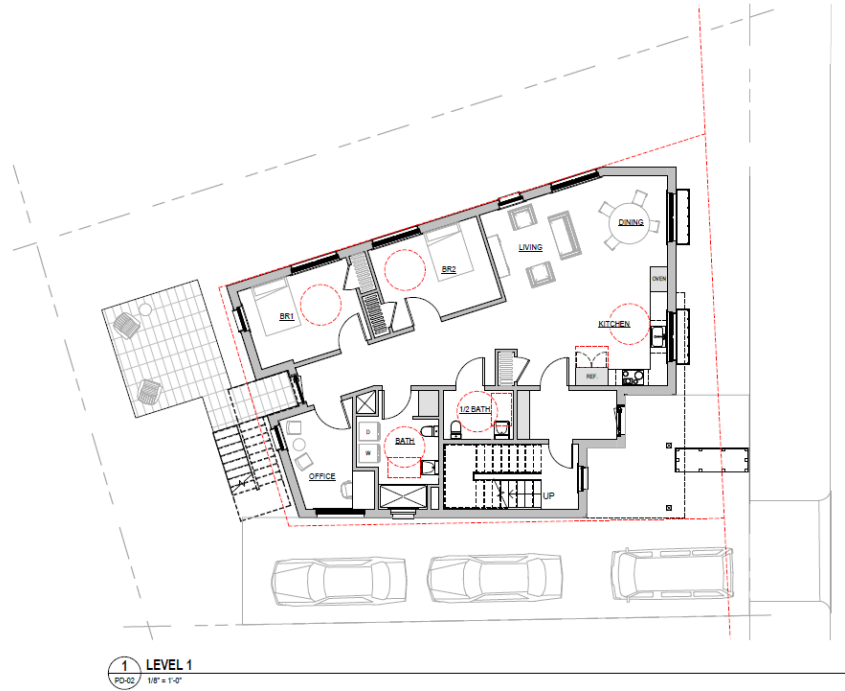
As a former gas station, the site underwent remediation in the 1990s. At that time, underground petroleum storage tanks and 200 cubic yards of contaminated soil were removed. Meeting the Massachusetts Department of Environmental Protection (MassDEP) standards of that time, the MassDEP file was closed. Additional soil testing and soil vapor testing performed by project environmental consultant, Fuss and O'Neill found one kind of petroleum fraction exceeded thresholds while others were below. Fuss and O'Neill concluded standard construction practices, including the installation of a vapor barrier and passive ventilation system would adequately protect residents and abutters. Regarding zoning, this project would house five unrelated individuals, Watertown's zoning officer has confirmed in writing this requisite would be waived as a reasonable accommodation for a single-family group home established for unrelated individuals with disabilities.

RECOMMENDED FUNDING

On March 30, 2023, by a vote of 6-3, the Community Preservation Committee recommended the appropriation of \$175,000 from the Community Housing Reserve for the project: 103 Nichols Avenue Group Home. The CPC recommends a grant to the Watertown Housing Authority in accordance with the terms and conditions of a CPA Grant Agreement and the overall purposes summarized in this document.

ALIGNMENT WITH COMMUNITY PRESERVATION PLAN 2021-2025

- Demonstrates support from Watertown Commission on Disability, Watertown Housing Trust, MA Department of Developmental Services, and Beaverbrook STEP
- Design produced would incorporate universal design principles and comply with ADA and MAAB accessibility regulations.
- Demonstrates feasibility through project team expertise, an informed budget, and a realistic timeline.
- Project would include local preference
- Supports creation of community housing through infill development



PROJECT OUTCOME

This project would support the predevelopment and initial development process for urgently needed housing for individuals with long-term developmental disabilities. It would contribute to meeting the need for affordable special-needs housing in the dense metro-Boston area. This phase would produce 100% Construction and Bidding Documents.

SPECIFIC FUNDING CONDITION

- The budget shall detail the uses of funds in the amount of \$20,000 in administrative soft costs provided by Beaverbrook STEP.
- Project shall apply local preference to 70% of tenants selected for the home.

STANDARD FUNDING CONDITIONS

- No disbursements of funds may occur until the project has received all necessary governmental and third-party approvals, the project budget has been approved by the CPC, and all other sources of funds have been committed, as necessary, to complete the project.
- Any CPA funds appropriated but not used for the stated purposes of this project must be returned to the Watertown Community Preservation Fund.
- Other conditions as deemed necessary and defined within the CPA Grant Agreement.

Perspective



ZeroEnergy
DESIGN
103 NICHOLS AVENUE
RENDERING
08.11.2022

APPLICANT'S PROPOSED TIMELINE

Task	
Designer Selection Process	June 2023 – August 2023
Environmental Testing	June 2023 – July 2023
Schematic Design	September 2023 – November 2023
FCF Preliminary Application and Design Review	September 2023 – November 2023
PNF Application to MHC	October 2023 – December 2023
Community/Neighborhood Meeting	October 2023

APPLICANT'S PROPOSED TIMELINE Continued

Task	
Submit Full FCF Application	December 2023 – February 2024
60% Construction Documents & Estimate	December 2023 – January 2024
Apply for Building Permit and Zoning Reasonable Accommodation Request	December 2023 – January 2024
Community/Neighborhood Meeting	December 2023
90% Construction Documents & Estimate	February 2024
FCF Firm Commitment Letter	February 2024 – April 2024
100% Construction Documents & Estimate	March 2024

PROJECT BUDGET

Source	Item	Use
Beaverbrook STEP		
\$50,000	Administrative Soft Costs	20,000
	Update Phase I ESA/Phase II ESA	15,000
	Additional Soil Testing	5,000
	Soil Vapor Testing	5,000
	3 rd Part Environmental Review	5,000
	TOTAL	\$50,000
CPA Request		
\$175,000	Geotechnical Analysis	7,500
	Civil Engineer	7,500
	Schematic Design 50%	45,000
	Schematic Design 100%	45,000
	Reimbursables, additional renderings, etc.	15,000
	60% Construction Documents	25,000
	90% Construction Documents	15,000
	100% Construction Documents and Bidding	15,000
TOTAL		\$175,000

The full proposal is available at: [d3c84cca-740a-4dd1-9dc8-d097ee8a7b60 \(civicplus.com\)](https://civicplus.com/d3c84cca-740a-4dd1-9dc8-d097ee8a7b60)

RECEIVED
CLERK'S OFFICE
WATERBURY, MA
2023 MAR 17 PM 12:15

City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

2/25/2023

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 1960s "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.

1. SIGNATURE: Walter Wright Print: Walter Wright
ADDRESS: 20 OLCOTT ST WAT

2. SIGNATURE: Michelle Wright Print: Michelle Wright
ADDRESS: 20 Olcott Street Watertown, MA

3. SIGNATURE: Matthew Wallraute Print: Matthew Wallraute
ADDRESS: 13 Olcott St. Watertown MA

4. SIGNATURE: Diana Kibuka Print: Diana Kibuka
ADDRESS: 10 GILBERT STREET WATERTOWN

5. SIGNATURE: Myrto Flessas Print: Myrto Flessas
ADDRESS: 14 Gilbert St., Watertown, MA

6. SIGNATURE: Emmett Finocche Print: Emmett Finocche
ADDRESS: 14 Gilbert St. Watertown, MA

7. SIGNATURE: Kyle Cartland Print: KYLE CARTLAND
ADDRESS: 49 GILBERT ST. WATERTOWN, MA 02472

8. SIGNATURE: Carlos Cerguiera Print: CARLOS Cerguiera
ADDRESS: 49 OLNEY ST WATERTOWN

9. SIGNATURE: Melanie St. Pierre Print: Melanie St. Pierre
ADDRESS: 41 Olney St Watertown

10. SIGNATURE: Bree Harvey Print: Bree Harvey
ADDRESS: 41 Olney Street

City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

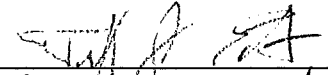
2/25/2023

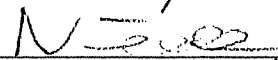
We the undersigned registered voters of Watertown respectfully request that the City Council initiate an amendment to the Zoning Ordinance to change the floor area ratio in the CB District from FAR 4 to FAR 2.2, as shown in Section 5.04 Table of Dimensional Regulations.

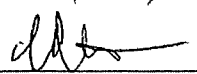
We make this request out of concern that the current allowable floor area ratio is a relic of 1960s "spine" planning and design theory and is incompatible with the goals set forth in the Watertown Comprehensive Plan for Watertown Square cited on Page 33 of the plan. Zoning focuses on numbers and ratios, is difficult for residents to understand, and frequently does not address residents' concerns about the community's authenticity, historical heritage, and neighborhood scale.

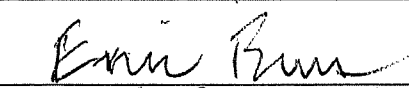
We respectfully request that the City Council forward this request for the aforementioned zoning amendment to the Planning Board. We further request that the Planning Board be instructed to consider the requested amendment in the context of the Commonwealth's Smart Growth/Smart Energy Form-Based codes (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."

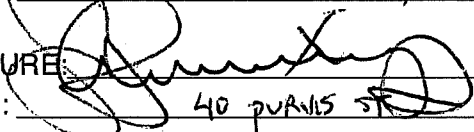
Conventional zoning uses numerical parameters such as floor area ratios, height limits, and parking ratios while ignoring community intentions. The result is often development based on land use and not on the form, scale, and character of Watertown's distinct neighborhoods as envisioned in the Comprehensive Plan.

1. SIGNATURE:  Print: Timothy Eaton
ADDRESS: 35 Olney Street Watertown MA

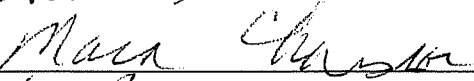
2. SIGNATURE:  Print: Ninos Hanna
ADDRESS: 31 Olney Street Watertown MA

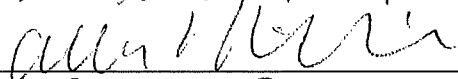
3. SIGNATURE:  Print: christina gleason
ADDRESS: 16 Purvis St

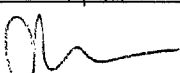
4. SIGNATURE:  Print: Eric Brus
ADDRESS: 24 Purvis St.

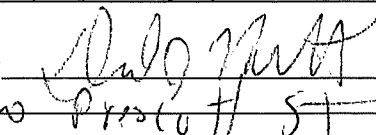
5. SIGNATURE:  Print: SCOTT T CUMMINGS
ADDRESS: 40 PURVIS ST 02472

6. SIGNATURE:  Print: ANDY PASTORE
ADDRESS: 36 Purvis St

7. SIGNATURE:  Print: M Charisson
ADDRESS: 43 Prescott St

8. SIGNATURE:  Print: Alexandra Platanitis
ADDRESS: 47 Prescott St

9. SIGNATURE:  Print: M Ponggaw-Phillips
ADDRESS: 36 Prescott St.

10. SIGNATURE:  Print: Daniel Museth
ADDRESS: 20 Prescott St

2/25/2023

**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 1960s "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.

1. SIGNATURE: Patricia Vincent Print: Patricia A Vincent
ADDRESS: 148 SCOTT STREET WATERTOWN

2. SIGNATURE: Kris Gerbelkian Print: Kris Gerbelkian
ADDRESS: 9 Prescott St

3. SIGNATURE: Seta Jakl'ian Print: Seta Jakl'ian
ADDRESS: 3 Pilgrim Rd. Watertown

4. SIGNATURE: Susan Soergel Print: Susan Soergel
ADDRESS: 10 Puritan Rd

5. SIGNATURE: Tom Villiotte Print: Tom Villiotte
ADDRESS: 75 Puritan

6. SIGNATURE: See Rooney Print: See Rooney
ADDRESS: 36 Puritan Rd

7. SIGNATURE: Kathleen M McEll Print: Kathleen M McEll
ADDRESS: 37 Puritan Rd

8. SIGNATURE: Stefan Kacelnick Print: Stefan Kacelnick
ADDRESS: 112 Acton St

9. SIGNATURE: Mary B. Lawn Print: MARY B, LAWN
ADDRESS: 51 Puritan Rd. wat.

10. SIGNATURE: Emily Avery-Miller Print: EMILY AVERY-MILLER
ADDRESS: 62 EDWARD RD WATERTOWN

City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

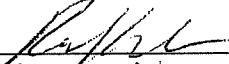
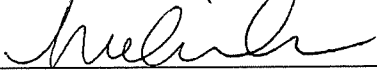
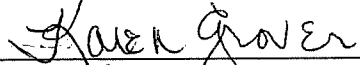
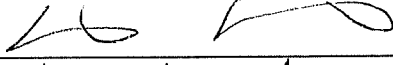
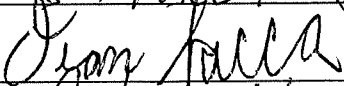
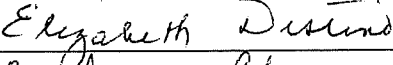
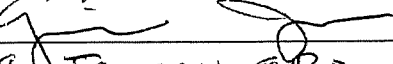
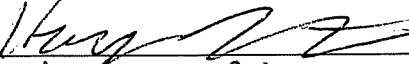
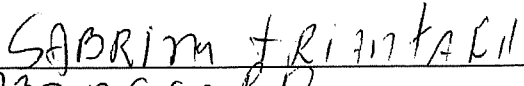
2/26/2023

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 1960s "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.

1. SIGNATURE:  Print: Raphael Gryn
ADDRESS: 14 Olcott St, Watertown, MA, 02472
2. SIGNATURE:  Print: Melanie Chen
ADDRESS: 14 Olcott St, Watertown, MA 02472
3. SIGNATURE:  Print: KAREN GROVER
ADDRESS: 25 Brandley Rd, Watertown, MA
4. SIGNATURE:  Print: Guanrong Huang
ADDRESS: 26 Brandley rd, watertown MA 02472
5. SIGNATURE:  Print: MARC DUBY
ADDRESS: 6 Brandley Road
6. SIGNATURE:  Print: Dana Sauer
ADDRESS: 153 Acton St
7. SIGNATURE:  Print: ELIZABETH DESTINO
ADDRESS: 63 Jensen Rd.
8. SIGNATURE:  Print: Genevieve Jones
ADDRESS: 68 Jensen Rd
9. SIGNATURE:  Print: Hany Tran
ADDRESS: 73 Jensen Rd
10. SIGNATURE:  Print: SABRINA TRINITA
ADDRESS: 73 Jensen Rd

2/26/2023

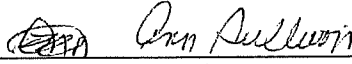
City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

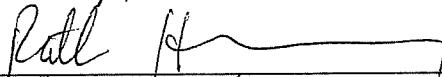
We the undersigned registered voters of Watertown respectfully request that the City Council initiate an amendment to the Zoning Ordinance to change the floor area ratio in the CB District from FAR 4 to FAR 2.2, as shown in Section 5.04 Table of Dimensional Regulations.

We make this request out of concern that the current allowable floor area ratio is a relic of 1960s "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."

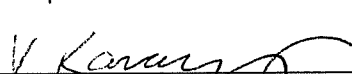
Conventional zoning uses numerical parameters such as floor area ratios, height limits, and parking ratios while ignoring community intentions. The result is often development based on land use and not on the form, scale, and character of Watertown's distinct neighborhoods as envisioned in the Comprehensive Plan.

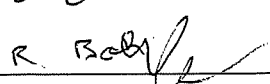
1. SIGNATURE:  Print: Ann Sullivan
 ADDRESS: 94 Jensen Rd WATERTOWN

2. SIGNATURE:  Print: Ruth Henry
 ADDRESS: 41 Pine St Watertown

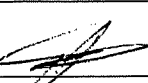
3. SIGNATURE:  Print: Leann Lally
 ADDRESS: 30 Pine St Watertown

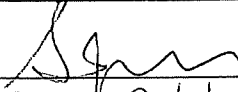
4. SIGNATURE:  Print: Arthur Kostikian
 ADDRESS: 10 PINE ST WATERTOWN

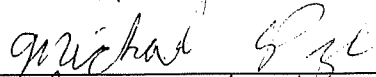
5. SIGNATURE:  Print: Vikon Koraguosian
 ADDRESS: 88 Evans St Watertown

6. SIGNATURE:  Print: R. Bowler
 ADDRESS: 92 Evans St., Watertown

7. SIGNATURE: Renee Cammarata Hamilton Print: Renee Cammarata Hamilton
 ADDRESS: 70 Evans St

8. SIGNATURE:  Print: Tara Paul
 ADDRESS: 18 Rutland St.

9. SIGNATURE:  Print: Susan Jenkins
 ADDRESS: 95 Rutland St

10. SIGNATURE:  Print: Michael Pyle
 ADDRESS: 95 Rutland St.

City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

2/26/2023

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 1960s "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.

1. SIGNATURE: Jen Eno Print: Jen Eno
ADDRESS: 64 Rutland St.

2. SIGNATURE: Maura Gallagher Print: Maura Gallagher
ADDRESS: 46 Rutland St

3. SIGNATURE: Joseph Hurley Print: JOSEPH HURLEY
ADDRESS: 53 Rutland St WATERTOWN MA 02472

4. SIGNATURE: Pamela Varrin Print: Pamela Varrin
ADDRESS: 45 Rutland St, Watertown, MA 02472

5. SIGNATURE: Dianne Potts Print: Dianne Potts
ADDRESS: 31 Rutland St Watertown

6. SIGNATURE: Peter DeRose Print: Peter DeRose
ADDRESS: 29 Rutland St Watertown

7. SIGNATURE: Mary DeRose Print: Mary DeRose
ADDRESS: 29 Rutland Street Watertown

8. SIGNATURE: Meredith Kwasin Print: Meredith Kwasin
ADDRESS: 511 Main Street

9. SIGNATURE: Benjamin Kweskin Print: BENJAMIN KWESKIN
ADDRESS: 541 MAIN STREET

10. SIGNATURE: GARY STOOT Print: GARY STOOT
ADDRESS: 1537 MAIN ST. WATERTOWN

3/5/2023

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 1960s "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.

1. SIGNATURE: [Signature] Print: ERIC LOSEY
ADDRESS: 29 Emerson Rd, Watertown
2. SIGNATURE: Tara MacDonald Print: Tara MacDonald
ADDRESS: 34 Emerson Rd Watertown
3. SIGNATURE: Susie Hughes Print: SUSIE HUGHES
ADDRESS: 50 LONGFELLOW RD
4. SIGNATURE: Neil Toland Print: Neil Toland
ADDRESS: 23 Emerson Rd.
5. SIGNATURE: Susan Toland Print: Susan Toland
ADDRESS: 23 Emerson Rd
6. SIGNATURE: [Signature] Print: Richard Bower
ADDRESS: 19 Emerson Rd
7. SIGNATURE: Sallie F. Dunning Print: Sallie F. Dunning
ADDRESS: 62 Longfellow Rd
8. SIGNATURE: Kathleen Fucci Print: KATHLEEN Fucci
ADDRESS: 63 Longfellow Rd
9. SIGNATURE: Diane Bonfempe Balley Print: Diane Bonfempe Balley
ADDRESS: 75 CORLAND ST WATERTOWN
10. SIGNATURE: Stephen Balley Print: STEPHEN BALLEY
ADDRESS: 75 CORLAND ST

City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

3/5/2023

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 1960s "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.

1. SIGNATURE: Lauren Kimura Print: Lauren Kimura
ADDRESS: 205 Highland Ave

2. SIGNATURE: Alex Aguilar Print: ALEX AGUILAR
ADDRESS: 211 HIGHLAND AVE

3. SIGNATURE: Kenneth Seacris Print: KENNETH SEACRIS
ADDRESS: 316 HIGHLAND AVE

4. SIGNATURE: Maria McNamara Print: MARIA MCNAMARA
ADDRESS: 247 Highland Ave

5. SIGNATURE: Deborah Munger Print: Debbie Munger
ADDRESS: 247 Highland Ave

6. SIGNATURE: Judith Runnels Print: JUDITH RUNNELS
ADDRESS: 61 EMERSON RD

7. SIGNATURE: Michael Deane Print: MICHAEL DEANE
ADDRESS: 58 Emerson Rd

8. SIGNATURE: Mary Deane Print: MARY DEANE
ADDRESS: 58 EMERSON RD

9. SIGNATURE: Lela Glikes Print: Lela Glikes
ADDRESS: 54 Emerson Rd

10. SIGNATURE: Luigi Mauro Print: Luigi Mauro
ADDRESS: 92 EMERSON RD

City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

3/5/2023

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 1960s "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.

1. SIGNATURE: Lenny Santamaría Print: LENNY SANTAMARIA
ADDRESS: 5 ST MAIN ST WATERTOWN MA 02472

2. SIGNATURE: Pel Lin Print: PEL LIN
ADDRESS: 5 Olcott ST Watertown MA 02472

3. SIGNATURE: Guo Wu Print: Guo Wu
ADDRESS: 5 Olcott ST, Watertown MA 02472

4. SIGNATURE: Lindsay Navron Print: Lindsay Navron
ADDRESS: 7 Olcott Street, Watertown MA 02472

5. SIGNATURE: Linda Dudis Print: LINDA DUDIS
ADDRESS: 70 EVANS ST WATERTOWN 02472

6. SIGNATURE: Robert DiVecchio Print: Robert DiVecchio
ADDRESS: 133 EVANS ST Watertown MA 02472

7. SIGNATURE: Robert E RISEMAN Print: ROBERT E RISEMAN
ADDRESS: 45 EVANS ST

8. SIGNATURE: Mary Keenan Print: Mary Keenan
ADDRESS: 51 Stuart ST

9. SIGNATURE: Stuart Dunkel Print: Stuart Dunkel
ADDRESS: 51 Stuart St Watertown MA

10. SIGNATURE: Jeff O Print: JEFF. O
ADDRESS: 60 Stuart St Watertown

3/6/2023

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 1960s "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.

1. SIGNATURE: Michael Deane Print: Michael Deane

ADDRESS: 186 Lexington St, #2

2. SIGNATURE: Michelle Deane Print: Michelle Deane

ADDRESS: 62 Caray Ave #5 02472

3. SIGNATURE: _____ Print: _____

ADDRESS: _____

4. SIGNATURE: _____ Print: _____

ADDRESS: _____

5. SIGNATURE: _____ Print: _____

ADDRESS: _____

6. SIGNATURE: _____ Print: _____

ADDRESS: _____

7. SIGNATURE: _____ Print: _____

ADDRESS: _____

8. SIGNATURE: _____ Print: _____

ADDRESS: _____

9. SIGNATURE: _____ Print: _____

ADDRESS: _____

10. SIGNATURE: _____ Print: _____

ADDRESS: _____

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 1960s "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.

1. SIGNATURE: Carolyn H. Britter Print: CAROLYN H. BRITTER
ADDRESS: 20 WATERTOWN ST. - UNIT #20

2. SIGNATURE: John McElheney Print: John McElheney
ADDRESS: 17 EVANS ST. Watertown

3. SIGNATURE: Michelle Froc Print: Michelle Froc
ADDRESS: 19 Church Hill St Watertown

4. SIGNATURE: Nancy Shrader Print: Nancy Shrader
ADDRESS: 35 Jensen Rd 02472

5. SIGNATURE: Linda A. Barba Print: Linda Barba
ADDRESS: 45 Riverside St 02472

6. SIGNATURE: Maria Pia Sanchez Print: MARIA PIA SANCHEZ
ADDRESS: 180 Pleasant St

7. SIGNATURE: Lynn Bratley Print: Lynn Bratley
ADDRESS: 21 Church Lane, Watertown

8. SIGNATURE: Elizabeth Quinn Print: Elizabeth Quinn
ADDRESS: 55 Waverly Ave Watertown, MA

9. SIGNATURE: _____ Print: _____
ADDRESS: _____

10. SIGNATURE: _____ Print: _____
ADDRESS: _____

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 1960s "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.

1. SIGNATURE: SC Dickinson Print: SC Dickinson
ADDRESS: 21 Church Lane

2. SIGNATURE: [Signature] Print: Nandy Froc
ADDRESS: 19 Church Hill St.

3. SIGNATURE: _____ Print: _____
ADDRESS: _____

4. SIGNATURE: _____ Print: _____
ADDRESS: _____

5. SIGNATURE: _____ Print: _____
ADDRESS: _____

6. SIGNATURE: _____ Print: _____
ADDRESS: _____

7. SIGNATURE: _____ Print: _____
ADDRESS: _____

8. SIGNATURE: _____ Print: _____
ADDRESS: _____

9. SIGNATURE: _____ Print: _____
ADDRESS: _____

10. SIGNATURE: _____ Print: _____
ADDRESS: _____

82 3/3/23

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 1960s "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.

1. SIGNATURE: Joan Gumbleton Print: Joan Gumbleton
ADDRESS: 32 Falmouth Rd

2. SIGNATURE: Deborah C McDaniel Print: Deborah C McDaniel
ADDRESS: 53 Waltham St, Watertown MA

3. SIGNATURE: Elaine Delaney Print: Elaine Delaney
ADDRESS: 51 Waltham St Watertown MA

4. SIGNATURE: Joseph Delaney Print: Joseph Delaney
ADDRESS: 51 Waltham St Watertown MA

5. SIGNATURE: Sandy Kane Print: Sandy Kane
ADDRESS: 43 Waltham St

6. SIGNATURE: Chris Demis Print: Chris Demis
ADDRESS: 27 Falmouth Rd

7. SIGNATURE: Sue Demis Print: Sue Demis
ADDRESS: 27 Falmouth Rd

8. SIGNATURE: S.A. Karen Gervais Print: S.A. KAREN GERVAS
ADDRESS: 26 King St, Watertown, MA

9. SIGNATURE: Arthur Porroni Print: ARTHUR PORRONI
ADDRESS: 39 Pilgrimage Rd Watertown MA 02472

10. SIGNATURE: Linda Porroni Print: Linda Porroni
ADDRESS: 39 Pilgrimage Rd Watertown MA 02472

3/4/23

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 1960s "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.

1. SIGNATURE: Renee Daelster Print: Renee Daelster
ADDRESS: 33 Brandley Rd Watertown, MA 02472
2. SIGNATURE: Joe McDonald Print: Joe McDonald
ADDRESS: 30 Brandley Rd. Watertown MA
3. SIGNATURE: Domenic Arone Print: DOMENIC ARONE
ADDRESS: 39 FAIRMOUTH RD
4. SIGNATURE: Lucinda B Servino Print: Lucinda B Servino
ADDRESS: 151 Coolidge Ave #505
5. SIGNATURE: Peter Skudlarch Print: Peter Skudlarch
ADDRESS: 129 Sgh-1 St.
6. SIGNATURE: Paul Berube Jr Print: Paul Berube Jr
ADDRESS: 141 Waltham St
7. SIGNATURE: Donna Berube Print: DONNA BERUBE
ADDRESS: 141 Waltham St.
8. SIGNATURE: Fran Carito Print: FRAN CARITO
ADDRESS: 73 FAIRMOUTH RD
9. SIGNATURE: Amy Doyle Print: Amy Doyle
ADDRESS: 12 Brandley Rd
10. SIGNATURE: Andrew Doyle Print: Andrew Doyle
ADDRESS: 12 Brandley Rd

84 3/3/23

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 1960s "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.

1. SIGNATURE: [Signature] Print: Michael Purriani

ADDRESS: 39 Pilgrim Rd, Watertown, MA 02472

2. SIGNATURE: [Signature] Print: Kenneth A. Melling

ADDRESS: 130 Acton St Watertown, MA 02472

3. SIGNATURE: [Signature] Print: Lesley Melling

ADDRESS: 130 Acton St Watertown

4. SIGNATURE: [Signature] Print: ANN MARIE Thomas

ADDRESS: 36 Falmouth Rd Watertown Ma

5. SIGNATURE: [Signature] Print: Lois KASS

ADDRESS: 15 Brandley Rd Watertown

6. SIGNATURE: [Signature] Print: Diana Baccari

ADDRESS: 24 Jensen Rd Wat Ma

7. SIGNATURE: [Signature] Print: Joseph Reynolds

ADDRESS: 11 Jensen Rd

8. SIGNATURE: [Signature] Print: Heather Reynolds

ADDRESS: 11 Jensen Rd

9. SIGNATURE: [Signature] Print: Judy Zarifian

ADDRESS: 26 Brandley Rd

10. SIGNATURE: [Signature] Print: Claire Boucher

ADDRESS: 29 Brandley Rd. Watertown, MA 02472

89 3/5/23

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 1960s "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.

1. SIGNATURE: [Signature] Print: JANORAH NAZIRIAN
ADDRESS: 112 Acton ST

2. SIGNATURE: [Signature] Print: Brian Cullen
ADDRESS: 36 Falmouth Rd

3. SIGNATURE: _____ Print: _____
ADDRESS: _____

4. SIGNATURE: _____ Print: _____
ADDRESS: _____

5. SIGNATURE: _____ Print: _____
ADDRESS: _____

6. SIGNATURE: _____ Print: _____
ADDRESS: _____

7. SIGNATURE: _____ Print: _____
ADDRESS: _____

8. SIGNATURE: _____ Print: _____
ADDRESS: _____

9. SIGNATURE: _____ Print: _____
ADDRESS: _____

10. SIGNATURE: _____ Print: _____
ADDRESS: _____

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 1960s "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. _____

1. SIGNATURE: Linda A. Scott Print: Linda A. Scott
ADDRESS: 55 Olcott St.

2. SIGNATURE: Heather Hartshorn Print: Heather Hartshorn
ADDRESS: 24 Green St.

3. SIGNATURE: Jen Chung-Clark Print: Jen Chung-Clark
ADDRESS: 48 Bacon St. Watertown MA 02472

4. SIGNATURE: Rose S. Eastano Print: Rose S. Eastano
ADDRESS: 13 Homer Street, Watertown MA 02472

5. SIGNATURE: Michelle Sparks Print: Michelle Sparks
ADDRESS: 14 Chester St #2, Watertown MA 02472

6. SIGNATURE: Ava Spitzer Print: Ava Spitzer
ADDRESS: 374 School St. Watertown 02472-1022

7. SIGNATURE: Katharine Wolf Print: KATHARINE WOLF
ADDRESS: 21 Sunnybrook Rd. 2/27/23

8. SIGNATURE: Joseph Gregoire Print: Joseph Gregoire
ADDRESS: 142 Capitol St Watertown 2/27/23

9. SIGNATURE: Geraldine L. Gregoire Print: Geraldine L. Gregoire
ADDRESS: 42 Capitol St 2/27/23

10. SIGNATURE: Katherine A. Proulx Print: Katherine A. Proulx
ADDRESS: 137 Irving St. Watertown 2/27/23

City of Watertown, MA Petition for Zoning Change
Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

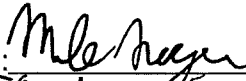
We the undersigned registered voters of Watertown respectfully request that the City Council initiate an amendment to the Zoning Ordinance to change the floor area ratio in the CB District from FAR 4 to FAR 2.2, as shown in Section 5.04 Table of Dimensional Regulations.

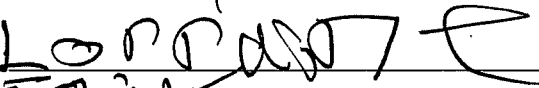
We make this request out of concern that the current allowable floor area ratio is a relic of 1960s "spine" planning and design theory and is incompatible with the goals set forth in the Watertown Comprehensive Plan for Watertown Square cited on Page 33 of the plan. Zoning focuses on numbers and ratios, 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."

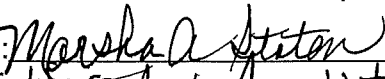
Conventional zoning uses numerical parameters such as floor area ratios, height limits, and parking ratios while ignoring community intentions. The result is often development based on land use and not on the form, scale, and character of Watertown's distinct neighborhoods as envisioned in the Comprehensive Plan.

1. SIGNATURE:  Print: SANDRA SANCHEZ
ADDRESS: 59 OLcott ST 4/MARCH/23

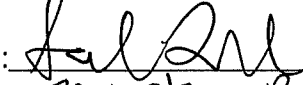
2. SIGNATURE:  Print: Miles Rogers
ADDRESS: 59 Olcott St 4/3/23

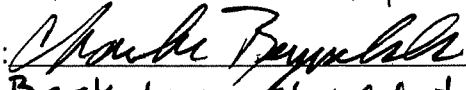
3. SIGNATURE:  Print: John Sab 3/5/23
ADDRESS: 45 Olcott St

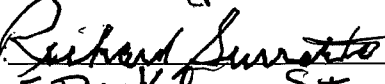
4. SIGNATURE:  Print: MARIVELA RAMOS
ADDRESS: 45 HANCOCK ST. 3/5/23

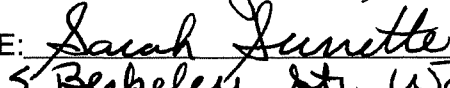
5. SIGNATURE:  Print: Marsha A Staten
ADDRESS: 55 Waverley Ave Watertown 02472 3-5-2023

6. SIGNATURE:  Print: Mane Chilingaryan
ADDRESS: 30 B Alabach Road 3.5.23

7. SIGNATURE:  Print: Sarah Ricciarelli
ADDRESS: 22 THURSTON Rd Apt 2 3.5.23

8. SIGNATURE:  Print: Charles Reynolds
ADDRESS: 9 Berkeley St. Watertown 3-5-23

9. SIGNATURE:  Print: Richard Surratto
ADDRESS: 15 Berkeley St., Watertown 3/5/23

10. SIGNATURE:  Print: Sarah Surratto
ADDRESS: 15 Berkeley St., Watertown 3/5/23

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 1960s "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.

1. SIGNATURE: Francis E. Marron Print: Frances E. Marron 3/3/2023
ADDRESS: 326 Belmont St.
2. SIGNATURE: Anne Patey Print: Anne Patey 3/3/23
ADDRESS: 101 Barnard Ave WAT
3. SIGNATURE: Eli Calieri Print: Elizabeth Calieri 3/3/23
ADDRESS: 874 Quincy St. Watertown 02472
4. SIGNATURE: Robin Rapoport Print: Robin Rapoport 3/3/23
ADDRESS: 6 Franklin St. Watertown, MA 02472
5. SIGNATURE: Curtis Flory Print: CURTIS FLORY 3/3/23
ADDRESS: 107 Spring St 02472
6. SIGNATURE: Francis E. Finn Print: FRANCIS E. Finn 3/3/23
ADDRESS: 110 Fyfe Lane St. WAT. 02472-4022
7. SIGNATURE: Karin Kutrieb Print: Karin Kutrieb 3/3/23
ADDRESS: 3 Woodlough Rd. Watertown
8. SIGNATURE: Peter Hermansen Print: PETER HERMANSSEN 3/3/23
ADDRESS: 65 YORK AVE WATERTOWN
9. SIGNATURE: Jan Dwyer Print: Jan Dwyer 3/3/23
ADDRESS: 7 Maple Ter 02472
10. SIGNATURE: Roger Koehnlein Print: Roger Koehnlein
ADDRESS: 120 Mt Auburn St

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 1960s "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.

1. SIGNATURE: Jamie Provencher Print: Jamie Provencher
ADDRESS: 29 Hovey St. Watertown 3/1/23
2. SIGNATURE: Mecene Pierrelouis Print: MECENE-PIERRE-LEOIS
ADDRESS: 120 Mount Auburn St Watertown MA 02472-03-1-23.
3. SIGNATURE: E. Brosini Print: E Brosini BBGAS
ADDRESS: 100 Franklin St. Watertown, MA 02472 3/1/23
4. SIGNATURE: Cheryl Mung Print: Cheryl Mung
ADDRESS: 24 Highland Ave Watertown 3/2/23
5. SIGNATURE: Polina Print: _____
ADDRESS: 253 Highland Ave Watertown 3-1-23
6. SIGNATURE: Carl Paulson Print: Carl Paulson
ADDRESS: 75 Parkside 3-2-23
7. SIGNATURE: Bridget Kimmins Print: Bridget Kimmins
ADDRESS: _____
8. SIGNATURE: Mary C. Clonan Print: _____
ADDRESS: 20 Spring St. 3/2
9. SIGNATURE: Paula Fish Print: _____
ADDRESS: 9 Winter St. 3/2/23
10. SIGNATURE: Susan M. Fish Print: SUSAN M. FISH
ADDRESS: 46 Palfrey St, Watertown, MA

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 1960s "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.

1. SIGNATURE: Anita Pasletti Print: Anita Pasletti
ADDRESS: 73 Standish Rd 3/1/23
2. SIGNATURE: [Signature] Print: S. Rauhut
ADDRESS: 7 Bancroft St 3/1/23
3. SIGNATURE: Bethany H Adams Print: Bethany Carland-Adams
ADDRESS: 59 Lexington St, Watertown, MA 02472
4. SIGNATURE: [Signature] Print: Edmunds G. Villa
ADDRESS: 22+ Lexington St 3/1/23
5. SIGNATURE: Dana Kaplan Print: Dana Kaplan
ADDRESS: 65 Springfield St 3/1/23
6. SIGNATURE: [Signature] Print: Kathleen Finn 3/1/23
ADDRESS: 175 Falfrey #1
7. SIGNATURE: Rita Colella Print: RITA COLELLA
ADDRESS: 42 CRAWFORD ST 3/1/23
8. SIGNATURE: Judith Gallagher Print: Judith Gallagher
ADDRESS: 45 Townly Rd. 3/1/23
9. SIGNATURE: Michael J. Diddie Print: Subhash Diddie 3/01/23
ADDRESS: 19 Bancroft St 3/1/2023 133 WARREN ST, WATERTOWN MA
10. SIGNATURE: [Signature] Print: [Signature]
ADDRESS: _____

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 1960s "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.

1. SIGNATURE: Kate D. Blair Print: KATE D. BLAIR
ADDRESS: 270 Pleasant St # 227, Watertown, MA 02472 3/1/23
2. SIGNATURE: Carole Berney Print: Carole Berney 3/1/23
ADDRESS: 91 Standish Rd. Watertown MA 02458
3. SIGNATURE: Mary E. Flynn Print: Mary E. Flynn 3/1/23
ADDRESS: 66 Edward Rd Watertown, MA 02172
4. SIGNATURE: Panelo C. Simos Print: Panelo C. Simos 3/1/23
ADDRESS: 310 Warwick 02472
5. SIGNATURE: Sylvia Freeman Print: Sylvia Freeman 3/1/23
ADDRESS: 33 Philip Darin Rd
6. SIGNATURE: Michelle Chambers Print: Michelle Chambers
ADDRESS: 29 Locke St - 3/1/23
7. SIGNATURE: Donna Tremont 3/1/23 Print: Donna Tremont
ADDRESS: 39 Locke St Watertown 02472
8. SIGNATURE: M. Halpern Print: Marilyn Halpern 3/1/23
ADDRESS: 100 Summer St.
9. SIGNATURE: Noira Carroll Print: Noira Carroll 3/1/23
ADDRESS: 15 Adams St # 2
10. SIGNATURE: Janice Tura Print: Janice Tura
ADDRESS: 59 Summer St 3/1/23

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 1960s "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.

1. SIGNATURE: Vicki Rowland Print: Vicki Rowland 3/5/23
ADDRESS: 17 Berkeley St.
2. SIGNATURE: Archie Bradsky Print: Archie Bradsky 3/5/23
ADDRESS: 17 Berkeley St.
3. SIGNATURE: Kathleen Blanchette Print: Kathleen Blanchette 3/5/23
ADDRESS: 19 Berkeley St.
4. SIGNATURE: Elizabeth Johnson Glynne Print: Elizabeth Johnson Glynne 3/5/23
ADDRESS: 28 Wells Avenue Watertown
5. SIGNATURE: Linda Guter Print: Linda Guter 03/05/23
ADDRESS: 70 Olcott St.
6. SIGNATURE: Chris Keary Print: Chris Keary 3/5/23
ADDRESS: 46 Parker St
7. SIGNATURE: Jean Munk Print: Jean Munk 3/5/23
ADDRESS: 290 Pleasant St # 309
8. SIGNATURE: Sheldon Kaplan Print: Sheldon Kaplan 3/5/23
ADDRESS: 39 Forest St Watertown
9. SIGNATURE: Zach Teikin Print: Zach Teikin 3/5/23
ADDRESS: 35 Danvers St. Watertown
10. SIGNATURE: Sibylle DeCarlo Print: Sibylle DeCarlo 3/16/23
ADDRESS: 20 Riverside St # G-5

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 1960s "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.

1. SIGNATURE: Rodriguez - Della Print: Roxana Rodriguez-Velb
ADDRESS: 53 Olcott St. Watertown MA 3/6/23
2. SIGNATURE: Thomas Keitt Print: Thomas Keitt
ADDRESS: 50 Olcott St. Apt 1 3/6/23
3. SIGNATURE: Melissa Ponce Print: Melissa Ponce
ADDRESS: 49 Olcott St. Watertown, MA 3/6/23
4. SIGNATURE: Rodney Fernald Print: Rodney Fernald
ADDRESS: 123 Forest St, MA 02472 3/7/2023
5. SIGNATURE: Anne Civetta Print: Anne Civetta
ADDRESS: 23 French St, Watertown
6. SIGNATURE: Abigail Lasche Print: Abigail Lasche
ADDRESS: 435 Common St #403 Belmont MA
7. SIGNATURE: Kathy Felgran Print: Kathy Felgran
ADDRESS: 32 Whites Ave F8804
8. SIGNATURE: Judith Tan Print: Judith Tan
ADDRESS: 8 Fidd St 3/16/23
9. SIGNATURE: Ellen Kolton Print: Ellen Kolton
ADDRESS: 30 Center St. 3.16.23
10. SIGNATURE: MARTHA DEMERTIAN Print: MARTHA DEMERTIAN
ADDRESS: 1 Repton P. Watertown. 3/16/23

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 1960s "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.

1. SIGNATURE: Donna B. Doucette Print: Donna B. Doucette
ADDRESS: 17 Langdon Ave., Watertown 02412

2. SIGNATURE: Rebecca Doucette Print: Rebecca Doucette
ADDRESS: 17 Langdon Ave, Watertown

3. SIGNATURE: Kathryn A. Martin Print: Kathryn A. Martin 3/16/23
ADDRESS: 100 Summer St, #26, Watertown 02412

4. SIGNATURE: _____ Print: _____
ADDRESS: _____

5. SIGNATURE: _____ Print: _____
ADDRESS: _____

6. SIGNATURE: _____ Print: _____
ADDRESS: _____

7. SIGNATURE: _____ Print: _____
ADDRESS: _____

8. SIGNATURE: _____ Print: _____
ADDRESS: _____

9. SIGNATURE: _____ Print: _____
ADDRESS: _____

10. SIGNATURE: _____ Print: _____
ADDRESS: _____



Watertown City Council & Planning Board Joint Meeting

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

**CITY COUNCIL MEETING
THURSDAY, SEPTEMBER 21, 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 September 21, 2023 at 6:30 PM in the Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

1. ROLL CALL

Council President Sideris called to order a regular meeting of the City Council at 7:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors John M. Airasian, Caroline Bays, John G. Gannon, Nicole Gardner, Lisa J. Feltner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis, City Manager, Mark Reich, City Attorney, Brendan T. McCarthy, Council Clerk, Assistant Planning Director Gideon Schreiber, Planning Board Members Janet Buck, Abigail Hammett, and Jason D. Cohen (arrived at 6:33PM)

2. PRESENTATION

A. Overview of Final Draft Plan

City Manager Proakis remarked that it is not his first time that he has entered a position where the community was already in the process of creating a new Comprehensive Plan. He continued to say that the standing plan, though strong, needed update, and thanked all individuals for their hard work on the update. He also appreciated the fact that the Council and the Planning Board were able to arrange the joint meeting and that they were committed to the collaborative process.

Assistant City Manager Magoon stated that the previous plan was created in 2015, and that the current landscape of the community and world have changed significantly since that date. He continued to say that the Comprehensive Plan is a document that looks at a broad range of elements within the community and is aimed to set out future aspirational goals that the community can work towards. It is not a specific document such as zoning ordinances, for example. He stated that they have been working with Stantec as a consulting group, and introduced their representative.

Phil Schaeffing – Stantec – Presented the Comprehensive Plan – link to the plan is below.

<https://civicclerk.blob.core.windows.net/stream/WATERTOWNMA/0f239b30-bf35-4f17-ba22-865907c68161.pdf?sv=2022-11-02&st=2023-10-18T20%3A58%3A45Z&se=2024-10-18T21%3A03%3A45Z&sr=b&sp=r&sig=6gyuAAZn%2BwhmPxxYciKdN6jGFPHPRXORC7RpZXZjWJs%3D>

Phil Schaeffing stated that the plan began its process in the Spring of 2022, developed the plan's elements in late 2022, drafted the plan this past winter/spring, and hopes to move to implementing it now. He stated that hundreds of members of the community have participated in each meeting of the plan process that has encouraged a collaborative effort, and that the online presence have received thousands of unique digital visitors.

Phil Schaeffing continued to describe the plan as a living document; an umbrella document that pulls all the general policy threads together.

He stated that the shared vision of the plan is that Watertown is an inclusive and sustainable city and shared 8 goals set to achieve that status.

1. Be a Leader on municipal sustainability and managing climate change impacts.
2. Enhance the character and quality of life in Watertown's neighborhoods, squares, and along the corridors that connect them to help build community.
3. Cultivate a mix of diverse business that strengthens our community by providing jobs, services, and support for City infrastructure.
4. Promoted safe, efficient multimodal transportation options that provide access to homes, jobs, amenities, and services.
5. Facilitate a range of housing types and affordability.
6. Ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment and encourage active and passive use.
7. Support community wellness through inclusive programs and events, diverse arts and culture, enhanced natural and historic resources, and livelier public and private spaces.

8. Proactively maintain and improve infrastructure and services.

3. PUBLIC COMMENT

Russel Rico – Fayette Street – Characterized Watertown as a cut through town, but now is labeled a transportation hub by the state and required to build 1,700 residential units. He continued to say that Watertown has already built many units to appease that label in comparison to neighboring cities. He called against large developments that will further congest the city.

Marcy Murningham – Fayette Street – Complemented the Comprehensive Plan as it captures the spirit of change that is present in Watertown.

Libby Shaw – 73 Templeton Parkway – Stated that she was somewhat disappointed that a list of suggestions illustrating the importance of the tree canopy in Watertown was omitted from the plan.

Mark Pickering – Copeland Street – Remarked that he was appreciative with the work done at the Cuniff School which is where his daughter attends. He expressed frustration with the public transit in the city.

4. PLANNING BOARD AND CITY COUNCIL DELIBERATION

Councilor Palomba remarked that he was interested in the relationship of the Comprehensive Plan and the Watertown Square Project that is also in motion in terms of evaluating and reviewing the current zoning code. He continued to say that there are specific action items and timelines that can serve as the plan being accountable and not just aspirational.

Assistant City Manager Magoon stated that the Watertown Square Study will look specifically at the square and its improvements on a granular level, as opposed to the city overall. The Comprehensive Plan will also consider overall tradeoffs from actions and implementations of code and development.

Assistant Planning Director Schreiber remarked that the Square Study will have some crossover with goals of the Comprehensive Plan.

Councilor Palomba asked for confirmation and clarity on the section of the plan that states it will review and amend zoning codes in regard to height and size amongst other aspects.

Assistant City Manager Magoon confirmed that that will happen, but that he anticipates it to likely be separate or after the Square Study has been conducted.

Councilor Airasian asked for clarity on the section that states “considering residential guidelines for renovations and building” etc. remarked that issues, such as the recent Demolition Delay, were met with much push back from the residents.

Assistant City Manager Magoon admitted that residential design has been a hot topic which the community is generally divided on. He continued to say that it is important to not shy away from that issue, but to continue to strive for some sort of compromise.

Planning Board Member Jason Cohen believed that the timing of the Comprehensive Plan was fortuitous regarding the timing of the Watertown Square Study and the Zoning Ordinance Review. He believes that this document will serve as an important tool for incoming application and deliberations. He urged that the plan be at the forefront when looking to the future and development of the city.

Planning Board Member Janet Buck acknowledged that there will be inherent conflicts in the future with interpretation of the plan. She continued to mention that there will be forces beyond the city's control – citing Covid, change in property values, and the MBTA limits.

Councilor Bays voiced concern that the plan didn't include the City Council in several of its aspects, particularly with policies.

Planning Board Member Abigail Hammett asked for a change in the timelines of objectives from "mid-term" to "near-term" regarding small business support and housing affordability. She stressed that it is possible to be "too late" with certain goals. She stated that small businesses are underrepresented and can be lost in the shuffle, and she recognized the housing crises. She encouraged the revaluation of parking requirements. She concluded by saying that there should be a goal to increase civic engagement in the planning process.

Assistant City Manager Magoon clarified that he believed the omission of the City Council in parts of the document that Councilor Bays brought to question, was written with the intention to include additional departments of the city that would then bring issues forward to the Council. He continued to address Ms. Hammett's concern saying that those issues are ongoing, and that the city is committed to creating more staff and initiatives to address those issues.

5. PLANNING BOARD VOTE

Planning Board Member Abigail Hammett made a motion to approve the plan with three amendments; 1. Changing the timeline designation under Housing Affordability on page 62(E) from "mid-term" to "short-term"; 2. Changing the timeline designation under Small Business Support on page 44(3) from "mid-term" to "short-term"; 3. Adding City Council in items as discussed tonight.

Planning Board Member Janet Buck seconded the motion.

The motion passed unanimously in a Voice Vote.

6. CITY COUNCIL VOTE

Councilor Piccirilli moved to adopt the Comprehensive Plan as amended and Councilor Feltner seconded.

The Comprehensive Plan was adopted unanimously in a Voice Vote.

7. RECESS OR 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 7:37 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 October 24, 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

Watertown Comprehensive Plan

REVISED DRAFT



August 2023

Comprehensive Plan - City of Watertown, MA

Special thanks to Watertown's residents, business owners, and all who participated in the planning process and helped shape this plan.

Planning Advisory Committee Members

Andres Aepli *Resident - Transportation*

Bob Airasian *Watertown Business Coalition representative.*

John Airasian *Watertown City Council*

Jeff Brown *Watertown Planning Board*

Dan D'Amico *Resident*

Ines Gonzalez-Romero *Resident*

Maria Rose *Conservation Commission representative*

City Staff

George Proakis *City Manager*

Steve Magoon *Assistant City Manager; Director, Community Development and Planning*

Gideon Schreiber *Assistant Director of Planning*

Larry Field *Senior Planner/Housing*

Liz Helfer *Public Arts & Culture Planner*

Peter Centola *Recreation Director*

Laurel Schwab *Senior Environmental Planner*

Katie Swan *Environmental Planner*

This document was developed for the City of Watertown by a Consultant Team led by Stantec and supported by Streetsense and Horsley Witten Group.



Stantec

STREETSENSE



"Founded in Peace"

WATERTOWN
MASSACHUSETTS

Table of Contents

Introduction	5
Planning Process	10
Community Engagement	13
Watertown At A Glance	18
Planning Framework	22
Action Plan	25
1. Be a leader on municipal sustainability and managing climate change impacts.	28
2. Enhance the character and quality of life in Watertown's neighborhoods, squares, and along the corridors that connect them to help build community.	32
3. Cultivate a mix of diverse businesses that strengthens our community by providing jobs, services, and support for city infrastructure.	39
4. Provide safe, efficient multimodal transportation options that provide access to homes, jobs, amenities, and services.	48
5. Facilitate a range of housing types and affordability.	58
6. Ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use.	63
7. Support community wellness through inclusive programs and events, diverse arts and culture, enhanced natural and historic resources, and livelier public and private spaces.	68
8. Proactively maintain and improve infrastructure and services.	74
Future Land Use	78





Introduction

Introduction

Watertown is experiencing a period of growth and change that is projected to continue in coming years, and the growing population is increasingly diverse. By 2031, Watertown is expected to add more than 6,000 jobs, mostly in the research and development sectors. A positive impact of this economic development is that it will increase the non-residential tax base, contribute to improved streetscapes and infrastructure, support a local retail base, add foot traffic to our main streets, and provide more opportunities for residents to work in the city where they live. It will also create significant changes, increasing

the demand for housing of all types (including affordable housing), and influencing local transportation patterns.

Development since 2015 has continued a trend of repositioning former industrial or commercial properties into life science labs or mixed-use development. This new growth has changed the character of large parts of the Arsenal and Pleasant Street corridors in particular with some lower-scale single use and larger-scale mixed use. Future redevelopment projects for the aging commercial and industrial properties that remain will present new opportunities to address housing diversity, create publicly



accessible open spaces, influence transportation habits, and contribute to the commercial tax base.

As noted, Watertown has been successful in attracting innovative economic development projects, mostly in the life sciences sector. These projects and several large mixed-use developments have increased the local tax base which in turn has allowed for significant public investment in new schools and other public improvements. While life sciences is a strong growth sector in the Boston area, recent market pressures may slow how quickly space is occupied and create new opportunities for other types of tenants, including other regional industry clusters such as climate-tech businesses. At the same time, the COVID-19 pandemic significantly impacted local small businesses in the traditional commercial areas like Watertown and Coolidge Squares. The strength and vitality of these squares is important to the Watertown community, but a number of factors have limited the ability of some businesses to adapt to trends like increased online shopping, a changing customer base, or competition from new businesses. Physical constraints like limited space for outdoor dining or sidewalk displays, parking proximity, or building age/condition also affect business performance.

The transportation network continues its evolution to accommodate all users along more streets. Pedestrian and bicycle improvements including the Watertown-Cambridge Greenway, the Watertown Community Path, and “Complete Streets” projects encourage non-vehicular trips for short distances. There is significant bus ridership in Watertown despite the impacts of COVID-19 and corresponding service cuts, and the MBTA has recently released plans to expand transit service through the city

by 25 percent. Meanwhile, traffic congestion is a concern at peak times along major corridors and neighborhood streets used as cut-throughs, especially as new development projects open.

Privately-owned, publicly accessible open spaces have been integrated into many recent redevelopment projects like Elan Union Market and Arsenal Yards, adding to the variety and locations of these amenities. Along the Pleasant Street corridor, new connections to the Charles River through formerly industrial property expand public access to the Greenway. Still, there is demand for more open space and recreation options, especially passive recreation, due in part to changing needs of an increasingly diverse population and recreational trends. The Community Preservation Act (CPA), passed by Watertown voters in



2016, provides funding opportunities to help address some of these open space needs (as well as housing and historic preservation).

Watertown is committed to reducing contributions to climate change and to enhancing local resiliency to climate change impacts. Pursuing these goals will influence decisions about land use and urban design, transportation choices, open space and parks, and more. Recent steps include updating the zoning ordinance in 2018 to mandate “LEED Silver Certifiable” standards for new commercial, industrial, and mixed-use development ; becoming the first New England city to require solar panels for 90% of parking garages and 50% of roof coverage on buildings over 10,000 square feet or more than 10 housing units; requiring Transportation Demand Management; and

adding new requirements to the Stormwater Management ordinance that support green infrastructure and substantial infiltration of large storms to help reduce flooding. In January of 2023, Watertown became the first city in Massachusetts to adopt the Commonwealth’s new updated Specialized Stretch Energy Code, which will ensure more sustainable energy standards for new buildings.

These trends and recent changes illustrate both the opportunities to harness growth to shape the type of community Watertown wants to be and the challenges that should be addressed to mitigate negative impacts, whether in affordability, transportation, access to open space, climate change, or other areas. This comprehensive plan provides the vision and strategies to guide decision making.

Providing Policy Guidance for More Specific Plans

The comprehensive plan is designed to integrate with the many more specific topic-based plans that have been completed in Watertown in recent years (see “Recent Plans/ Reports” on this page). In order to be comprehensive, this plan document must also make higher-level policy recommendations that work to integrate the efforts of these important planning documents. Therefore, the goals and policies of the plan are aspirational but achievable strategies that are further informed by the many more specific recommendations of these other, more detail-oriented plans

Recent Plans/Reports

- Open Space and Recreation Plan (OSRP, 2023)
- Watertown Baseline Assessment (2022)
- Resilient Watertown Climate and Energy Plan (2022)
- Commercial Development/ Housing Nexus Study (2022)
- Capital Improvement Plan (CIP, 2023-2027)
- Bicycle and Pedestrian Plan (2021)
- Community Preservation Act (CPA) Five-Year Plan (2021)
- Housing Plan (2021)
- Municipal Vulnerability Preparedness Program (2020)
- Public Arts Master Plan (2020)
- Complete Streets Prioritization Plan (2018)

Charter Preamble

Watertown voters approved a new preamble to the City Charter in November 2021. This statement is the result of careful work by a charter committee and City Council over many months. It is a statement of community values and serves as a base for the goals and strategies in this comprehensive plan. It reads:

“We, the people of Watertown — mindful of generations who came before us and those yet to come as we seek a more perfect union — are committed to preserving the blessings of life, liberty, and the pursuit of happiness. In recognition of the historical truth that we live on land that is the traditional territory of the Pequotsette people, we hereby establish the following Ethic of Civic and Environmental Stewardship, supported by a group of Guiding Principles for this Home Rule Charter for our city.”

<https://ecode360.com/36825791>

These guiding principles find multiple expression in Watertown’s policy priorities, practices, and partnerships, in furtherance of the Charter’s purpose: to provide the residents of Watertown with a government that represents all who live, work, play, and create here, and affirms our right to live and grow in freedom, dignity, and tranquility. They also foster wise management of resources that guarantee the opportunity for all residents to reach their full potential while caring for one another and promoting the health, safety, and welfare of our community.

Ethic of Civic and
Environmental Stewardship:

Guiding Principles

- Safety & Tranquility
- Learning & Excellence
- Equity & Diversity
- Health & Well-Being
- Creativity & Innovation
- Accountability & Transparency

We believe that this stewardship ethic and related guiding principles uphold public trust in the competent and faithful execution of government duties, including loyalty and care. Taken together, they yield vibrant and welcoming neighborhoods, high quality and inclusive schools, transparent and accountable municipal operations — including performance excellence, responsiveness, and collaboration and thriving local businesses. Recognizing the impact of our decisions on future generations, and committing to practices that foster a sustainable environment in service to the common good, we, the people of Watertown hereby adopt the following Home Rule Charter for our city, all in accord with the Home Rule Amendment to the Constitution of the Commonwealth of Massachusetts.”



Planning Process

Planning Process

Why Plan Now?

In the years since the 2015 Comprehensive Plan was adopted, Watertown has experienced an accelerated pace of change. Our population is growing as more people recognize the high quality of life here. Life science companies are moving to Watertown in increasing numbers. Arsenal Yards has become a regional mixed-use destination. Then in early 2020, the COVID-19 pandemic hit our community and the nation. It caused unprecedented, transformative shocks that have slowly eased but not entirely disappeared. People and businesses are still grappling with the lingering impacts and trying to determine what the “new normal” will look like.

Through all of this, the City diligently worked on the recommendations of the 2015 plan and completed more than 75 percent of them. Major accomplishments include voter adoption of the Community Preservation Act (CPA), new requirements for rooftop solar and LEED-certifiable design for many new construction projects, improved design standards and guidelines, and

a Complete Streets policy among others. Mixed-use, commercial, and residential developments have added jobs and housing the city needs while helping fund infrastructure modernization and providing other public benefits. The City committed to having innovative and sustainable elementary schools and a new high school, with two new schools completed in 2022.

As a result, the City of Watertown launched this effort to update its comprehensive plan. This new action plan will guide decision-making by responding to emerging challenges and opportunities. It builds on past success while recognizing that there are still important priorities to address.

The City also updated its Open Space and Recreation Plan (OSRP) at the same time. The OSRP provides a detailed seven-year action plan to improve the parks, open spaces, and recreation amenities in Watertown. The public engagement process shared information and sought feedback on both of these plans.

How We Got Here

The planning process launched in early 2022 and consisted of four phases. In each phase, resident participation and input provided valuable insights which helped guide the direction of the plan.

Baseline Assessment

The planning process began with data analysis and planning research to better understand where we are today. Community members, city staff and consultants identified trends that will influence our future. They collectively worked to note opportunities and challenges as areas to focus our attention. We shared this information with the public and asked for their feedback about what is most important to them about their community. The Baseline Assessment report summarizes this research and initial round of public engagement. It was completed in July 2022 and shared on our project website. The Baseline Assessment provides the foundation upon which the comprehensive plan is built.

Vision and Goals

The vision and goals are guiding elements for the plan. The vision statement from the 2015 plan was used as a starting point and modified based on participant feedback from the visioning forum in May 2022 and the online survey. We asked residents what elements might be added or removed to represent their current vision of the future in Watertown. The city's recently adopted charter preamble also informed this discussion. A series of goals were developed once a draft vision was formed. The revised vision statement and draft goals for this plan were shared with the public at workshops in September.

Plan Development

Once the vision and goals were drafted, the work of developing strategies to achieve each goal began in earnest. Opportunities and challenges identified in the baseline assessment, as well as resident priorities from public engagement, informed many strategies. Others came from a variety of sources including ongoing City efforts, recently completed plans, and priorities from the 2015 plan that have not been fully addressed yet. Preliminary strategies were shared at the September workshops for public feedback.

Draft and Final Plan

Draft strategies were further refined with City staff during the fall. This included creating the action plan which assigns responsible City departments and a general timeline to each strategy. The initial draft plan was shared online and at a community open house for feedback in March 2023. A revised draft plan was submitted for consideration by the Planning Board and City Council in June. After public hearings to discuss the plan, it was adopted in _____.



Community Engagement

Community Engagement

Building a plan with broad support for implementation requires listening to residents, businesses and other stakeholders. Participants expressed a range of opinions on a variety of topics, yet general consensus emerged around many issues. These perspectives and ideas helped shape the vision, goals, and strategies of the plan.

Community outreach and engagement was a key part of the planning process. An important goal of the community engagement effort was to include individuals who are often under-represented in planning initiatives. The community engagement process provided a variety of ways for people to interact with the project team, share their thoughts, and respond to draft recommendations through the process. An interactive project website and hybrid in-person and online public meetings were cornerstones of the effort. The website and online meeting recordings allowed people to participate when and how it was convenient for them. Surveys and mapping activities invited comments online and in person. City staff also led one biking and three walking tours and attended public events like the Farmers Market, Arts Market, and Faire on the Square to meet people where they are and to raise awareness of the process.

Planning Advisory Committee

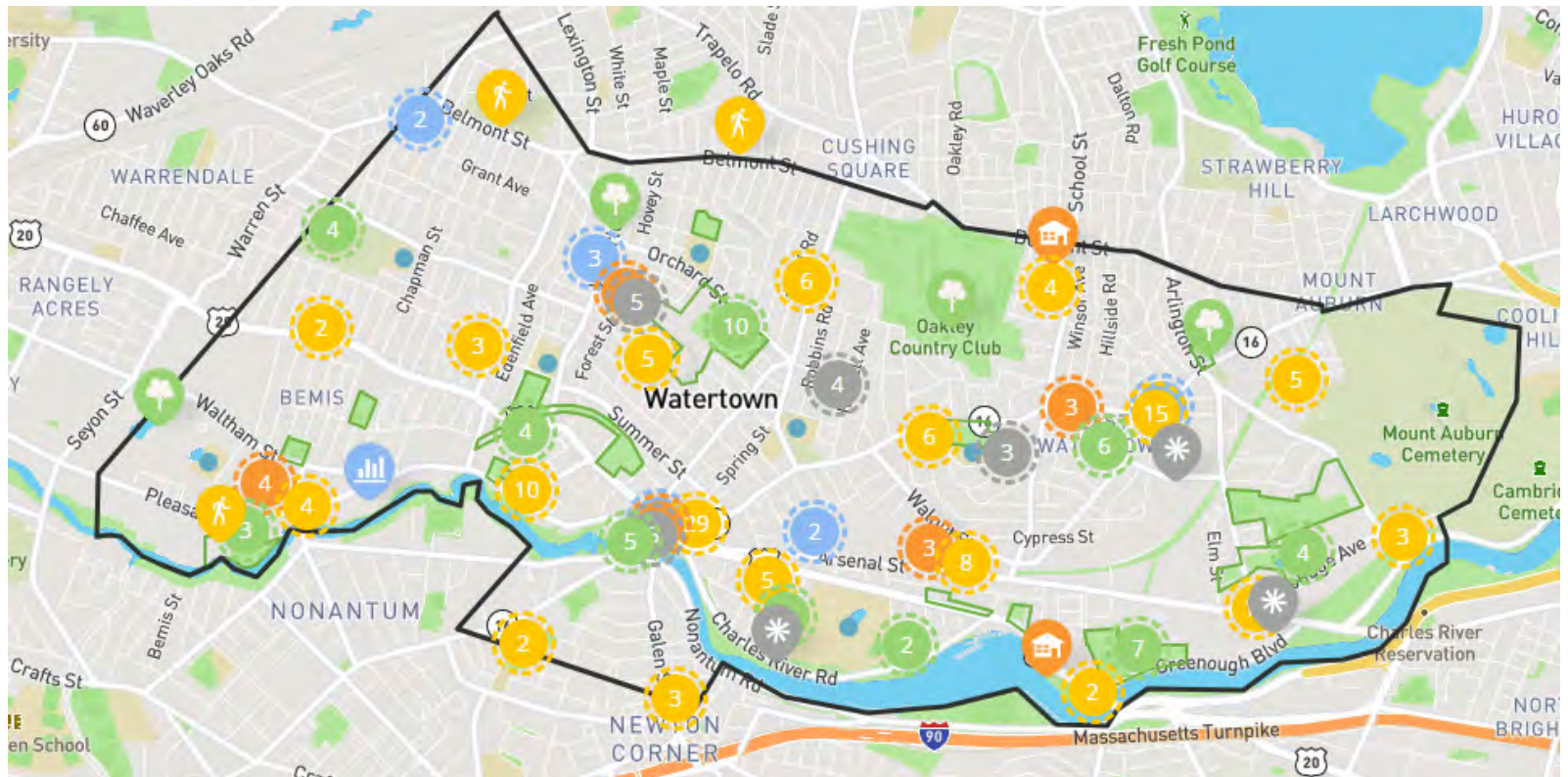
A seven-member Planning Advisory Committee (PAC) was formed to help guide the community engagement process and promote the planning process. It includes representatives from City Council, the Planning Board, Conservation Commission, and the Watertown Business Coalition, one resident with transportation expertise, and two residents from under-represented populations within the community. The City engaged in a public process to select the three resident members, looking for specific expertise and residents from under-represented populations (defined as including, but not limited to, minority, non-native English speaking community members, families with children, younger adults, and shift workers). Over the course of the planning process, PAC members met five times to discuss the community outreach and engagement efforts prior to major public events. They served as community liaisons and a resource for outreach ideas.

Project Website

An interactive project website was launched for the comprehensive plan process in March 2022 (www.watertown-ma.gov/comp-plan). It was the home for project updates, online engagement activities, upcoming event information, project documents, and a sign-up for e-newsletter updates. From its launch through late March 2023, more than 4,800 unique users visited the site at least once, and many more than once. In total, the website has seen more than 14,000 visits. There have been 588 unique stakeholders engaging in activities like the interactive map and surveys.

Online Surveys and Mapping

Three surveys, an interactive map, and a virtual workshop were available on the project website over the course of the planning process. The first survey was published after the visioning forum, the second focused on open space and recreation needs, and the third followed the draft plan open house. The interactive map was used early in the process to help identify opportunities and needs primarily in four topic areas: land use, transportation, open space and recreation, and economic development. The virtual workshop was the online complement to the pair of September workshops about draft goals and strategies.



Public Events

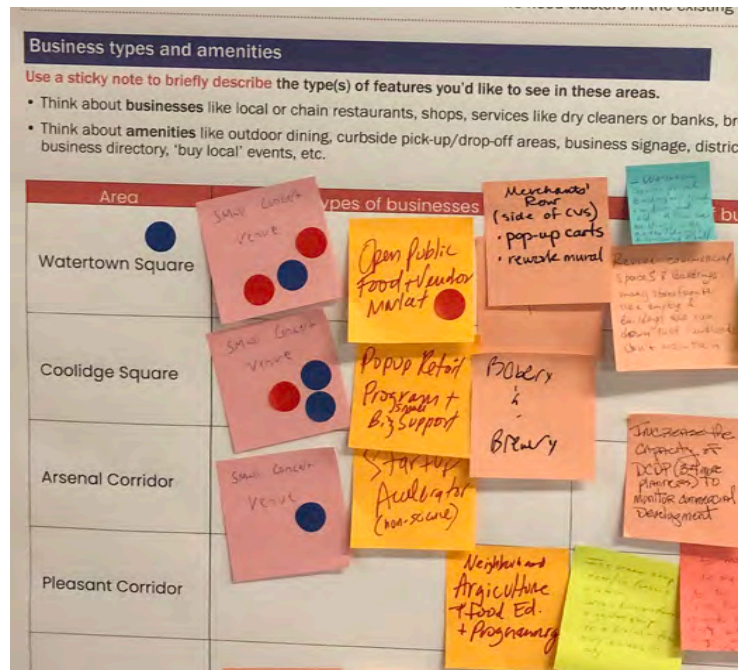
Four interactive public meetings were held during the planning process. The planning process and public meetings were promoted via social media, emails shared with community groups, flyers posted in local businesses and apartment buildings, and individual outreach by PAC members. City staff and members of the planning team were interviewed on WCATV to talk about the purpose of the plan and the importance of participating. All meetings were offered both in-person and online via Zoom so people could participate as they felt comfortable and were able. Small group discussions, topic stations, surveys and dot sticker voting were some of the tools used to collect feedback from participants.



- **Visioning Forum:** The first public event was held May 19, 2022 at the newly-opened Hosmer School. Participants talked in small groups about their vision for the future of Watertown. They noted opportunities and challenges on a map of the city and identified shared group priorities.
- **Workshops:** Two public events were held September 20 and 29, 2022. These identical workshops asked for feedback on the draft goals and strategies. Participants visited five topic stations to review draft material and respond to specific questions. This feedback informed the development of the plan strategies.
- **Open House:** A draft plan open house was held March 9, 2023. Participants learned about key recommendations in the draft comprehensive plan and visited stations to provide feedback on specific elements. This feedback was used to refine the plan prior to submitting it for formal consideration by the Planning Board and City Council.



Community Engagement



Interactive community workshops and a walk/bike tour series invited residents to talk with one another about important planning themes and provided multiple ways to provide feedback to the planning team.

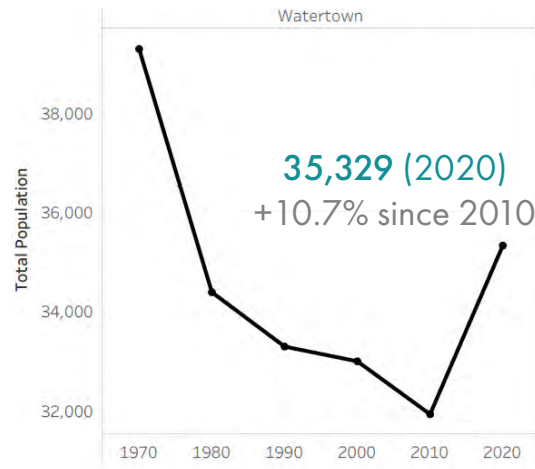


Photo Credit: City of Watertown

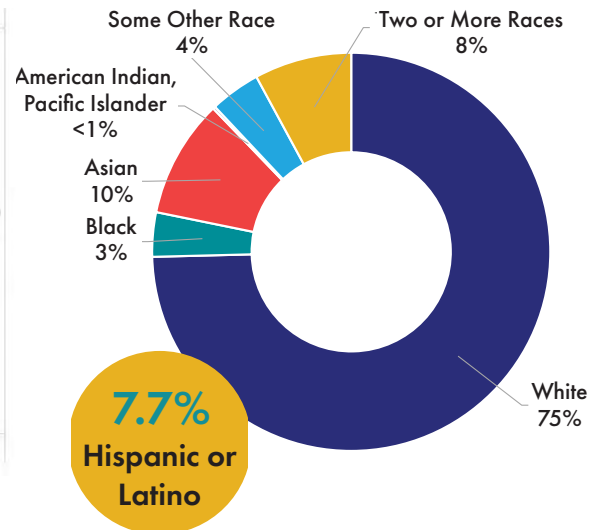


Watertown At A Glance

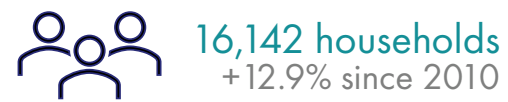
Population Trend, 1970-2020



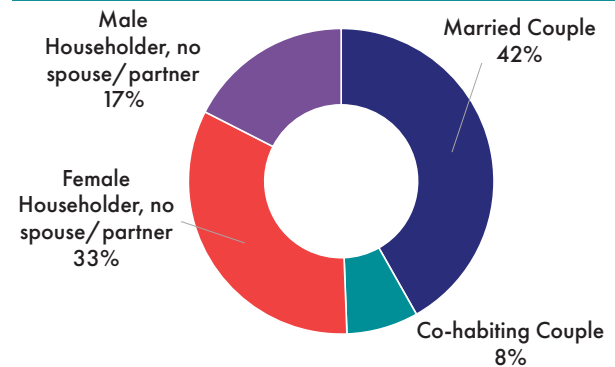
Population Demographics, 2020



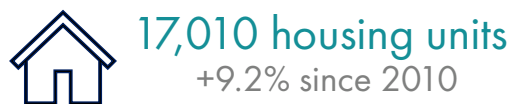
Total Households, 2020



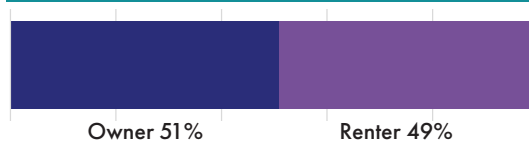
Households by Type, 2020



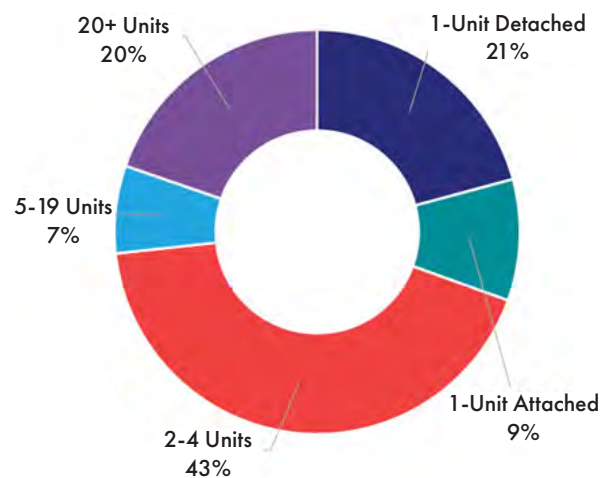
Housing Supply, 2020



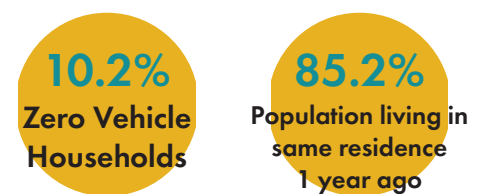
Housing Tenure, 2020



Housing Units in Structure, 2020



Other Housing Characteristics



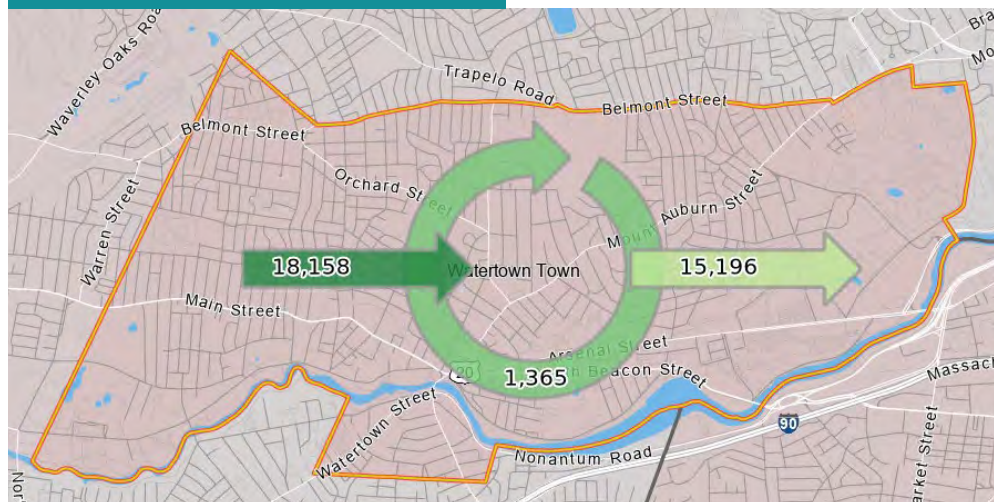
Cost-Burdened Households, 2020

A household which spends more than 30% of their gross income on housing, be it rent or mortgage payments.

43% of Renters | 26% of Owners

Sources: 2020 Census and 2016-2020 ACS 5-Year Estimates

Commuter Inflow/Outflow



Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Educational Attainment

	Watertown	Boston	Waltham	Cambridge	Belmont	Newton	Metro region	MA
Educational Attainment for the Population 25 Years and Over								
High school or less	28.3%	44.1%	40.4%	18.9%	19.2%	17.6%	44.2%	47.8%
Associate's degree	5.7%	4.6%	7.1%	2.0%	4.3%	3.7%	7.1%	7.7%
Bachelor's degree	31.3%	27.8%	28.2%	29.5%	26.5%	29.4%	26.6%	24.5%
Master's degree or above	34.7%	23.5%	24.3%	49.6%	50.0%	49.3%	22.1%	20.0%
Master's degree	24.5%	15.1%	18.8%	28.0%	28.2%	26.7%	15.4%	14.0%

Median Household Income

	Watertown	Boston	Waltham	Cambridge	Belmont	Newton	Metro region	MA
Median Household Income in the Past 12 Months (In 2020 Inflation-adjusted Dollars)								
Median household income	\$ 100,434	\$ 76,298	\$ 95,851	\$ 107,490	\$ 140,500	\$ 154,398	\$ 94,468	\$ 84,385

Percentage of Population in Labor Force, 2020

	Watertown	Boston	Waltham	Cambridge	Belmont	Newton	Metro region	MA
In labor force:	73.9%	69.8%	69.3%	69.5%	68.2%	65.2%	69.3%	67.2%

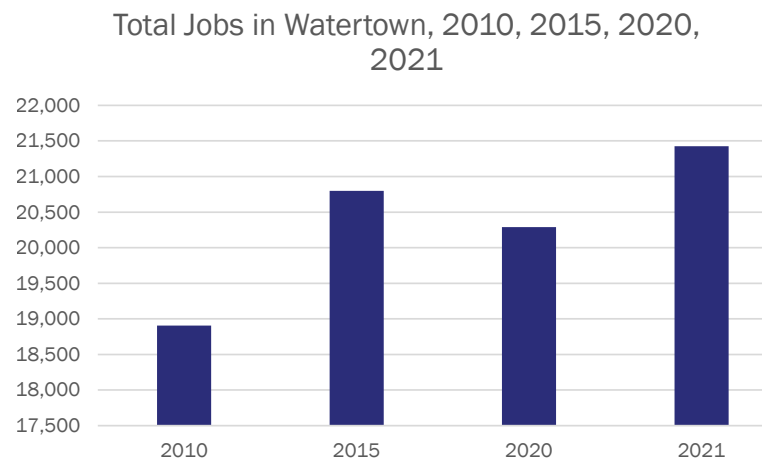
Source: 2016-2020 ACS 5-Year Estimates

Businesses in Watertown

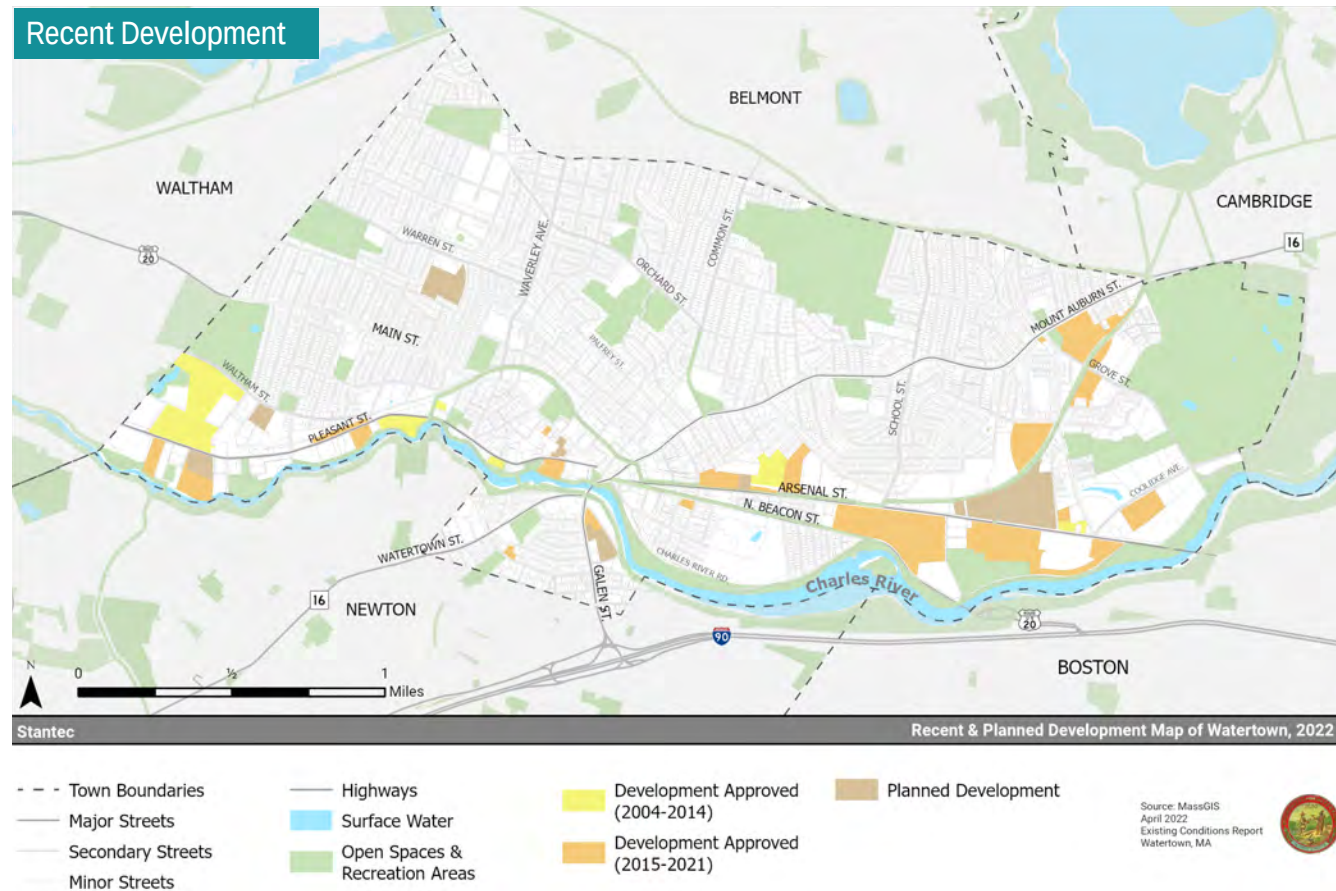
The growing local employment base is undergoing a shift in job composition. Between 2019 and 2022:

- Watertown lost two of its largest employers (Tufts Associated Health Plans and Edassist/Bright Horizons). A third, athenahealth, announced they will be moving in 2023.
- Watertown gained new office/lab employers such as tenants at the LINX facility on Nichols Avenue, SQZ Biotechnologies at Arsenal Yards, and Arranta Bio on Pleasant Street

Total Jobs in Watertown



Source: MA Dept of Economic Research, ES-202 Reports



Development in Watertown is almost exclusively the redevelopment of aging single-use industrial and commercial sites into new mixed-use, life science, and/or multifamily housing buildings.

- 2004-2014: 1,172 housing units and 122,500 sq ft of commercial in eight major projects approved
- 2015-2021: 839 housing units and ~2.9 million sq ft of commercial in twenty major projects approved

Source: City of Watertown

Community Preservation Act

Watertown residents approved the Community Preservation Act (CPA) in 2016 to support open space, recreation, historic preservation, and community housing needs. CPA funds can be used to acquire, create, and preserve assets in these categories, and to rehabilitate open space, natural resources, or community housing if acquired or created through CPA. They typically cannot be used for operations, maintenance, or programming.

The CPA is a new funding source since the 2015 comprehensive plan to help implement the strategies. The CPA surcharge is presently generating \$2,000,000+ annually for the community's CPA fund which has a balance of \$15.7 million in 2023. A minimum of 10% of Watertown's annual CPA revenue must be spent or allocated to each of the three categories: open space and recreation, historic preservation, and community housing.



Planning Framework

Planning Framework

The comprehensive plan will guide our city to 2030 and beyond. It will inform decision-making and provide a basis to track progress over time. It is also a living document that will be revisited periodically as strategies are completed or conditions change. The plan framework is structured around an overall vision which is supported by goals and implemented by specific strategies. The framework builds on the Baseline Assessment document which serves as the data foundation for this plan.

Vision and Goals

The Vision Statement succinctly summarizes key features of Watertown's desired future. It is a broad, overarching guiding statement for the comprehensive plan. The process to create this vision statement began with the vision statement from the 2015 comprehensive plan. Small group exercises at the visioning forum and online survey questions gave residents the opportunity to review that statement and offer their ideas for potential changes. Inclusiveness, sustainability, and fostering connections among people were frequently mentioned additions, as well as a greater focus on the city's traditional commercial districts. The vision statement was revised based on this feedback to provide updated guidance for the comprehensive plan.

The goals are aspirational statements which support our vision. The eight goals provide a structure to organize strategies that is generally aligned with topics like housing, transportation, and economic development. These goals are informed by previous plans, especially

the 2015 comprehensive plan, as well as priorities expressed in community input.

Action Plan

Each of the goals is supported by a series of strategies which form the action plan to achieve our goals and realize our shared vision. These strategies are based on planning analysis and community input. Many strategies support one or more additional goals, demonstrating the interdisciplinary and cross-cutting nature of many actions. Implementing one strategy may help us reach multiple goals but may also create new action items that need to be addressed. Each strategy is given a specific City department and a general timeline based on priorities, funding, and relative need to allow for other action items to be achieved. Many of the goals and actions are based on current data and expected outcomes, so progress will be tracked over time to make adjustments as needed in the coming years.

Future Land Use

The Future Land Use Vision and Map show how the vision, goals, and strategies apply to areas of the city. They provide a diagrammatic expression of the key land use issues and changes that emerge from the strategies. The Future Land Use Map is not a zoning map but should guide future zoning considerations to help implement the plan. It can be found in the "Future Land Use" section at the end of this plan.

Our Vision

Watertown is an inclusive and sustainable city that has vibrant neighborhoods, a mix of new development and rejuvenated traditional commercial districts, and that embraces the Charles River. Watertown continues to foster and strengthen community, anchored by a built environment with diverse institutions, high quality schools, celebrated arts and cultural amenities, and recreational facilities that each foster connections important to the community.

Our Goals

1. Be a leader on municipal sustainability and managing climate change impacts.
2. Enhance the character and quality of life in Watertown's neighborhoods, squares, and along the corridors that connect them to help build community.
3. Cultivate a mix of diverse businesses that strengthens our community by providing jobs, services, and support for City infrastructure.
4. Provide safe, efficient multimodal transportation options that provide access to homes, jobs, amenities, and services.
5. Facilitate a range of housing types and affordability.
6. Ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use.
7. Support community wellness through inclusive programs and events, diverse arts and culture, enhanced natural and historic resources, and livelier public and private spaces.
8. Proactively maintain and improve infrastructure and services.



Action Plan

Each of the eight goals is described in more detail in the following section. A summary of baseline conditions, issues, and opportunities precedes a table of strategies that support each goal. These strategies form the action plan to implement the comprehensive plan.

Organization

RELATED GOAL(S) – Identifies any other goals that are also supported by the strategy

LEAD(S) – Identifies the lead entity (or entities) responsible for carrying out the policy or strategy, typically a City department

PARTNER(S) – Identifies any other City departments, boards, commissions, or other entities that assist the lead entity in carrying out the strategy

WHEN – Identifies the general timeframe to begin implementation. Timelines may shift based on funding availability, staff capacity, or other factors.

- “Ongoing” are regular, sustained efforts that should continue over the life of the plan.
- “Near-term” denotes 1-3 years
- “Mid-term” denotes 4-6 years
- “Long-term” denotes more than 7 years

Blue boxes provide additional information about a general topic or specific strategy.

Acronyms for “Lead(s)” and “Partner(s)”

AHT - Affordable Housing Trust

Bike-Ped – Watertown Bicycle and Pedestrian Committee

CC – Watertown City Council

COA - Council on Aging

COD - Commission on Disability

ConComm - Watertown Conservation Commission

CPC – Watertown Community Preservation Committee

CRRC - Charles River Regional Chamber

DCDP – Watertown Department of Community
Development and Planning

DCR - Massachusetts Department of Conservation and
Recreation

DPB – Watertown Department of Public Buildings

DPW – Watertown Department of Public Works

Fire – Watertown Fire Department

HC - Watertown Historical Commission

HDC - Watertown Historical District Commission

Health - Watertown Health Department

HSW - The Historical Society of Watertown

LWW - Live Well Watertown

PACC - Watertown Public Arts and Culture Committee

PB – Watertown Planning Board

Police – Watertown Police Department

Rec – Watertown Recreation Department

Senior Center - Watertown Senior Center

WBC - Watertown Business Coalition

WE3C – Watertown Environment and Energy Efficiency
Committee

WFPL - Watertown Free Public Library

WTMA - Watertown Transportation Management
Association

WPS - Watertown Public Schools

ZBA - Watertown Zoning Board of Appeals

1. Be a leader on municipal sustainability and managing climate change impacts.

The need to be more sustainable and resilient and to mitigate climate change impacts is a pressing issue to maintain quality of life for Watertown's residents and businesses. The physical, economic, and social impacts of climate change grow with each passing year. Taking bold steps now will pay dividends long into the future. That is why the City adopted the *Resilient Watertown Climate and Energy Plan* in August 2022 after a year-long community engagement process. The strategies listed under this comprehensive plan goal are meant to reflect the general intent of Resilient Watertown.

Watertown is already a regional leader in proactively addressing sustainability, resiliency, and climate change



Photo Credit: City of Watertown

issues. It was designated as a Green Community in 2010, one of the first 50+ communities in Massachusetts to receive that designation. In 2020 Watertown achieved Municipal Vulnerability Preparedness (MVP) Community certification as well. The City adopted an ordinance in 2015 requiring LEED-certifiable (Leadership in Energy and Environmental Design) construction and expanded it in 2018 mandating “LEED Silver Certifiable” standards for new development in commercial, industrial, and mixed-use districts that requires site plan review. It is the first New England city to require solar panels for 90% of the area of parking garages and 50% of roof coverage on new or redeveloped buildings over 10,000 square feet or more than 10 housing units. When it came time to replace the aging Hosmer and Cuniff school buildings, Watertown designed and built two of the first Net Zero Energy school buildings in the Commonwealth which are designed to produce more energy in a year than they consume. Watertown also adopted the state’s Specialized Stretch Energy Code in 2023.

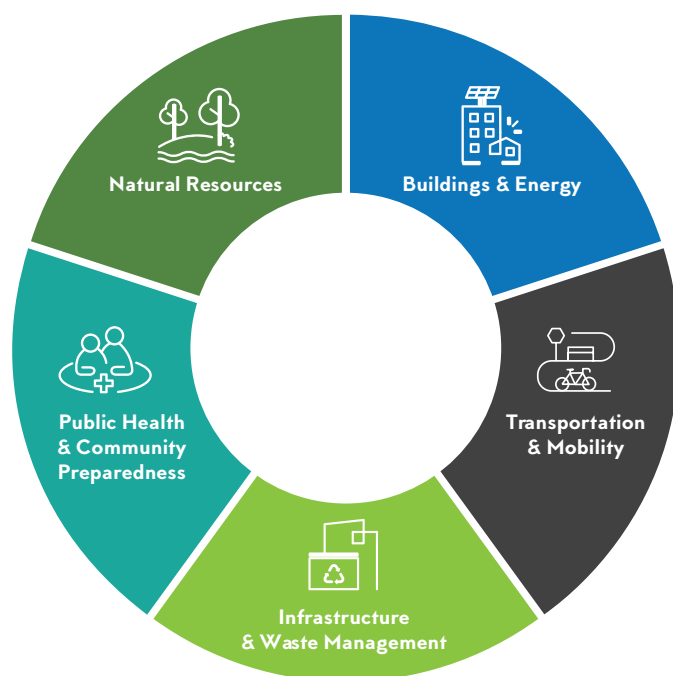
While a series of strategies are described in this section, sustainability and resiliency principles are integrated throughout the comprehensive plan goals and strategies. For example, sustainability is an important aspect of our open spaces and transportation choices. Resilient infrastructure is key to recovering quickly from events and managing investment wisely. And resiliency is more than just an environmental consideration – social resiliency built on interpersonal relationships contributes

to community wellness. A resilient economy has the flexibility to adapt to changes like COVID-19 or evolving consumer preferences. These principles are an important lens to view decisions across all elements of the comprehensive plan.

Baseline Conditions

Watertown is committed to taking action on climate change while preserving and strengthening our unique neighborhoods, natural resources, and diverse communities. The strategies in this goal support the general intent of the more detailed actions in the *Resilient Watertown Climate and Energy Plan*. That plan organizes goals and actions under five elements: buildings and energy, transportation and mobility, infrastructure and waste management, public health and community preparedness, and natural resources.

The Resilient Watertown plan's five elements



waste management, natural resources, and public health and community preparedness.

A Greenhouse Gas (GHG) inventory was conducted for the Climate and Energy Plan. It estimates that about 55% of Watertown's emissions come from building energy use, primarily the use of natural gas for heating and hot water. Transportation makes up the second largest share at about 40%, mostly from the use of gasoline in vehicles.

Issues and Opportunities

A two-pronged approach is needed to reduce GHG emissions: by reducing building energy use and vehicle miles traveled, and by increasing the use of renewable energy sources and non-vehicular travel options. Strategies that support housing near jobs and amenities like shopping and parks can reduce the need to drive. Strategies that expand the multi-use trail network and improve bicycle and pedestrian comfort levels on streets can encourage people to leave their car behind for more of the 41 percent of trips that started and ended in Watertown (latest available data from Fall 2019).

Climate hazards including storm intensity, flooding, drought, and heat waves are most likely to increase in Watertown in the future. These can lead to more frequent and longer power outages; blocked roadways due to floodwater or downed trees and power lines; water scarcity that can impact the city's tree canopy, landscapes, and water supply; and heat stress, especially for households without air conditioning, seniors, and people with underlying health issues. However, Watertown can mitigate the impact of these shocks by taking actions now to build physical and social resilience.

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
1. Be a leader on municipal sustainability and managing climate change impacts.					
A	Implement the <i>Resilient Watertown Climate and Energy Plan</i> . Regularly revisit and update plan as needed in response to changing conditions.	-	DCDP	DPW CC	Ongoing
<i>Buildings and Energy</i>					
B	Promote energy- and water-efficient new building construction that models sustainability practices and applies lessons learned from high-performance buildings like the net zero energy schools.	Infrastructure/ Services	DCDP	DPW	Ongoing
C	Implement deep energy- and water-efficient retrofit strategies in existing public buildings as extensive renovations and/or equipment upgrades are required.	-	DCDP/DPW/ DPB	WE3C WFPL Senior Center	Ongoing
D	Encourage energy- and water-efficient retrofit strategies in existing private buildings by educating owners about incentives and benefits.	-	DCDP	WE3C	Ongoing
<i>Transportation and Mobility</i>					
E	Expand the network of non-vehicular transportation options like bicycle and pedestrian routes to reduce transportation-related greenhouse gas emissions.	Multimodal Transportation	DPW/DCDP	Bike-Ped	Near-Term
F	Ensure that new development is designed to prioritize walking and biking.	Character/QoL Multimodal Transportation	DCDP	Bike-Ped	Near-Term
G	Develop an electric vehicle (EV) roadmap to guide future investment, including electrifying the City fleet over time, and promote equitable distribution and access to charging stations.	Multimodal Transportation	DCDP	WE3C DPW	Ongoing
<i>Natural Resources</i>					
H	Ensure equitable distribution of climate mitigation and adaptation investments like tree canopy and green stormwater infrastructure to prioritize environmental justice neighborhoods (those with higher proportions of low-income and minority residents).	Community Wellness Parks/Open Space	DCDP/DPW	DPB	Ongoing
I	Encourage regenerative landscape design in public and private projects to plant appropriate species, provide pollinator habitat and edible landscapes where feasible, and minimize need for watering and fertilizing.	Parks/Open Space	DPW/ DPB/ DCDP	Property Owners	Near-Term

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Infrastructure and Waste Management</i>					
J	Implement resilient design strategies in new and upgraded infrastructure projects.	Parks/Open Space Infrastructure/ Services	DPW	DCDP	Near-Term
K	Increase residential and commercial waste reduction programs such as composting.	-	DPW	DCDP DPB WPS	Mid-Term
<i>Community Preparedness</i>					
L	Promote climate literacy among all residents by improving communications about City climate change threats and sustainability policies.	-	DCDP	DPW WE3C WFPL Senior Center	Ongoing
M	Ensure equitable access to climate-related health risks and preparedness resources through community connectivity and resilience hubs.	Wellness	DCDP	Health	Ongoing

Resilient Watertown goals:

- Achieve synergies across multiple Plan Element goals and enable implementation of all strategies and actions
- **By 2050, 100% of electricity is sourced from renewables**
- **By 2050, Watertown's buildings are efficient, resilient, and carbon neutral**
- **By 2050, non-vehicular transportation options are accessible, affordable, and connected throughout Watertown, and personal vehicular travel miles are reduced by 50%**
- **By 2050, 100% of all vehicles in Watertown are electric**
- **By 2050, Watertown's natural assets and green space are enhanced, equitably distributed, and delivering full ecosystem benefits**
- **By 2050, Watertown has achieved net zero waste community status**
- **By 2050, Watertown's infrastructure is well-maintained and resilient to the impacts of climate change**
- **By 2030, Watertown is a model for community resilience to climate change**

2. Enhance the character and quality of life in Watertown's neighborhoods, squares, and along the corridors that connect them to help build community.

Watertown is a densely populated, compact city where over 35,000 people live and more than 22,000 people work in just over four square miles. As a result, the character of the built environment and the quality of life it supports is especially important. Residents, workers, and visitors from nearby communities appreciate the variety of places to enjoy. Neighborhoods with a mix of housing types and nearby parks appeal to a range of residents. Watertown and Coolidge Squares as well as smaller neighborhood retail areas host restaurants, services, and shops that residents and workers value. Bustling street corridors like Arsenal, Pleasant, Mt Auburn, Main, and others have attracted new businesses



and jobs, and serve as important connections for the community.

As businesses change hands or close, our residents move, and more people live and work here, change is inevitable. A priority of this comprehensive plan is to better use this change to generate broadly shared benefits. Watertown already requires large redevelopments to provide amenities like publicly accessible open space and bicycle/pedestrian infrastructure, but residents expressed interest in seeing a greater variety of benefits.

Baseline Conditions

Residential uses make up about half of the land use in Watertown, a mix of types that includes primarily one-to three-unit housing in neighborhoods, higher-density apartment and condominium complexes, and a variety of mixed-use districts. Almost one-quarter of land use is mixed-use, commercial, or industrial. Watertown has a legacy of industrial sites whose use has declined over time, making them ripe for redevelopment. Many of these sites, as well as aging or underused commercial sites, have been transformed into new employment uses, mixed-use, housing, and open space.

From 2015 to 2021, there were 20 major projects approved with a total of 839 housing units and almost 2.9 million square feet of new commercial space (lab, office, retail). One well-known example is Arsenal

Yards, a lively mixed-use and entertainment area that transformed an underused site into a local and regional destination. In recent years, development has shifted from mainly residential to include more commercial and mixed-use redevelopments. Demand for life science space in particular has significantly increased the amount of commercial development, including the conversion of outdated office buildings into life science space. Housing continues to be in high demand as well, but competition for limited sites makes providing enough of it at a range of price points an ongoing challenge.

The Commonwealth of Massachusetts adopted new multifamily zoning requirements for MBTA communities in early 2021 as part of an economic development bill. To comply, Watertown must identify at least one zone of sufficient size near transit where multifamily housing is allowed by-right. Local planning for this will provide an opportunity to identify appropriate locations where residents will be close to bus transit and other amenities to encourage non-vehicular travel and reduce transportation costs. Watertown Square is the obvious location to explore further due to the convergence of multiple bus routes and history as the city's business center.

Issues and Opportunities

Watertown Square was clearly identified by participants as a priority to improve as a treasured community gathering place. It is challenged by the busy roadways that pass through it but can leverage this visibility to benefit businesses. Storefront and building conditions in many locations are in need of investment and repair, but improvements will create the next generation of space for new businesses and residents. Its proximity to the Charles River is largely under-appreciated today and can become an important connection. As Watertown's primary crossroads and downtown, Watertown Square is the neighborhood that belongs to our entire City and serves as a defining feature for the community. Despite many excellent attributes, the square needs additional planning to address streetscapes, multi-modal circulation, and small business success. Land use regulation in the square has also been a primary issue of discussion. The MBTA Communities zoning requirement provides impetus to undertake a planning study of the square that addresses housing but also takes a holistic approach to the many elements that make a successful and vibrant place.

Coolidge Square is a thriving and regionally popular Watertown neighborhood retail center known for its diverse retail and services, including ethnic and specialty food stores and restaurants, banking, small shops, and other services. It is generally more stable and successful than Watertown Square, but it does face some challenges. These include a lack of signage, issues with parking location and wayfinding, and insufficient public gathering spaces.

Redevelopment in Watertown is an ongoing process as underused formerly industrial or commercial properties are transformed into new uses. Old sites, many with environmental issues from their industrial past, are seeing reinvestment to create space for new jobs, housing, and retail. This process creates other opportunities, such as opening up better public access to the Charles River through formerly closed off industrial properties. It also can change travel patterns or the character of streets, as empty sites see new workers and residents coming daily or shorter industrial or retail buildings are replaced with taller buildings. The City already has zoning requirements in place to manage this change but there are opportunities to consider what the most important types of amenities and mitigation are provided as community preferences and the economy continue to change.

Neighborhood quality of life is influenced by many things including the maintenance of existing housing, character of renovated or new housing, traffic patterns, and proximity to amenities like parks or restaurants. Residential neighborhood change is typically slower and more incremental than in the city's commercial and industrial areas. Zoning and code enforcement are the two primary tools the City uses to regulate neighborhoods. Considerations for building height, setbacks, design character, and other factors should guide substantial renovations and new construction.



	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
2. Enhance the character and quality of life in Watertown's neighborhoods, squares, and along the corridors that connect them to help build community.					
<i>Watertown Square</i>					
A	Develop a neighborhood plan for Watertown Square that comprehensively addresses streetscapes (including placemaking, public art, public spaces, street design); multi-modal circulation (including walking and bicycling facilities, traffic and parking strategies); land use regulation (including housing opportunities and historic preservation); and small business success. 1. Evaluate zoning to comply with requirements of the "MBTA Communities" legislation (Section 3A of MGL c. 40A) by allowing multi-family housing by-right near transit. 2. Study redevelopment opportunities for City-owned properties. 3. Study transportation in Watertown Square to identify achievable strategies to prioritize safety for all users and improve pedestrian and bicycle conditions while managing traffic congestion. 4. Explore options for reinforcing Watertown Square as a destination, building on anchors like the Watertown Free Public Library and City Hall. Look at options for additional anchor(s) that could include restaurants, music/entertainment, institutional, educational, or other cultural uses. 5. Study infrastructure and utility improvements needed to support Watertown Square.	Diverse Businesses Community Wellness	DCDP	PB CC DPW	Near-Term
B	Encourage more housing in and near Watertown Square to increase the residential population within a short walk of local businesses.	Housing	DCDP	CC PB	Near-Term

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Public Realm Improvement in Squares and Corridors</i>					
C	Support existing squares and growing commercial areas with public improvements that enhance a distinct sense of place and attract customers: 1. Build new gathering spaces and provide seating, shade trees, lighting (including building, ornamental, and solar). 2. Install public art and provide programming. 3. Add new streetscape elements including banners and signage. Any new public improvements must include a plan for maintenance. The City will seek to have private developers and landowners participate in maintenance of public infrastructure where appropriate.	Diverse Businesses Parks/Open Spaces	DPW/ DCDP	Bike-Ped Property & Business Owners	Mid-Term
D	Improve convenient walking and biking access and connectivity between the squares, major corridors, and neighborhoods for residents and workers. 1. Install clear wayfinding linking Coolidge Square and Arsenal Street via the Watertown-Cambridge Greenway. 2. Install clear wayfinding linking Pleasant Street to Watertown Square via the Charles River Greenway and the Watertown Community Path. 3. Install clear wayfinding and completion of the Watertown Community Path to connect east and west greenways through and to Watertown Square. 4. Identify strategic points along multi-use trails for small-scale business activity ("trail-oriented development") to reduce the need for short auto trips. 5. Install bike share stations near employment and retail clusters, working with the bike share vendor and private developers to implement the best strategy for funding installation and maintenance of additional stations.	Diverse Businesses Multimodal Transportation Community Wellness	DPW/ DCDP	Bike-Ped	Ongoing

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
E	Continue implementing Parking Management Plan recommendations in Watertown and Coolidge Squares to support customer and business needs (public parking awareness, signage and wayfinding, on-street parking pricing/availability, etc.).	Diverse Businesses Multimodal Transportation	DCDP	DPW Traffic Commission	Ongoing
<i>Managing Redevelopment</i>					
F	Ensure large scale development and redevelopment projects provide shared benefits that support the needs of residents and workers and that improve the community. 1. Review and update design guidelines and standards for commercial buildings, including R&D and labs. 2. Continue to require on-site amenities as part of new development, such as publicly accessible open spaces, transportation improvements, new connections to the Charles River, and sustainable design features. 3. Continue to require off-site measures that mitigate development impact and provide community benefits. 4. Encourage other community benefits such as providing/reserving lower-rent space for local businesses and creative economy users, providing public art, and/or including live-work units.	Diverse Businesses Parks/Open Space	DCDP	PB ZBA	Near-Term
G	Improve predictability and transparency for community and for developers in analyzing project impacts (including stormwater, sewer, and transportation) and setting mitigation criteria for large projects.	Infrastructure/ Services	DCDP/DPW	City Manager	Near-Term

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Neighborhoods</i>					
H	Conduct a zoning assessment that looks at building heights, buffers, setbacks, and parking. 1. Review setback and building height transitions in areas between industrial/commercial, mixed-use, and residential neighborhoods. 2. Review maximum building coverage, floor area ratio, and impervious area requirements 3. Align zoning with existing uses, especially for pre-existing retail and commercial uses in residential zones. 4. Consider residential design guidance for renovations, additions, and infill development, including revisiting the draft residential design guide.	Diverse Businesses Multimodal Transportation	DCDP	PB CC	Mid-Term
I	Promote quality of life in residential neighborhoods through small-scale interventions such as: 1. Continue incorporating traffic-calming techniques as part of complete streets implementation to improve pedestrian and bicycle safety, especially on cut-through streets. 2. Preserve and expand tree canopy in residential neighborhoods, particularly those with less tree coverage.	Sustainability Parks/Open Space Community Wellness Multimodal Transportation	DCDP/DPW	Bike-Ped Police Fire	Near-term

Fifteen-Minute Neighborhoods

Urban planners have championed the concept of a 15-minute neighborhood where most daily needs such as work, shopping, education, medical, and recreation can be reached by a 15-minute walk or bike trip. Watertown aspires to use its streets and paths to make that true for residents in every neighborhood. The 15-minute neighborhood is a unifying theme for tying together our squares, corridors, and neighborhoods and promotes the climate and community wellness goals elsewhere in this plan.

<https://www.cnu.org/publicsquare/2021/02/08/defining-15-minute-city>

3. Cultivate a mix of diverse businesses that strengthens our community by providing jobs, services, and support for city infrastructure.

Our local economy was significantly impacted by the COVID-19 pandemic and is continuing to change. Most retail and dining businesses shut down or transitioned to take-out or delivery only for a period of time. For those that survived and slowly reopened, features like outdoor dining and online shopping became more important elements of their business. Other storefronts remain empty due to limited demand, staffing shortages, outdated physical space, or poor location and visibility. Offices and many workplaces also emptied out for a significant period. These employees adjusted to remote work and many are eager to keep the greater flexibility of working from home at least a few days per week. This

new reality affects both the neighborhoods in which they live and the areas in which they work, shifting the customer base for businesses that cater to workers.

Maintaining and enhancing Watertown's high quality of life plays an important role in building a community that is attractive to employers and employees. Good local jobs at a range of skill and salary levels, a mix of business types and sizes, and training programs that equip residents with in-demand knowledge and skills are key elements of a healthy and sustainable business environment.

A priority of this comprehensive plan is to better support existing commercial districts like Watertown and Coolidge Squares. These places are not only economically important but also key aspects of the city's identity and character. Their success and growth has been a theme among community input throughout the planning process.

Baseline Conditions

Watertown's employment base has shifted significantly over the past few years, losing three of its largest employers while gaining a variety of new life science employers. It will continue to grow and evolve, and is projected to gain more than 6,200 new jobs over the next ten years, again mostly in life science businesses. This is driven in part by strong regional fundamentals,



including access to a robust labor pool and skilled talent, proximity to research institutions, and continued growth in e-commerce, biotechnology, artificial intelligence, and healthcare.

The Boston/Cambridge area is one of the strongest life sciences/lab markets in the country. Watertown has established itself as a growing sub-market in recent years, due in large part to its proximity to Kendall Square and I-90, the availability of redevelopment opportunities, and an average lease rate that is slightly lower than Kendall or Boston. However, the significant pipeline of planned or approved projects in the region has increased supply and, at least temporarily, played a role in softening demand. Difficulty finding enough skilled workers means some companies may not be able to grow as fast as they want, also reducing absorption of new space.

The retail market is undergoing a period of significant transition driven by changing consumer preferences and lifestyles, new technology, and lingering COVID-19 impacts. Several nationwide trends indicate the increasing move away from traditional brick-and-mortar retail in commercial districts to a wider set of uses that complement retail and that create unique in-person experiences that cannot be replicated digitally. Experiential retail and unique local businesses, food, and artisans are likely to drive growth. While online shopping can expand a retailer's audience and drive sales, it does so without significantly contributing to the life and vitality of commercial areas.

Retail in Watertown ranges from regional attractions like Arsenal Yards, Target, and Home Depot to small businesses that enliven and diversify the squares. New supportable retail, derived from estimates of annual retail

sales lost to other communities and reasonable capture rates of that spending, is estimated at only 80,000 square feet. Over 60 percent of that figure (50,100 sq ft) is in food services and drinking places or food and beverage stores, uses that are well suited for the local commercial districts. The relatively small amount of new supportable retail overall suggests strengthening existing retail areas rather than greatly expanding where retail is located. It also suggests the importance of marketing and the need for retailers to improve and/or update offerings.

The character and physical condition of commercial areas plays an important role in the customer experience. Visually appealing, well-maintained, and comfortable streetscapes together with inviting storefronts and clear signage impact the vitality of a commercial district. Amenities like public gathering spaces and outdoor dining offer experiences that support community and cannot be replicated online. Three key components are critical to the success of commercial districts:

- **Public Realm:** Sidewalks, street trees and lighting, benches, gathering spaces, roadbed and crosswalks, district wayfinding and signage
- **Private Realm:** Storefronts and awnings, building facades, outdoor displays and dining, business signage, and building lighting
- **Accessibility:** Available travel mode(s) to districts, parking, pedestrian and bicycle connectivity

Issues and Opportunities

Solid fundamentals are important to weather economic ups and downs. In 2023, the economy is continuing to adapt to changes wrought by the COVID-19 pandemic

while responding to rising interest rates and inflation. Life science companies are reconsidering the amount of space they need, providing more opportunities for mid-size companies to grow but potentially slowing the absorption of new space. Ongoing changes in the retail industry are impacting local businesses that form the foundation of commercial areas.

The City can play a bigger role in helping small businesses navigate these challenges. The City can implement public realm and pedestrian/biking/ADA improvements to better support Watertown and Coolidge Squares and other commercial areas. The City can take a lead in improving accessibility options for customers, housing options within walking distance of shops, and new gathering spaces in which to meet neighbors and friends and spend time. This will support the local economy as well as the vitality of the squares. The City must also review zoning, permitting, licensing and parking requirements to ensure that our small businesses survive and hopefully thrive in this challenging environment.

As Watertown's new life science/R&D buildings are leasing up, it is a good time to work with the new employers. It is in the City's best interest for these companies to flourish—and become connected to our community. At the same time, the City should consider how to attract other 21st century industries that may require different job and building types.

It is also important to recognize how economic development aligns with all our other goals. Increasingly, employers follow the pool of skilled workers and workers look for great places to live, work and play. Workers, like residents, increasingly look for ways to travel without a car. Meanwhile, the increase in remote work potentially means more residents are here during the day and making short trips within the city. These trends present an opportunity: when residents and workers are able to easily walk and bike to Watertown's squares and corridors that means more customers are drawn to our small businesses.



	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
3. Cultivate a mix of diverse businesses that strengthens our community by providing jobs, services, and support for City infrastructure.					
<i>Leadership for Economic Development Initiatives</i>					
A	Create a new staff position (e.g., economic development senior planner) to lead initiatives that support small business and attract/retain a mix of businesses. Responsibilities should include: 1. Focus on maintaining a thriving small business community serving residents and other customers. 2. Provide a single point-of-contact for businesses, including assistance with permitting and maintaining up-to-date business resource information online 3. Focus on diversifying Watertown's innovation economy, by industry cluster and company size.	Character/QoL Infrastructure/ Services	DCDP/ City Manager	CC	Near-Term
<i>Innovation Industries</i>					
B	Support the existing lab and life science cluster in Watertown so that it is successful and more connected to the community. 1. Promote a distinct Watertown identity for the cluster. 2. Provide amenities that both help companies attract and retain workers and that benefit residents. E.g., public gathering places that also help companies and employees collaborate and exchange ideas. 3. Encourage diversity in lab space sizes so that companies can start and grow in Watertown. 4. Support partnerships between Watertown Public Schools and local companies to provide apprenticeships, high school and middle school mentorship, and other opportunities for industry exposure. 5. Continue to monitor and reassess safety requirements for life science buildings as needed (e.g., existing requirement that new labs do not exceed biosafety level 2 and are reviewed by fire and other inspectors with lab specialization).	Character/QoL Community Wellness	DCDP	Lab and life science companies WPS Health Fire	Ongoing

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
C	Continue to diversify our economic base beyond the robust life science cluster by supporting and attracting other industry clusters, particularly those that require varying job and building types. 1. Develop a new study to update the 2011 <i>Strategic Framework for Economic Development</i> , which identified four target clusters (life sciences, information and media, design, and advanced manufacturing). 2. Build on industries already in Watertown and/or areas of regional growth (such as climate-tech, management and technical consulting services, medical devices, advanced manufacturing, digital health and information technology-related industries).	-	DCDP	PB CC	Mid-term
D	Support expansion of the jobs pipeline by connecting new employers to workforce development organizations and local schools. Promote local/ regional skills training programs to encourage residents to develop the skills needed in well-paying, in-demand fields.	Community Wellness	DCDP	Community groups and non-profits WPS	Near-term

3B. Industry-Community Connections

CoLAB is a partnership between Watertown Public Schools and numerous life science companies. Over the last two years, CoLAB has grown from tentative conversations to a non-profit dedicated to helping Watertown students understand what is involved in life science careers through career presentations, site visits, mentoring, summer internships, and job shadowing experiences. To date, CoLAB has focused exclusively on fostering connections with Watertown High School. This may expand to other WPS sites in the future. In the last two years there have been 102 career presentations; 7 field trips to companies; 4 mentoring partnerships; 2 summer internships; and 2 job shadowing experiences.

3C. Economic Diversification

About 15 years ago, Watertown started an economic development review to think about how best to attract new businesses that would bring needed tax revenue and help clean up its aging and vacant industrial parcels. That plan targeted four potential industry clusters (including life sciences) and positioned Watertown for the present economic boom. Now is the time for a new study on the city's commercial future.

While market forces largely drive locational decisions, the City can influence the calculus.

<https://tinyurl.com/5n6thcte>

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Small Business Support (including woman-, minority-, and immigrant-owned)</i>					
E	Develop a toolkit of policies, programs, and funding opportunities to support small business owners. 1. Provide assistance for facade or interior store improvements – storefront design best practices, technical design assistance, matching grants, low-interest loans, etc. 2. Review licensing and regulation of small businesses to simplify and expedite these while ensuring health/safety/welfare of customers. 3. Provide technical assistance for business planning and navigating permitting/licensing or other needs. 4. Develop incentives for affordable commercial space set-asides in new development. 5. Build mentorship opportunities from other business owners.	Character/QoL Community Wellness	DCDP	WBC CRRC City Clerk Health	Mid-term
F	Update parking requirements to align with actual use, allow for local business growth, and support public space activation. 1. Eliminate parking requirements for seasonal outdoor dining. 2. Identify circumstances to reduce or eliminate parking requirements in support of business development, such as adaptive reuse of existing storefronts undergoing a change of use, or for community priorities like restaurants and cultural destinations. 3. Reduce minimum parking requirements in zoning to align with industry best practices and growth in local patronage.	Character/QoL Multimodal Transportation	DCDP	Bike-Ped PB CC DPW	Mid-Term

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
G	Improve the diversity of neighborhood-serving options within the business districts by reducing or eliminating hurdles to market entry for small businesses. 1. Expand the list of allowable and “as-of-right” uses in zoning to include neighborhood-oriented commercial uses and specific types of ‘light industry’ as an accessory to retail uses that are increasingly neighborhood-serving, including breweries and specialty food manufacturing (e.g., coffee roastery, small-batch ice cream). 2. Revisit the definition of “fast food establishments” to ensure that higher quality quick service food concepts and catering that appeal to residents are allowed.	Character/QoL	DCDP	PB CC ZBA	Mid-Term
H	Revisit first floor retail and commercial requirements outside of our core commercial areas where sustaining first floor retail is not likely feasible. 1. Consider reducing or eliminating first floor requirements where physical conditions are not conducive to business success (side streets) or if there is insufficient demand. 2. Consider allowing alternative active ground floor uses (e.g., live-work, maker space, art gallery) and/or ground floor residential with design standards.	Character/QoL	DCDP	PB CC ZBA	Mid-Term
I	Encourage property owners to address vacant storefronts using strategies such as temporary pop-up vendors and, art displays. 1. Consider, along with the tool box for small business owners in strategy 3E, ways to help property owners make their vacant storefronts more attractive to new tenants, (e.g., by upgrading interior space through technical assistance, low-interest loans, or matching grants).	Character/QoL	DCDP	WBC CRRC PACC	Near-Term

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Marketing Watertown Businesses</i>					
J	Develop branding and marketing campaigns over time to promote Coolidge Square, Watertown Square and other neighborhood business districts and raise their local and regional profile. Each district should have a marketing strategy that fits its identity. Develop the necessary organizational capacity and funding to support this initiative.	Character/QoL Community Wellness	DCDP	PACC Watertown Businesses WBC CRRC	Mid-term (Coolidge Square) Long-term (Watertown Square and others)
K	Define gateways at major entry points to Watertown and to key commercial areas such as the Squares, Arsenal Street, and Pleasant Street, using wayfinding, banners, landscape or streetscape elements, lighting, or other design elements.	Character/QoL	DCDP	DPW	Near-Term
L	Support improvements to business signage city-wide by developing and promoting updated illustrative design guidelines and by revisiting allowable sign types (e.g., sidewalk A-frames).	-	DCDP	PB CC	Near-Term
M	Help property and business owners build organizational capacity and improve stewardship of commercial districts. Explore the formation of commercial district organizations.	Infrastructure/ Services	DCDP	WBC CRRC Watertown Businesses	Mid-Term (Coolidge Square) Long-Term (Watertown Square and others)

3M. Commercial District Stewardship

Examples include Business Improvement Districts (BIDs), Cultural Districts, Parking Districts, or merchant organizations where property owners and business owners can lead self-directed efforts, including but not limited to marketing and branding of their district, aesthetic improvements, and maintenance of outdoor spaces.

Figure 1: **Potential Gateways**



Better identifying gateways to Watertown will enhance its identity, support local businesses, and beautify key corridors.

4. Provide safe, efficient multimodal transportation options that provide access to homes, jobs, amenities, and services.

Streets make up a significant portion of public space in any city so how they are designed and used directly impacts community character. The City maintains most local streets while balancing the needs of all users, including drivers, pedestrians, bicyclists, people with disabilities, transit, freight, and deliveries. Streets designed to efficiently move people by all modes, including but not exclusively drivers in cars, provide more mobility options for everyone. Street improvements in commercial areas can foster economic development and create places where people want to spend time instead of simply passing through. Slowing local traffic on neighborhood streets can improve safety and quality of life for residents.



Photo Credit: City of Watertown

The City of Watertown encourages active transportation like walking, biking, and micro-mobility to help reduce traffic congestion from short local trips and to improve both air quality and public health. It supports transit including MBTA bus service and private shuttles to connect more residents and workers to destinations without using a single-occupancy vehicle. It also recognizes that many people still need to drive on a regular basis. Providing more and better multimodal transportation options encourages more non-single occupancy vehicle trips to help meet climate and sustainability goals.

Baseline Conditions

Two regional roadways travel through the city: U.S. Route 20 from west to east (Main Street and North Beacon Street) and MA Route 16 from northeast to southwest (Mt Auburn Street). These roadways provide local access to Interstate 90 and Interstate 95. The majority of streets in Watertown are smaller, more residential streets, and there is no road that provides continuous north-south access which leads to circuitous routing for drivers. Pre-pandemic, just over half of all trips were taken by private automobile and another nine percent as a passenger in an automobile. While Watertown's population has increased by 7 percent from 2000 to 2020, vehicle registrations are down nearly 20 percent in that time. Local traffic count data since 2016 shows an overall decrease in vehicle

traffic beginning before the pandemic and dropping further during the first year of it.

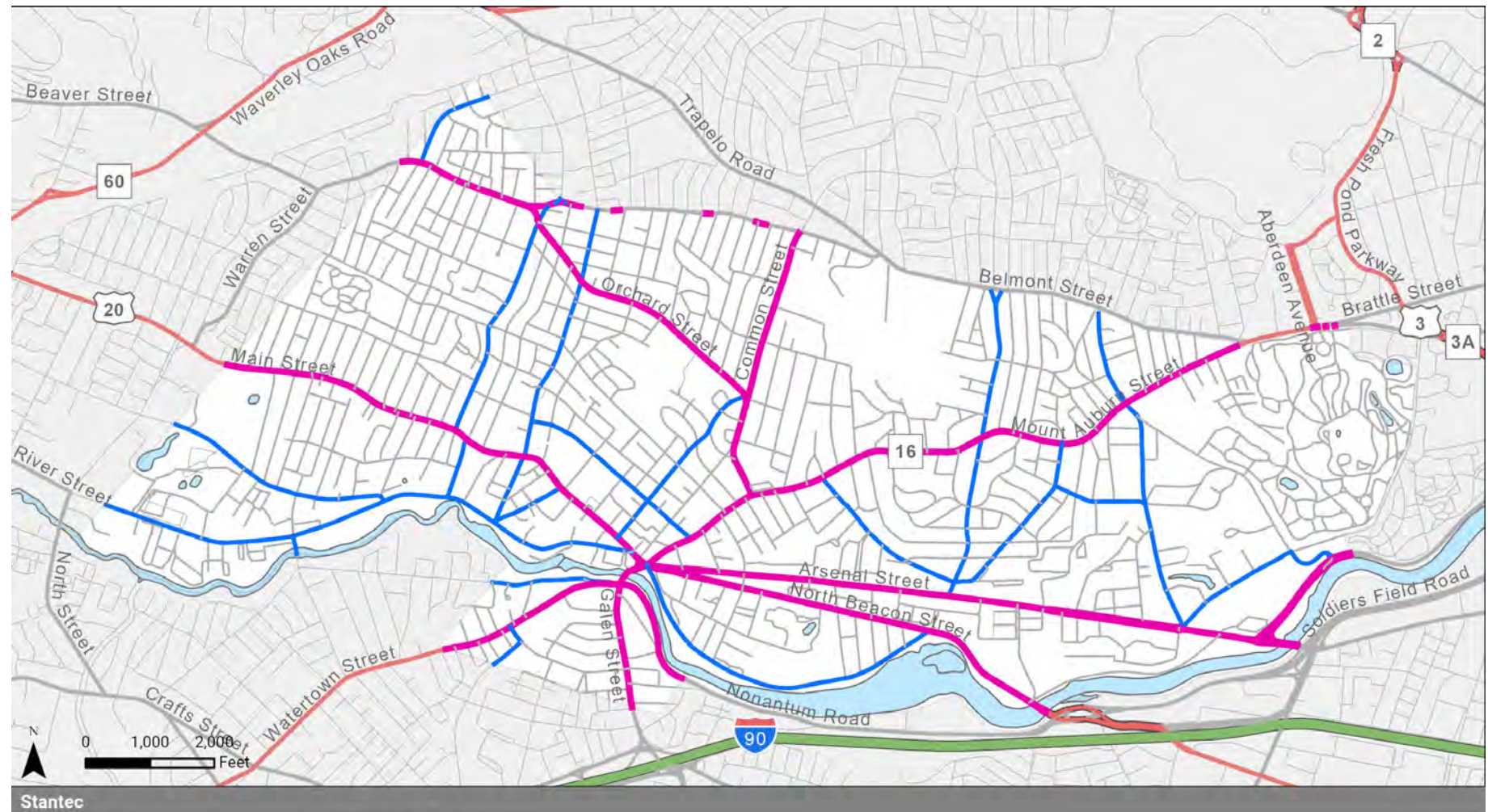
Facilities for people walking and rolling are generally available throughout Watertown, including sidewalks, crosswalks, pedestrian signal heads, curb ramps, and detectable warning panels. Pre-pandemic in 2019, about 22 percent of all trips in Watertown were taken by walking. Several key intersections in the city have relatively long crossing distances, including in Watertown Square and Coolidge Square, which can deter people from walking as they may not feel safe and/or experience significant delay in getting across the street. This is often due to large turning radii at corners, complicated intersections with more than four streets, and multiple lanes of traffic, including parking lanes, and represents a hierarchy at intersections that prioritizes vehicle movement.

Watertown has a growing network of shared-use, off-street paths including high-quality facilities such as DCR's Watertown-Cambridge Greenway, the Paul Dudley White shared use paths along the Charles River, and the City's Watertown Community Path. On-street facilities are more limited and there are significant gaps in the network where a bicyclist would need to ride in mixed vehicle traffic, something that decreases user comfort for most riders and discourages use. Watertown also has seven bike share stations which are part of the regional bike share network including Boston, Cambridge, Somerville, Newton, Arlington, and other communities. These stations, mostly in the southern and eastern parts of the city, supported 12,000 rides in 2021.

Transit service is provided by the MBTA and the Watertown Transportation Management Association (WTMA). The MBTA currently provides nine fixed bus routes that pass through Watertown, with eight of the nine passing through either Watertown Square or Watertown Yard on the southern side of the Charles River. Three routes connect east-west, ultimately bringing travelers to the MBTA's Red Line at either Harvard or Central Squares. Ridership patterns show that Watertown Square is by far the busiest stop for bus riders in the city while Coolidge Square is also relatively busy. The 71 (Mt. Auburn St) and 73 (Belmont St) bus routes are designated "key" high-frequency bus routes and met their reliability targets in Spring 2022, the only two routes in Watertown to do so. The 57 (Watertown Square) and 70 (Main St/Arsenal St) are also designated high-frequency bus routes but fell short of their reliability targets. Other routes including the 504 Express also did not meet their reliability targets which make them less reliable for riders. In addition, several MBTA commuter rail stations are in adjacent communities, including Waverley, Waltham, Newtonville, and Boston Landing. The Watertown TMA provides shuttles to complement MBTA services, with connections to Harvard and Watertown Square. There are currently two shuttle routes serving Arsenal and Pleasant Streets which are open to employees and residents of participating apartment communities. In addition, the City provides the Watertown Senior Shuttle to support older residents.

The City recently completed several plans that address how people move around the city. The *Bicycle and Pedestrian Master Plan* (2021) and the *Complete Streets Prioritization Plan* (2018) recommend actions citywide. The *Parking Management Plan* (2019) focuses on

Figure 2: **Roadway Functional Class**



Roadway Functional Class

- Arterials
- Collectors
- Local Roadways

Source: MassGIS
April 2022
Existing Conditions Report
Watertown, MA

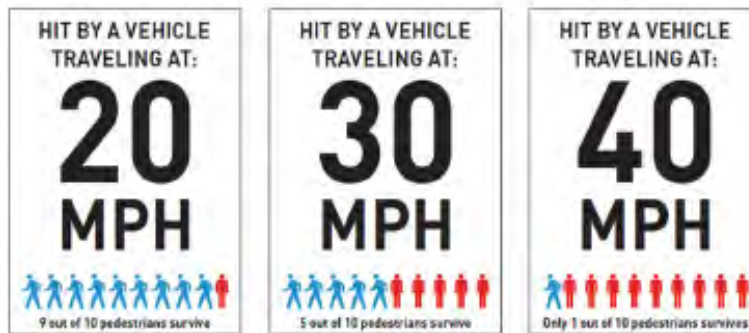


Watertown and Coolidge Squares to recommend parking improvements that better support customers, businesses, and the physical environment.

Issues and Opportunities

Each investment in street improvements should be grounded in clear policies developed by the City that consider the needs of pedestrians, bicyclists, and transit riders, as well as drivers. Transportation decisions that ensure the safety and comfort of all users will encourage more non-vehicular local trips, provide mobility options to residents and employees who do not drive or have access to a vehicle, and reduce emissions. Tracking metrics will help staff and residents understand the performance and impacts of changes on all road users.

Watertown Square is a challenging intersection that impacts local businesses and placemaking. Main Street/N Beacon Street (US Route 20), Mt Auburn Street/Galen Street (MA Route 16), Charles River Road, and Arsenal



Pedestrian fatalities increase dramatically at higher vehicle speeds.
Image Source: Seattle Department of Transportation

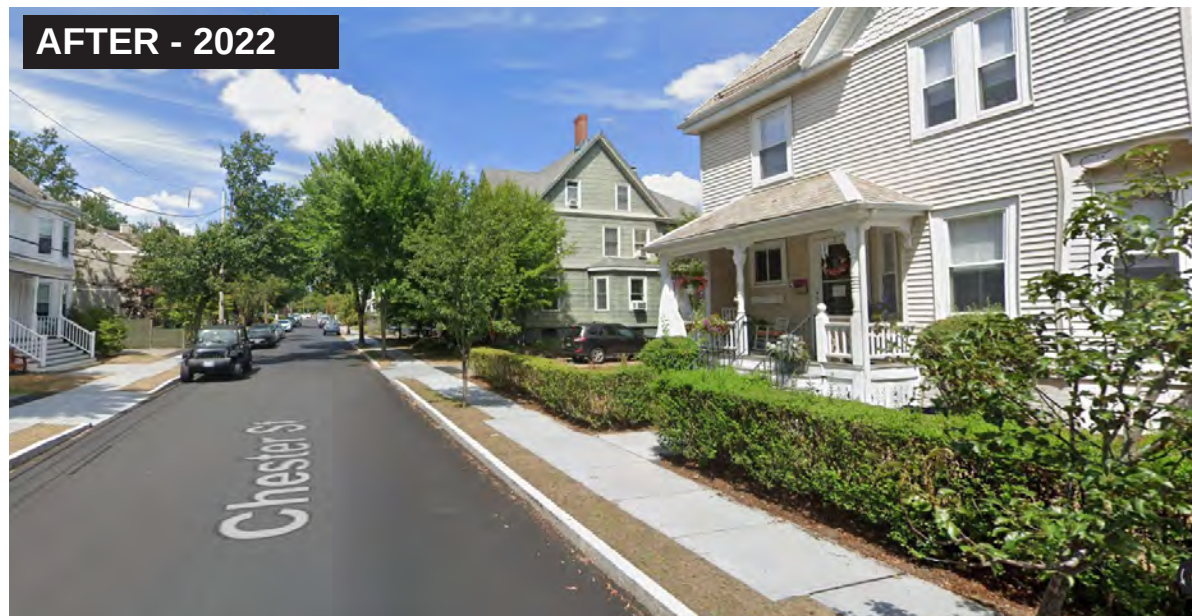
Street all intersect in Watertown Square. This creates a complex, busy intersection in the traditional core of the city and has contributed to this area being a pedestrian crash cluster per MassDOT.

Filling gaps in the bicycle and pedestrian network will be important to encouraging more non-vehicular short trips. The City will need to prioritize locations for improvements to maximize the impact of investments and link existing sections together.

Residents expressed concerns about speeding and cut-through traffic in neighborhoods, parking in the squares, traffic at peak hours, and difficulty navigating certain intersections whether on foot, bike, or driving.

Planning now for mobility changes like increased use of electric vehicles, rideshare, and micro-mobility is important to harness the benefits of new technologies while minimizing negative impacts.

Finally, for many years Watertown did not install granite curbs on streets that did not have them. The traditional planter strip that serves as a buffer between the sidewalk and the street was allowed to be filled in and used for parking cars. This reduced green space, increased runoff, limited areas for tree planting, and created an unpleasant space for pedestrians to walk. The City has, in recent years, redesigned these streets and returned traditional sidewalks, planting strips and curbs. As more streets are upgraded, continued efforts to improve these conditions will make for better neighborhood streets for all users.



A recent roadway project added granite curbing, a planter strip, and a concrete sidewalk to beautify the street and improve the pedestrian experience.

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
4. Provide safe, efficient multimodal transportation options that provide access to homes, jobs, amenities, and services.					
A	Implement mobility-related plans including the <i>Bicycle and Pedestrian Master Plan</i> , the <i>Complete Streets Prioritization Plan</i> , and the <i>Parking Management Plan</i> . Regularly revisit and update plans as needed in response to changing conditions.	Sustainability Character/QoL Community Wellness Infrastructure/ Services	DCDP DPW	Bike-Ped Parking Clerk	Ongoing
<i>Multimodal Policy</i>					
B	Adopt multimodal policy goals and metrics, including for specific street types like arterials, neighborhood streets, and mixed-use squares. Update the <i>Complete Streets Prioritization Plan</i> . Identify minimum roadway standards for all modes including pedestrian, bicycle, transit, and vehicular uses.	Sustainability Character/QoL Infrastructure/ Services	DCDP	Bike-Ped DPW WTMA	Near-Term

4B. Consider using metrics for success, such as:

- Increase in active transportation mode share (biking and walking)
- Percentage of residents living within a five- to ten-minute walk (approx. quarter-mile) of a bike share station
- Percentage of residents within a ten-minute walk (approx. half-mile) of a transit option
- Linear feet of improved sidewalks and bicycle facilities

In addition, *Resilient Watertown* establishes two goals for 2050:

- Reduce personal vehicle miles traveled (VMT) by 50%
- Have 100% of Watertown-registered vehicles be electric

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
C	Develop a Vision Zero policy at the municipal level and implement strategies (e.g., “thickly settled” designation and 25 mph speed limit) to reduce crashes and eliminate traffic fatalities.	Community Wellness	DCDP/ Police	CC DPW Bike-Ped Traffic Commission	Mid-Term
D	Develop policies for “sharing the curb” among competing uses, including parking, ride hailing, bike accommodation, loading/deliveries, transit lanes and stops, and outdoor dining.	Character/QoL Diverse Businesses	DCDP/ DPW	Traffic Commission Bike-Ped Watertown Businesses	Near-Term
<i>Parking</i>					
E	Manage parking availability as part of overall community access. 1. Continue to pursue shared parking arrangements between property/business owners in commercial areas, especially Watertown and Coolidge Squares. 2. Monitor use of public parking and actively manage parking supply based on data to use existing parking more efficiently and better distribute parking demand. 3. Use parking data to understand impacts of trading out curbside parking for bicycle infrastructure, transit lanes, outdoor dining, or other uses, and to proactively plan for where that demand could go.	Character/QoL Diverse Businesses	DCDP/ DPW	Police Parking Clerk Watertown Businesses WBC	Near-Term

4C. Vision Zero “acknowledges that many factors contribute to safe mobility -- including roadway design, speeds, behaviors, technology, and policies -- and sets clear goals to achieve the shared goal of zero fatalities and severe injuries.” Safety is directly related to vehicle speed, which impacts crash severity. Designating Vision Zero areas within Watertown may help achieve the shared goal of reducing vehicular speeds while providing safer bicycling and walking networks in key areas such as near schools and the Main Street corridor. <https://visionzeronetwork.org/about/what-is-vision-zero/>

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
F	Review vehicle and bicycle parking requirements for new development: 1. Update as needed to reflect actual usage trends, allow flexibility in meeting demand, and accommodate short- and long-term bicycle parking. 2. Evaluate design requirements (parking location on the site, its visibility from the sidewalk/street, screening elements, safety, security, covered bicycle parking, and other factors).	Character/QoL Housing	DCDP/ DPW	Parking Clerk	Near-Term
G	Conduct a loading study to identify any viable locations to establish loading zones as part of curb management in commercial areas.	Character/QoL	DCDP/ DPW	Police Parking Clerk Watertown Businesses	Mid-Term
H	Evaluate on-street parking policy, the “Winter Parking Ban”, and parking during snow/ice events, in the context of citywide and neighborhood-specific public safety requirements and conflicting demands.	Character/QoL	DCDP/ DPW	Police Parking Clerk	Mid-Term
<i>Pedestrian and Bicycle</i>					
I	Enhance neighborhoods by improving walking and biking connections to retail areas, parks, and other community amenities. E.g., Identify opportunities for placemaking along sidewalks, streets, and at intersections.	Character/QoL Diverse Businesses	DCDP/ DPW	Bike-Ped	Near-Term

4G. Consider piloting paid loading zones in key locations (see Philadelphia’s Smart Loading Zone program: <https://www.phila.gov/programs/smartcityphl/smart-loading-zones/>)

Consider incentivizing or partnering with freight agencies to use smaller vehicles, including bicycle freight (see DHL Cubicycles), especially in developing areas (see Boston Delivers pilot program: <https://www.boston.gov/departments/transportation/Boston-delivers> or NYC Commercial Cargo Bicycle Pilot Program: <https://www.nyc.gov/html/dot/html/bicyclists/commercial-cyclists.shtml>)

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
J	Prioritize and implement pedestrian and bicycle network improvements. 1. Continue progress toward completion of the Watertown Community Path and ensure local connectivity to it. 2. Close gaps in the network, improve user safety, and expand ADA accessibility. 3. Review existing bicycle parking and bikeshare locations, inventory types of parking (racks, corrals, bike lockers, other interior parking), and add additional parking to improve access. 4. Pursue sustainable funding source for additional bike share stations in key locations such as near commercial, job and housing clusters on main corridors like Pleasant and Arsenal Streets, along multi-use trails, near key bus stops parks, and schools. Partner with surrounding communities to expand the bike share network. 5. Align snow removal policies to plan for travel by all modes, by investing in sidewalk/bicycle facility clearance equipment and staff. 6. Expand annual capital plan commitments to upgrade connector roads and local streets with new sidewalks, street trees, curbs, and other strategies to protect existing and new planting strips, thereby improving pedestrian safety.	Sustainability Character/QoL Diverse Businesses	DCDP/ DPW	Bike-Ped WTMA CC	Ongoing
K	Improve safety and comfort levels for pedestrians and bicyclists, especially in the squares and along major corridors. Use data on high-crash locations from MassDOT to prioritize design changes that address issues in those locations.	Community Wellness	DCDP/ DPW/ Police	Bike-Ped	Near-Term

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
<i>Transit</i>					
L	Increase transit access in Watertown. 1. Analyze transit service levels and headways needed to meet existing demand (and desired mode shares) and new demand associated with development and look at innovative tools for bus prioritization. 2. Continue to direct investment into a Watertown-operated transit/shuttle service, through the existing TMA or considering an on-demand shuttle and micro-transit service option open to everyone. 3. Advocate with MBTA for improved service to address gaps in the network, such as access to Boston Landing commuter rail, service on Pleasant Street, and north-south routes through Watertown.	Sustainability Character/QoL Diverse Businesses	DCDP	WTMA	Mid-Term
M	Identify “last-mile” solutions and infrastructure to support access to high-frequency MBTA routes, such as the proposed T57, T70, T71 and T73. This may include: 1. Prioritize investment in bus shelters, benches, amenities and safe, accessible walking access to high ridership stops along these routes. 2. Prioritize investment in secure bicycle parking at high ridership stops along these routes. 3. Consider options for shared stops for both MBTA and last-mile solutions such as shuttle service to increase access.	Sustainability Character/QoL	DCDP	DPW WTMA	Mid-Term
<i>Emerging Technology</i>					
N	Plan for electric vehicle (EV) charging infrastructure to support transition to lower-carbon transportation, including for electric City vehicles as well as buses and shuttles. Prioritize investment in publicly available EV charging network, including in disadvantaged neighborhoods.	Sustainability	DCDP/ DPB/ DPW	WE3C WTMA	Near-Term
O	Prepare for connected and “smart” mobility by planning for more electricity at the curb, including information and communication technologies (ICT). Develop policies around user data, road safety, and other areas to prepare for “smart” mobility.	-	DCDP/ DPW	WTMA	Long-Term

5. Facilitate a range of housing types and affordability.

Watertown, like most communities in the Greater Boston region, is experiencing rising housing costs driven by strong demand and limited supply. Its location near Boston and Cambridge, attractive character and amenities, and growing job base all contribute to this demand. Watertown is also a built-out community where new housing and other development most often replaces a previous use, adding to the cost and complexity to build.

Future housing should be encouraged in areas near transit and other everyday needs. Costs for housing and transportation are typically the two largest components

of a household's budget. Lower transportation costs due to having convenient transit and/or comfortable walking and bicycling options nearby, and by living closer to everyday needs like jobs, groceries, and medical care, can help reduce the overall burden of housing and transportation costs. Housing in walkable locations also helps lower carbon emissions from transportation, encourages healthy lifestyles, and builds social capital among residents.

Baseline Conditions

Watertown has more than 17,000 housing units today, an increase of 15 percent since 2000. This growth rate is less than that in Boston and Cambridge but is higher than other neighboring communities or the State average. Neighborhoods have a large share of housing units in two- to four-unit buildings, just over 40 percent. About one-fifth of units are single-family detached houses and another fifth of units are in buildings with more than 20 units. The neighborhood housing stock is older as well – over 40 percent of housing units were built before World War II and 80 percent prior to 1979. Newer units, especially multifamily, are mostly located in former industrial or commercial areas along Arsenal and Pleasant Streets.

Rising housing costs are a regional issue but impact Watertown's residents directly. Homeowners are increasingly trying to expand the living space in



their single-family homes. Some building owners are enlarging existing two-families and converting them into condominiums. At the same time, owners and small-scale developers are also converting single family homes into two-unit houses. This is happening when about 43 percent of renters and 26 percent of homeowners in Watertown are considered cost-burdened, spending more than 30 percent of their gross household income on housing costs. This limits the amount of money left to spend on other essentials like food, medicine, and transportation.

Watertown has 1,248 units of affordable housing included on the State's Subsidized Housing Inventory (SHI) which meet the land area requirements of the state's affordable housing law (Chapter 40B). The Watertown Housing Authority operates 589 public housing units. Other affordable units have been created through the City's inclusionary zoning requirements as part of larger mixed-income housing developments.

Watertown updated its *Housing Plan* in 2021, which sets six goals for 2021-2025. These include increasing affordable housing opportunities for households earning less than 80 percent and 60 percent of area median income, increasing housing for seniors and individuals with disabilities, creating a variety of housing types at a range of price points, preserving existing housing affordability, and increasing community engagement around these important issues. Watertown's Affordable Housing Trust was established in 2022 and will begin working to facilitate the creation and preservation of affordable housing.

Issues and Opportunities

Housing is fundamental to the vitality, character, and appeal of the city whether for current residents looking for new housing options or prospective residents looking to move to Watertown and enrich our community. Harnessing the demand for new housing in coming years is a key opportunity for Watertown. The growth of housing units in the City is projected to increase another 5 percent by 2025. Projected commercial development alone is associated with a need for an additional 968 new homes (including 360 affordable housing units for low-, moderate-, and middle-income households). By encouraging a range of housing types and price points in walkable locations near everyday amenities like jobs, schools, parks, and local businesses, new housing growth can help the City achieve multiple goals. For example, increasing the number of residents living within a short walk of retail will support businesses and enliven sidewalks in the squares.

Affordability is perhaps the biggest housing issue in Watertown and the greater Boston region. Rising costs limit housing options for younger residents to find a place of their own, families to grow, and older residents to downsize. It is a challenge to house many of the workers who hold jobs here or would like to fill open positions, particularly those in lower wage jobs like retail sales and food service. This results in long commute times which add to local traffic and increase greenhouse gas emissions. The cost of land and construction makes building new affordable housing a challenge and typically requires layering multiple funding sources, increasing

the complexity and time needed for new projects. One new source of funding is the linkage fee approved by the City Council in early 2023 that will be charged to new commercial development. It will provide funding to help construct housing for employees to address the growing need as more companies locate here.

The types of housing units needed by a changing population is also an issue to address. More senior and supportive housing will be needed as the population grows older. Aging in place allows residents to maintain their social ties while enriching the community with their experiences. Seniors, along with Gen Z and Millennials who are more likely to live in one- or two-person households, are driving demand for smaller units like studios and 1- and 2-bedroom units. This reflects a long-term trend of the percent of one-person households more than doubling nationwide since 1960. While families traditionally drive demand for larger 3+ bedroom units or houses, families are smaller now than they have been historically and fewer live in two-parent households. As a result, many of these homes are being converted to two or more smaller units, are occupied by unrelated renters who can afford to pay more than a single household, or are occupied by one or two aging homeowners whose families have grown and moved out.

The location of new housing is an important consideration as well. Multifamily housing near transit options and other amenities helps to reduce household transportation costs. The City will be required to comply with the state's MBTA Communities legislation requiring Watertown and 174 other communities to provide at least one zoning district that allows multi-family housing as of right. Watertown Square is a prime candidate to study for rezoning that meets these new requirements.



Photo Credit: City of Watertown

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
5. Facilitate a range of housing types and affordability .					
A	Implement the <i>Watertown Housing Plan</i> . Regularly revisit and update plan as needed in response to changing conditions.	-	DCDP	CC AHT	Ongoing
<i>Housing Types and Supply</i>					
B	Focus multifamily housing within walking distance of high-frequency transit stops, major employers, and daily services. 1. Identify area(s) like Watertown Square where multi-family housing should be allowed as of right to meet requirements of the “MBTA Communities” legislation (Section 3A of MGL c. 40A) 2. Evaluate parking requirements for multi-family housing throughout the City and recalibrate the requirements based on demonstrated need and usage 3. Consider zoning incentives like increased density to focus housing growth in the key transit-centered locations of the city	Character/QoL Multimodal Transportation	DCDP	PB CC AHT	Near-Term
C	Maintain and expand a range of housing types throughout Watertown, such as micro-units, family-size units, and supportive housing. Consider necessary zoning changes to allow more housing types. 1. Explore allowing accessory dwelling units (ADU) in one- and two-family neighborhoods 2. Promote small- to mid-scale infill housing development (“missing middle”) like two- and three-family housing and small apartment buildings	Character/QoL	DCDP	PB CC AHT	Ongoing

MBTA Communities Multi-Family Zoning Requirement (Section 3A of MGL c. 40A)

Watertown is classified as a “MBTA Adjacent Community.” It will be required to have at least one zoning district in which multi-family housing is permitted as of right, without age restrictions and suitable for families with children. This district must have a minimum land area of 24 acres and a zoned capacity for 1,701 multifamily units (which is 10 percent of its 2020 housing stock of 17,010 units).

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
D	Participate in regional and state advocacy efforts to support greater housing production and affordability.	Character/QoL Diverse Businesses	DCDP	AHT	Ongoing
<i>Affordability</i>					
E	Address costs of affordable and workforce housing production by leveraging available resources: 1. Leverage public funds such as Community Preservation Act (CPA) and future linkage fees 2. Consider offering underused or surplus City-owned land and buildings at low or no cost for affordable housing development	Character/QoL Diverse Businesses Community Wellness	DCDP	CPC AHT	Mid-Term
F	Evaluate regulatory tools to increase production of affordable and workforce housing, especially in locations near transit, jobs, commercial areas, and parks. 1. Revisit inclusionary zoning requirements 2. Consider zoning approval and permitting changes that provide design flexibility and streamline the review process for 100% affordable housing projects	Character/QoL Diverse Businesses Community Wellness	DCDP	PB CC AHT	Mid-Term
<i>Aging in Place</i>					
G	Expand housing supply that caters to needs of older residents. 1. Increase supply of units specifically designed to accommodate the needs of older residents 2. Encourage universal design and visitability standards in new development 3. Connect seniors and individuals with disabilities with appropriate services	Community Wellness	DCDP	COA COD AHT	Ongoing

6. Ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use.

Watertown's open space and recreational areas provide important social, economic, and environmental benefits. They contribute to the wellbeing of residents with opportunities to play, socialize, and exercise. In a dense, urban landscape like Watertown, private open space associated with a residence is limited, so these shared resources also provide access to needed green spaces. Strong evidence shows that people practice healthier lifestyles when they have access to parks¹. Additionally, contact with the natural world is shown to improve both physical and psychological health.

¹ Nurtured by nature (apa.org) Weir, Kirsten. *Monitor on Psychology*, 2020



Photo Credit: Natalie Nigito Photography

The provision of green space in urban areas provides substantial environmental benefits as well. Trees reduce air and water pollution, help to keep cities cooler, and help manage stormwater runoff and erosion. City parks also produce important social and community benefits by providing gathering places for all ages. They are also tied to economic development, with park availability an important quality of life consideration for companies choosing where to locate their facilities and workforce.

Baseline Conditions

There are 468 acres of open space and recreation land in Watertown, just over 20 percent of the total land area. Of this open space area, about 25 percent or 117 acres are city-owned open space and recreation land. Private ownership accounts for 62 percent of the total, with much of it open to the public (notably, Mount Auburn Cemetery and Gore Estate). Most of the remaining open space and recreation land is owned by the Massachusetts Department of Conservation & Recreation (DCR) along the Charles River.

Watertown has recently implemented a number of open space and recreation improvements such as equipment replacement, aesthetic improvements, and amenity expansions. Reconstruction of the City's elementary schools is also creating new, modern playgrounds and play spaces. The City is making progress on completing the Watertown Community Path which will link the

Charles River Greenway to the Watertown-Cambridge Greenway.

Two DCR facilities are important recreation and transportation amenities. The Watertown-Cambridge Greenway opened in 2022 and provides a new off-street, multi-use trail connection between School and Arsenal Streets to Fresh Pond in Cambridge and beyond. The Paul Dudley Bike Path along the Charles River is a significant local and regional asset, providing a scenic walking and biking for residents, workers, and visitors.

Maintaining a healthy and well-distributed urban tree canopy is recognized as an important factor in improving public health and overall wellness. The presence of trees, for example, can reduce stress for those living or recreating nearby. Trees also serve critical environmental functions like improving air quality, absorbing stormwater, and reducing the urban heat island effect. These trees can be located along streets, in parks, or on private property.

Urban stormwater runoff is a major source of pollution in Watertown's waterways. Approximately 57 percent of Watertown's land area is impervious, generating a large amount of stormwater runoff from rainfall and snow melt that carries chemicals, litter, and sediments directly into local wetlands, ponds, streams, and the Charles River.

The City of Watertown updated its *Open Space and Recreation Plan* (OSRP) concurrently with this comprehensive plan. Its goals are to provide access to high-quality parks, recreation and open spaces; support the environmental benefits of parks and open spaces; and ensure sustainable management of these resources. The OSRP provides more detailed recommendations and a seven-year action plan for improvements.

Issues and Opportunities

As a built-out urban area, there is very limited land available to create new open spaces or outdoor recreational areas in Watertown. Walker Pond in western Watertown is one such opportunity which the City has acquired for public use. Another opportunity is for private developers to provide publicly-accessible open space within large redevelopment projects, a requirement that is already in place but could be expanded or further detailed to ensure these spaces are of the size, design, and number to meet the needs of residents.

Responding to the changing needs of an aging and diversifying population will require parks and recreation areas to incorporate a wider variety of amenities, programs, and features. Increasing development activity puts added pressure on the city's existing natural resources, public spaces, and recreational areas as well. Local parks need to accommodate a variety of uses and people within a limited amount of space. The city is exploring more multi-purpose facilities that can accommodate different activities or change uses between seasons.

Nature-based solutions (NBS), also referred to as "green stormwater infrastructure," incorporate features like plants and landscape design to manage, store, and filter stormwater before it enters waterways. Well-designed NBS installation can complement or even replace existing "gray infrastructure" like storm drains and outfalls while also beautifying sites and providing public education opportunities. There are many examples of various sizes already in Watertown, such as bioswales along

Action Plan

Edenfield Avenue and bioretention basins at Beacon Park, but continued development of these features will be important.

Safe, convenient access to parks and open spaces will better connect residents to these resources. The growing network of off-street multi-use paths can also support new trail-oriented housing and businesses. Thoughtfully designed building renovations or redevelopment along these trails can take advantage of convenient non-vehicular transportation and recreation options while also providing passive surveillance along the trail for users.



	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
6. Ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use.					
A	Implement the <i>Open Space and Recreation Plan (OSRP)</i> . Update plan at least every seven years to address changing needs and meet statutory requirement.		DCDP/ Rec	COD ConComm	Ongoing
<i>Open Space Network/Access</i>					
B	Increase the number of and access to parks and open spaces throughout Watertown, especially in areas with limited access to existing resources. Seek out opportunities to add new open space or recreation amenities, via cost-effective acquisition or within new development. Take advantage of both public land/funding and private development opportunities.	Sustainability Character/QoL	Rec/ DCDP	DPW CC CPC	Mid-Term
C	Improve accessibility to parks and recreation areas. 1. Sidewalk connections and marked crosswalks near resources 2. Curb ramps and ADA parking for people with disabilities 3. Secure bicycle parking and bike repair stations at resources 4. Wayfinding and signage to direct people to resources 5. Evaluate parking regulations at parks and playgrounds	Community Wellness	DPW/ DCDP	COD Rec	Near-Term
<i>Open Space Enhancements</i>					
D	Expand access to and recreational use of the Charles River through continued partnerships with the Massachusetts Department of Conservation and Recreation (DCR), private developers, the Charles River Watershed Association, and other organizations.	Character/QoL	Rec/ DCDP	ConComm	Mid-Term

6B. Pocket Parks

Identifying locations for “pocket parks” is one approach to add open space in neighborhoods with limited existing access. These small open spaces may include features like shade trees, native plantings, community gardens or edible landscapes, stormwater infiltration, seating, and/or gathering space while beautifying underused areas.

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
E	Ensure recreational areas and programs respond to local needs and support active lifestyles in a variety of ways: 1. Add more amenities to existing parks and green spaces to meet local needs (community gardens, seating, splash pads, etc.) 2. Increase the amount of flexible space in existing parks for unstructured or creative play, community events, or other activities 3. Add more programming and expand existing programming where demand exists (adult sports leagues, youth/teen programs, adaptive recreation programs, farmer's market, etc.)	Community Wellness	DCDP/ Rec/ DPW	LWW	Mid-Term
F	Incorporate universal design concepts and other considerations to make parks and recreation areas more accessible to a range of ages and abilities.	Community Wellness	DCDP/ Rec/ DPW	COD COA	Ongoing
<i>Environmental Benefits</i>					
G	Preserve the existing tree canopy on public land. Expand the tree canopy in public spaces and areas with less tree coverage. Use diverse non-invasive substitute species when adding trees.	Sustainability	DPW/ DCDP	Rec	Near-Term
H	Address climate change threats to open space and recreation resources by adding green infrastructure, native landscaping, and other nature-based solutions.	Sustainability Infrastructure/ Services	DCDP/ DPW	Rec ConComm	Mid-Term
<i>Resource Management</i>					
I	Ensure timely maintenance of and upgrades to playing fields and hard surface courts.	Infrastructure/ Services	Rec/ DPW	DCDP	Near-Term
J	Continue to work with the Massachusetts Department of Conservation and Recreation (DCR) to ensure the Charles River Reservation is well-maintained and meets community needs.	Character/QoL Infrastructure/ Services	Rec/ DCDP/ DPW	ConComm	Ongoing

6G. Trees serve many roles such as helping to mitigate the urban heat island effect, absorb stormwater, clean the air, and beautify areas. Environmental Justice (EJ) communities (defined by high concentrations of lower income, racial minorities, and/or language isolation) often have fewer trees which lead to warmer air temperatures, localized flooding, and greater air pollution. Adding trees can be part of an equity-based approach to improving quality of life.

7. Support community wellness through inclusive programs and events, diverse arts and culture, enhanced natural and historic resources, and livelier public and private spaces.

Supporting community wellness requires a holistic, collaborative approach to a wide range of issues. Individual health and wellness are affected by many things—personal and social factors as well as external circumstances like the built environment. Watertown’s needs and preferences are evolving as our population continues to grow, diversify, and age. This calls for greater attention to wellness so that our sense of community is strengthened, not weakened, by change.

Community wellness also includes arts, culture, and historic resources that enrich our daily experiences; natural resources that support physical and mental health; and gathering spaces that encourage social

interaction among people. An increase in the number of events that reflect our growing diversity and gathering spaces that encourage people to come together are two ways to support community wellness.

Baseline Conditions

The 2019 *Community Health Needs Assessment* surveyed a variety of Watertown residents to explore questions of health and wellness. Participants described a broad vision of community health, one where there is collaboration, engagement, mutual support, and connection among diverse residents. Social determinants of health are the conditions in which people are born, grow, live, work, and age. These conditions include measures like income, housing, education, and employment, which impact individual health differently. The physical environment also influences community health through factors including the presence or absence of mature trees in different neighborhoods and the availability of safe walking and biking routes to encourage active transportation. Buildings impact individual and community health as well, such as older homes that still have lead paint, residences with poor indoor air quality from building materials and furnishings, or whether housing has accessibility features that allow aging in place. Live Well Watertown (LWW), a City-run healthy community coalition established in 2012, offers public wellness programs and initiatives in coordination with its partner network.



Photo Credit: City of Watertown

The 2020 *Public Arts Master Plan* guides the commissioning, creation, selection, and care of public art. It calls for integrating public art into schools, parks, open spaces, streets, and sidewalks, as a way to celebrate our local identity. The Public Arts and Culture Committee was formed in 2021 to lead many of the recommendations in that plan. A key recommendation is to cultivate relationships with community organizations to support public arts projects that highlight Watertown's unique neighborhoods, historic and cultural heritage, and cultural diversity.

Watertown is host to a variety of community events and other programming throughout the year. These include the annual Faire on the Square, the Watertown Arts Market, the free Summer Concert series, and many more. Live Well Watertown offers a variety of wellness programs including the Watertown Farmers' Market which was established in 2013. Recognized as a community asset, the 20-week market is a gathering place that supports local agriculture, businesses, and artisans, addresses food insecurity, and serves as a site for local agencies to provide resources to the community. In addition, Arsenal Yards hosts outdoor fitness classes, movies, and other activities that are open to everyone. These events invite residents to come together to see neighbors, support businesses and artists, and foster a greater sense of community.

Watertown has a rich history embodied in many older buildings and sites. The Watertown Arsenal Historic District encompasses the Watertown Arsenal, a complex that is being adaptively reused today as The Arsenal on the Charles. The Mount Auburn Street Historic

District extends from Summer Street to Lincoln Street and includes a portion of Marshall and Palfrey Streets. It was designated in 2002 to preserve the distinctive architecture reflecting the character of Watertown's rich cultural, social, economic, and political history. The Charles River Reservation Parkway provides open space, recreation opportunities, and wildlife habitat. Mount Auburn Cemetery is a National Historic Landmark, designated for its importance as the first rural or "garden" cemetery in the country. Other important historic resources include the Commander's Mansion, Old Burial Ground/Arlington Street Cemetery, Administration Building murals, Edmond Fowle House, and the original main library building.

Issues and Opportunities

Community health needs identified in the 2019 needs assessment include mental health, substance use, and the stresses of meeting basic needs including finding affordable housing and equitable access to services. Inclusive services and spaces for youth and seniors are of particular importance due to the vulnerability of these groups. The *Resilient Watertown* plan identifies other health impacts driven by climate change, including heat stress due to an increased number of hot summer days, isolation due to more intense winter storms or flooding events, and breathing difficulties due to air quality issues.

There are numerous opportunities to apply placemaking principles to enhance streetscape projects, park improvements, and multi-use trail designs. Public arts considerations can be better integrated into planning

and development to ensure that resources, artisans, and opportunities are connected. These support community wellness by encouraging social interaction, connecting people to place, and building civic pride.

Watertown lacks a comprehensive inventory and prioritization of historic resources. This makes it challenging to identify where to spend limited funds for the greatest impact or to plan for future projects. Adaptive reuse offers another pathway to give new life to historic buildings. Examples like the Arsenal on the Charles demonstrate the potential to preserve history while accommodating modern uses. Efforts to preserve these resources and integrate them into the daily life of residents and workers support community wellness by maintaining a link to the city's past.



	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
7. Support community wellness through inclusive programs and events, diverse arts and culture, enhanced natural and historic resources, and livelier public and private spaces.					
<i>Wellness and Inclusivity</i>					
A	Design and program public open spaces and publicly accessible private open spaces to encourage social interaction. 1. Provide a variety of seating types and arrangement. 2. Consider age-, ability-, and culturally-aware design elements.	Character/QoL Diverse Businesses	DCDP/ DPW	PB COD ConComm	Near-Term
B	Increase public events and other programming led by the City and neighborhood groups. Encourage diverse event types that appeal to a broad range of people.	Character/QoL	DCDP	PACC WFPL LWW	Ongoing
C	Encourage healthy lifestyles through design of streets and parks, access to food and healthcare, and other means. 1. Provide active transportation options 2. Ensure accessible parks and programs 3. Promote community gardens and edible landscapes 4. Provide programs for seniors and youth to encourage social connection	Character/QoL Multimodal Transportation Parks/Open Space	DCDP/ Health	Rec COA LWW	Near-Term
D	Explore AARP's Age-Friendly Community designation as a means to continue making Watertown a welcoming, livable, and age-friendly community where people can grow up and grow older in a thriving environment together. This means creating an environment that supports the health, well-being, and independence of older adults.	Character/QoL	DCDP/ COA	DPW Rec LWW	Mid-Term

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
E	Support and expand health and human services, including: 1. Mental health and stress management resources. 2. Social services, programming, and other resources to reduce substance use. 3. Increase in food security. 4. Access to healthcare.	-	Health	Watertown Cares Network Wayside	Near-Term
F	Be a welcoming community for all, one that celebrates and fosters diversity, equity, and inclusion in everything we do. Work in partnership with the Human Rights Commission, the Commission on Disability, and dedicated community groups to ensure continued progress.	Character/QoL	DCDP	PACC WFPL	Ongoing
Arts and Culture					
G	Implement the <i>Public Arts Master Plan</i> . Regularly revisit and update plan as needed in response to changing conditions.	Character/QoL	DCDP	PACC	Ongoing
H	Celebrate diversity and cultural traditions through public art, community events, formal recognition, and other appropriate means. Formal recognition of Watertown's commitment to arts and culture as integral to city life may include the designation of a cultural district.	Character/QoL	DCDP	PACC WFPL	Ongoing

7D. Livability Factors for Age-Friendly Communities (AARP):

- Housing (affordability, availability, accessibility)
- **Neighborhood** (proximity to destinations, safety, support for mixed-uses)
- Transportation (convenience, safety, options)
- **Environment** (air and water quality, energy efficiency, hazard mitigation)
- Health (healthy behaviors, exercise opportunities)
- Engagement (voting, cultural engagement, broadband availability)
- **Opportunity** (job availability, graduation rates, income inequality)

<https://livabilityindex.aarp.org/scoring>

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
I	Integrate arts and cultural considerations into planning and development review processes including streets and sidewalk projects, parks and open spaces, schools, new development, and other initiatives.	Character/QoL	DCDP	PACC DPW	Ongoing
J	Continue to develop and implement a Public Art Policy and track metrics to evaluate alignment with program values.	-	DCDP	PACC	Ongoing
K	Identify a variety of funding sources to sustainably support arts and culture planning and projects e.g. percent-for-the-arts, state and regional programs, sponsorships, and more.	-	DCDP	PACC	Near-Term
L	Support partnerships between City departments, other civic stakeholders, the arts community, and the general public to promote and support arts and culture in everyday experiences.	-	DCDP	PACC WFPL LWW HC HDC HSW	Near-Term
<i>Historic Resources</i>					
M	Inventory historic assets and consider using a city-wide historic preservation plan to set priorities.	Character/QoL	DCDP/ HC	CPC HDC HSW	Mid-Term
N	Promote local history and historic resources as a way to tell Watertown's story and enrich the public realm through interpretive signage and education (e.g., local "Hero Squares").	Character/QoL	DCDP	HC HDC HSW WFPL PACC	Mid-Term
O	Encourage adaptive reuse of historic buildings to maintain link to past while giving them new life.	Character/QoL	DCDP	HC HDC	Near-Term

8. Proactively maintain and improve infrastructure and services.

Public infrastructure encompasses streets, sidewalks, water, sewer, stormwater, public buildings, and public services like police, fire, trash, recycling, and others. Public education is provided by Watertown Public Schools, supported by but separate from the City. Utilities like electric and gas are provided by private companies.

Some public infrastructure investments support existing neighborhoods and commercial areas by maintaining and/or improving service. These are critical to quality of life, ensuring that existing sidewalks, roadways, and other services are maintained in good working condition. Other investments help support new private investment, such as a water or sewer line upgrade that provides



capacity for a new business, or improve resiliency to increasing climate hazards, like green infrastructure that slows stormwater and reduces the quantity that enters the system during a storm event. These are important to facilitate ongoing growth and in some cases are partly paid for by mitigation funds from developers of large projects.

The City has a long track record of taking proactive steps to maintain infrastructure. Limited funding often forces difficult decisions or can delay improvements, however. Recognizing fiscal constraints while keeping a long-term perspective in mind helps City departments prioritize what needs to be done when. Increasing the resiliency of our systems is an investment in their long-term viability by mitigating the impact of major events and allowing faster recovery.

Baseline Conditions

Public facilities in Watertown include the Administration Building, Watertown Free Public Library, the Senior Center, Police Department, three fire stations, the John. A. Ryan Skating Arena, the Department of Public Works, and Commander's Mansion.

Watertown's Capital Improvement Plan (CIP) is an important implementation tool for the comprehensive plan. It provides funding to maintain and improve infrastructure, facilities, and equipment. The Fiscal Year 2024-2028 CIP totals \$246 million, including an

additional \$100 million from the previous CIP for the new high school (total of \$200 million loan order as of 2022).

The Mount Auburn Street Complete Streets project is being led by the Department of Public Works in coordination with MassDOT. It is developing a new street design that better balances the needs of all users so that this major roadway supports multimodal transportation as well as local businesses.

Watertown Public Schools is implementing its “Building for the Future” program. Two elementary schools, Cunniff and Hosmer, were rebuilt as Net Zero Energy facilities. A third, Lowell, is undergoing extensive renovation and an addition also to Net Zero Energy goals. All three were funded within the confines of Proposition 2 ½. A new Watertown High School is progressing through the design and bidding process at the State level with construction expected to begin in the summer of 2023. This project includes funding from the Commonwealth and does not require a local debt exclusion as it will be funded within the confines of Proposition 2 1/2. The City’s 2024-2028 CIP includes approximately \$3 million for the Middle School.

Issues and Opportunities

The City owns two former public buildings that require a new use. The former police station, located in Watertown Square behind Fire Station 1 and next to the library, is being considered for demolition with a municipal reuse of the site. The former North Branch Library is a one-story brick structure at the corner of Orchard Street and Waverley Avenue. The City is currently

exploring municipal uses for this property, including as a community arts space.

Several municipal buildings, notably the Administration Building, lack adequate workspace and long-term storage and have aging building systems. Energy efficiency upgrades are needed, both to implement a recommendation of the *Resilient Watertown* plan but also to improve user comfort and reduce operating expenses. As the city grows and changes, staff capacity is also an issue in departments like community development and planning, recreation, and public works. If staffing numbers increase to better meet growing needs, office and workspace will be further impacted. The City has recently taken a first step in matching demand for and supply of usable municipal space by acquiring the former Parker School building to become a new annex building for City services.

The City should continue to evaluate the type and availability of City services in light of changing population characteristics and community expectations. Local government is being asked to do more, and the City must have the staff and operational resources to meet the expected tasks. These priorities may include: more resources for youth programming outside of school time, senior programs, as well as other programs and services for residents in need. City programs need to be more responsive, inclusive, and reflective of the greater diversity of the population, particularly our younger residents. The City should carefully evaluate which services are best provided by local government and which are best provided by supporting local non-profit community organizations. City leadership should also continue to evaluate the operations of government to make sure that Watertown continues to deliver innovative yet cost-effective city services.

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
8. Proactively maintain and improve infrastructure and services to responsibly meet current and future needs.					
<i>Facilities and Infrastructure</i>					
A	Make Watertown's infrastructure more resilient to the impacts of climate change as repairs are made and new projects completed.	Sustainability Character/QoL Parks/Open Space	DPW	DCDP Utilities WE3C	Ongoing
B	Improve and modernize public buildings by applying energy efficiency strategies and enhancing accessibility.	Sustainability Community Wellness	DPB/ DPW	DCDP COD	Ongoing
C	Complete a municipal space use analysis to quantify current and future space needs. Use findings to explore reuse opportunities for unused or underused municipal properties and buildings.	-	City Manager	DCDP CC	Mid-Term
D	Prepare for Smart City technology applications and ensure equitable digital access, including consideration for public WiFi in key locations.	Diverse Businesses Community Wellness	City Manager/ Information Technology	DCDP DPB DPW	Near-Term

8D. Smart Cities

Smart Cities should be about more than just technology or the latest digital trends. A “people first” approach should consider how technology can provide the conditions to deliver the outcomes our community needs, like reducing the impacts of climate change, driving equity and inclusion, building a robust economy with jobs and innovation, and realizing carbon reduction targets.

	Strategy	Related Goal(s)	Lead(s)	Partner(s)	When
E	Complete new construction and renovations planned for schools. Ensure DPW and DPB have adequate personnel and expertise to operate and maintain these highly sophisticated net zero energy buildings appropriately so their resource-efficiency goals are met or exceeded.	Sustainability	WPS/ DPB	CC DPW City Manager	Ongoing
<i>Public Services</i>					
F	Update the City's ADA self-assessment and transition plan	Character/QoL Community Wellness	ADA Coordinator COD	DCDP DPW DPB	Mid-Term
G	Identify and implement innovative strategies and best practices in municipal government. Evaluate range of services offered by City to identify any critical gaps or opportunities to reallocate resources.	Character/QoL Community Wellness	City Manager	City Departments	Mid-Term
H	Improve City communications with residents using a variety of methods (including 311) and partnerships with community groups to promote resources, events, and opportunities.	Character/QoL Community Wellness	City Manager/ Information Technology	City Departments	Near-Term
I	Support the mission and vision of the Watertown Public Schools and support the implementation of the district improvement strategy.	Community Wellness	City Manager	CC WPS	Ongoing
<i>Capacity</i>					
J	Identify staff capacity and needs across City departments in response to increased population, and the increased expectations of the community for high-quality public services (e.g. Public Works, Public Safety, Community Development and Planning, Library, Senior Center).	Character/QoL Community Wellness	City Manager	City Departments	Near-Term
K	Implement charter revisions to increase diversity of members on City boards and committees, staff, and leadership. Track progress over time and provide updates to the community.	Community Wellness	City Manager	Community Groups	Ongoing



Photo Credit: Natalie Nigito Photography

Future Land Use

Future Land Use Vision

The future land use vision is a diagram that provides a generalized depiction of areas to conserve, enhance, and transform through the implementation of this plan.

Most of the city—including its low- and medium-density residential neighborhoods—are areas to generally conserve. This still allows for improvements such as traffic calming, bicycle and pedestrian improvements, or increased tree canopy. Context-sensitive retrofitting may be appropriate in some neighborhoods to modestly increase housing supply, such as accessory dwelling units (ADUs) or subdividing larger houses into two- or three-family units. Changes like these can improve quality of life for existing residents and help welcome new residents.

Other areas are intended to be enhanced over time. The small retail clusters that animate neighborhoods and streets like Mt Auburn and Main should be improved to better support businesses, customers, and residents while building on the existing character of these areas. Changes may include public realm improvements, enhanced connections to neighborhoods, better parking management, or new public art.

Places to transform represent portions of the City that are expected to be dynamic over time. The degree of change will vary depending on the location. Our traditional center, Watertown Square, is one area to transform by revitalizing it as the lively mixed-use core of the city. The improvement of adaptive reuse of existing buildings and thoughtfully designed new

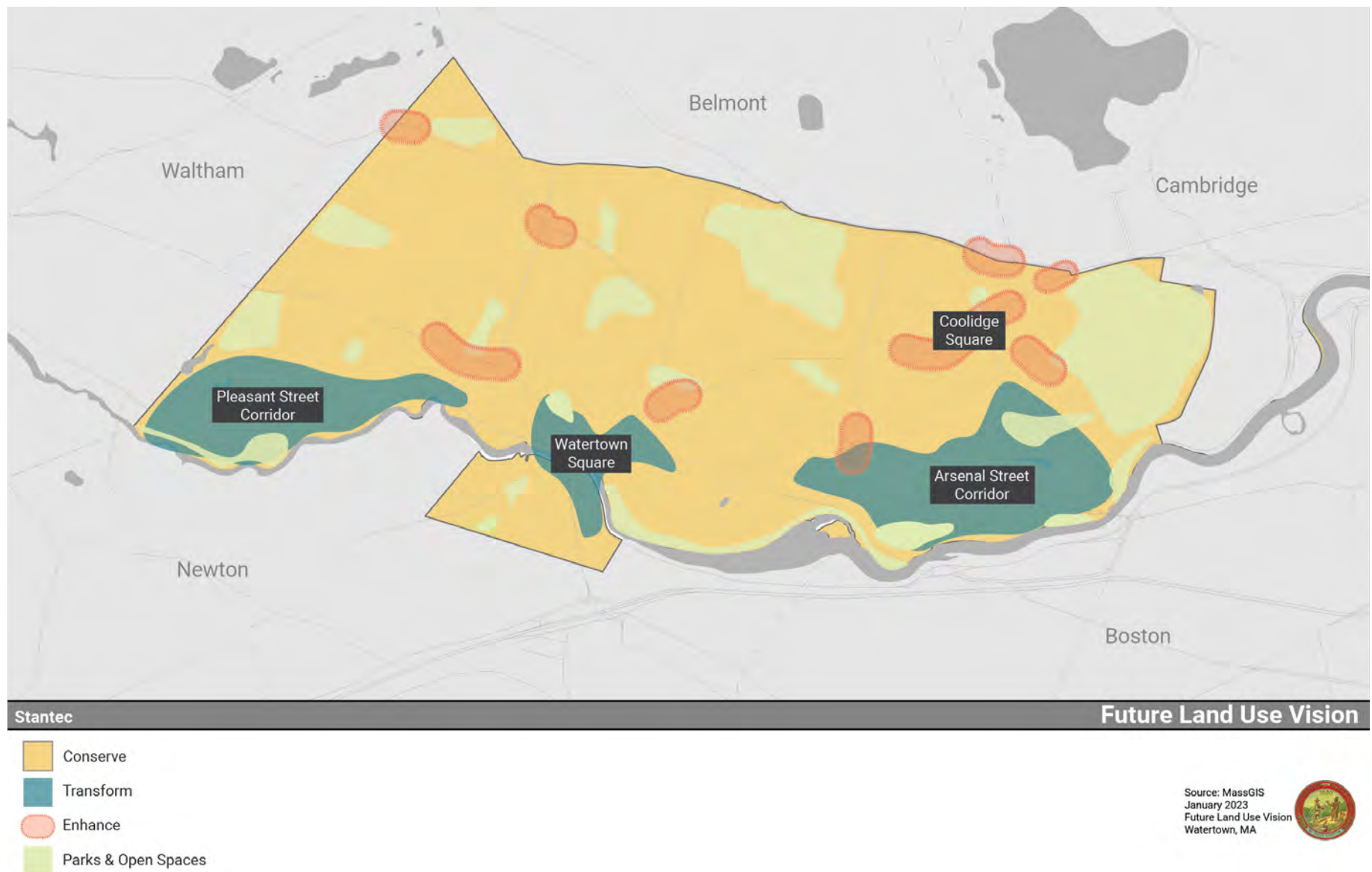
buildings should enhance the existing character by incorporating pedestrian-friendly features using either traditional or contemporary aesthetics. Growing the residential population with new housing will support local businesses and take advantage of the transit routes that converge through the square. Other changes may include public realm improvements, better connections to neighborhoods, new public gathering space, and public art.

Portions of Pleasant Street and Arsenal Street are two other areas to transform. A desired outcome of these transformative efforts is to better integrate new development into the fabric of the community. The older existing uses, especially light industrial properties, tend to be isolated from their surroundings. Redevelopment provides an opportunity to better connect new uses to nearby streets, sidewalks, and open spaces and to provide amenities for neighbors and others.

The eastern portion of Arsenal Street is intended to continue its evolution as regional-scale mixed-use with a different character than Watertown Square. The primary strategy here is new construction that replaces outdated single use retail and commercial development with higher density mixed uses set in a walkable street network.

Pleasant Street west of Howard Street is intended to transform from primarily light industrial to more commercial and industrial mixed-use with some housing in limited areas. Better connections to the Charles River and to nearby neighborhoods are important strategies to pursue here.

Figure 3: **Future Land Use Vision**



Different types of transformative change is envisioned for three distinct areas: Watertown Square, the historic mixed-use core of the city; Arsenal Street, an emerging regional mixed-use area; and Pleasant Street, a primarily commercial-light industrial mix. Enhancements are desired for neighborhood retail areas including Coolidge Square. The city's residential neighborhoods are areas with an emphasis on conserving and improving quality of life for current and future residents and only incremental change likely.

Future Land Use Map

The future land use map is a way to delineate geographically how the plan's vision, goals, and strategies might look. Each "character area" generally depicts desired future conditions and not necessarily existing

zoning or uses. This map is a tool to inform future zoning revisions and amendments to better align zoning with the comprehensive plan. The ten character areas are described below:

Low Density Residential – This designation denotes portions of neighborhoods with the largest typical lot sizes in Watertown, with typical lot sizes between 6,000 and 10,000 square feet. These areas generally consist of single-family houses, with a mix of two-family and small multi-family buildings. Incremental and context-sensitive changes may be appropriate to modestly increase housing supply.

Medium Density Residential - This designation denotes portions of neighborhoods with typical lot sizes between 5,000 and 6,500 square feet. These areas generally consist of single-family and two-family houses, with some small multi-family buildings. Incremental and context-sensitive changes may be appropriate to modestly increase housing supply.

High Density Residential - This designation denotes portions of neighborhoods that are primarily multi-family apartment buildings and cluster residential.

Residential Mixed Use - This designation denotes corridors to enhance with higher-density multi-family development, often in larger buildings, to increase housing supply. These sites typically include a limited amount of complimentary retail or commercial use, often occupying a portion of the ground floor. Building location and site design should support walkable, bikeable sidewalks and streets.

Neighborhood Commercial - This designation denotes small-scale retail and commercial areas to enhance throughout the city. Pedestrian-oriented design is a defining feature of these areas. Retrofits and infill development should generally complement the existing scale and character.

Commercial Mixed Use - This designation denote areas to enhance with a variety of medium to higher density commercial, retail, light industrial, and research and development uses, creating a vibrant business atmosphere. A limited amount of higher density multi-family residential development may be appropriate in some areas either to support nearby businesses and/or take advantage of locations near community amenities. Building location and site design should support walkable, bikeable sidewalks and streets.

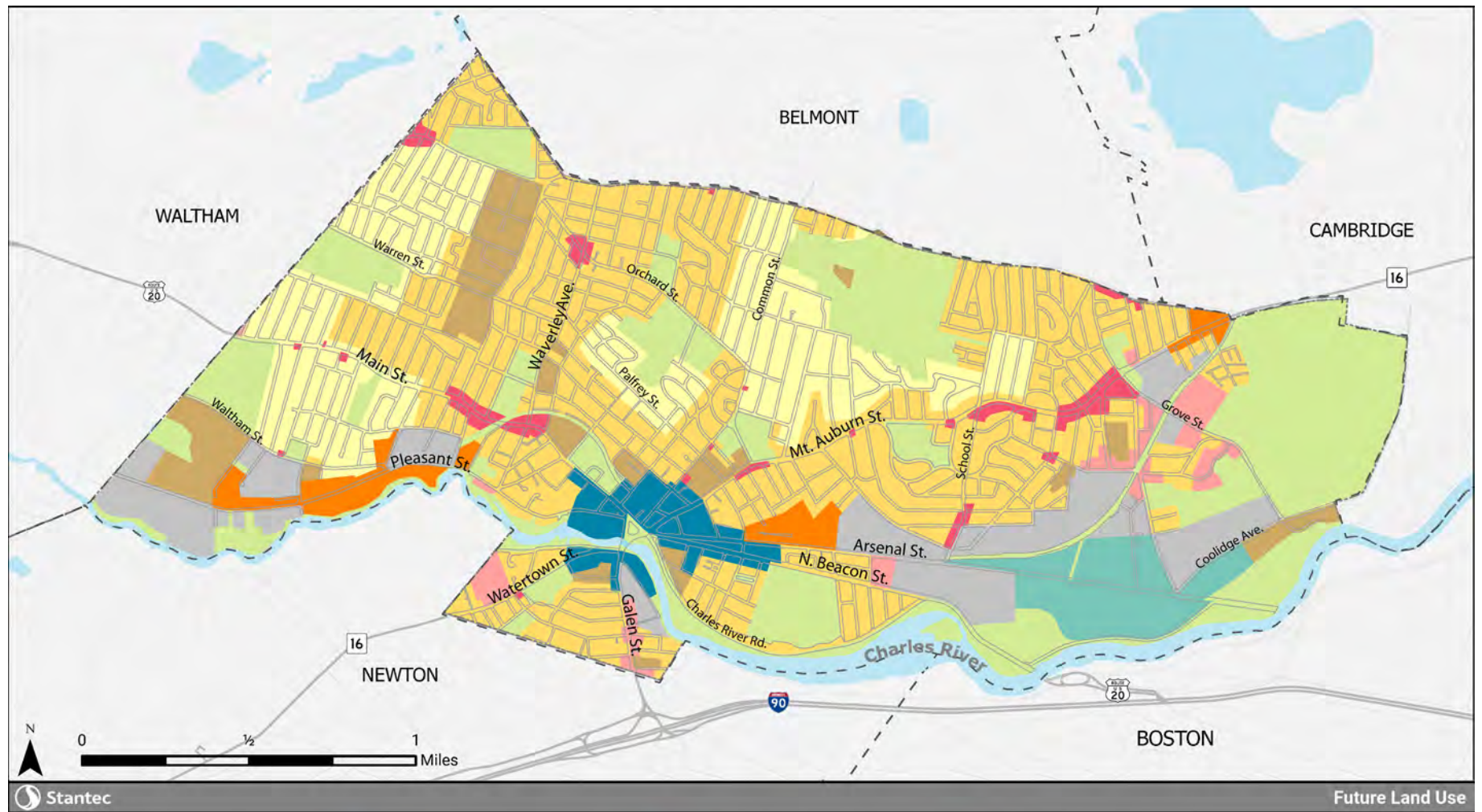
Office/Industrial Mixed Use - This designation denotes commercial and industrial areas to enhance with a mix of office, light industrial, and research and development uses. Building location and site design should accommodate safe pedestrian and bicycle movement to and through them so these areas do not create barriers to active transportation networks.

Watertown Square Mixed Use - This designation supports the revitalization of the traditional mixed-use core of the city. A complementary mix of medium to higher density uses including retail, multi-family residential, office, and institutional uses supported by public gathering spaces and other community amenities is encouraged. Pedestrian- and bicycle-friendly connections to adjacent neighborhoods and the Charles River are desired, as well as uses and development patterns that take advantage of the transit connections here.

Regional Mixed Use - This designation supports the transformation of outdated, single-use commercial or light industrial areas into a mix of higher-density complementary uses including multi-family residential, retail, offices, hotel, and research and development, supported by open spaces and other community amenities. The creation of walkable block sizes and a connected street grid is encouraged to support pedestrian- and bicycle-oriented design that better integrates these sites into the surrounding area.

Community Amenities – This designation is intended to preserve parks, open spaces, cemeteries, municipal facilities, and schools, as well as certain private or non-profit owned open spaces or campuses. These community amenities should be maintained and enhanced as needed to continue meeting the needs of residents.

Figure 4: **Future Land Use**



Legend

- | | | | |
|--|---|---|---|
| Community Amenities Schools | High Density Residential | Commercial Mixed-Use | Regional Mixed-Use |
| Low Density Residential | Residential Mixed-Use | Office-Industrial | |
| Medium Density Residential | Neighborhood Commercial | Watertown Square Mixed-Use | |

Source: MassGIS
February 2023
Future Land Use
Watertown, MA





"Founded in Peace"

WATERTOWN
MASSACHUSETTS

SEPTEMBER 26, 2023



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

CITY COUNCIL MEETING

TUESDAY, SEPTEMBER 26, 2023, 7:00 P.M.

RICHARD E. MASTRANGELO COUNCIL CHAMBER

ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

A. This meeting will be held on September 26, 2023 at 7:00 PM in the Richard E. Mastrangelo Council Chamber

B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>

C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>

D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344

E. Public may comment through email: vpiccirilli@watertown-ma.gov

F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

There were no participants in Public Forum

4. EXAMINATION OF RECORDS OF PREVIOUS MEETING

- A. Minutes from City Council Meeting August 8, 2023
- B. Minutes from the Special City Council Meeting August 22, 2023
- C. Minutes from City Council Meeting September 12, 2023

Councilor Piccirilli moved to accept the three sets of minutes and Councilor Feltner Seconded.

The minutes were accepted unanimously in a Voice Vote.

5. PRESIDENT'S REPORT

- A. Report on the Performance Evaluation of the City Manager for Fiscal Year 2023

President Sideris stated that the Manager's performance is evaluated by the City Council annually. That the evaluation contains general and specific criteria. The general being: relationship with Council, community engagement, staff and personnel relationships, leadership and professional capability, business and finance, and personal qualities. The specific criteria being: annual budget, government operations, long range planning and operations, community health and safety, economic vitality, and major capital investments.

On a scale of 1-5, one being rarely meets expectations to five as almost always exceeds the standards, the overall average of the scores for Manager Proakis was 4.62 – which President Sideris remarked is an extremely high score. President Sideris went on to quote some of the specific remarks including praise for his work in capital improvement, staff reorganization, new city initiatives, and being a present and transparent Manager.

President Sideris added he personally believes Manager Proakis to be a thoughtful and forward thinking Manager, and that he is extremely happy to be working with him as they move the city forward.

Manager Proakis thanked the Council for taking the time to evaluate his performance, and that he was greatly appreciative of the positive feedback. He also noted that he looks forward to improving in all aspects of the job, as the work of a City Manger and the Council is never finished.

President Sideris then made a comment outside of the agenda in regards with an incident at St. Stephen's Church where a note that is considered to be a hate crime was taped to their sign. He stated that it is under police investigation, and made the public aware that

the Council takes this matter very seriously, and will work hard to help ensure this won't happen again in the future.

6. PRESENTATION OF PETITIONS, PROCLAMATIONS, AND SIMILAR PAPERS AND MATTERS

A. Indigenous Peoples Day Proclamation

Councilor Gardner presented the Proclamation.

Councilor Piccirilli moved to accept the Proclamation and Councilor Feltner Seconded

The Proclamation was accepted unanimously in a Voice Vote.

B. Mary Haley 100th Birthday Proclamation

Councilor Piccirilli presented the Proclamation.

Councilor Piccirilli moved to accept the Proclamation and Councilor Feltner seconded.

The Proclamation was accepted unanimously in a Roll Call Vote.

7. PUBLIC HEARINGS

A. Public Hearing and Vote on a Petition Vote on a petition from Eversource for consideration of a Grant of Location in Main Street to install and maintain approximately 154 linear feet of conduit in Main Street from manhole MH10696 to the property line of #166 Main Street. This work is necessary to provide electric service to #166 Main Street. The recommendations and conditions set out by the Department of Public Works shall be required upon approval of this application.

Joanne Callendar – Eversource – Presented the Grant of Location and mentioned that #166 Main Street is going to be a 34 residential unit building with commercial space on the ground floor.

Councilor Piccirilli moved to approve the Grant of Location and Councilor Feltner seconded.

The motion was approved unanimously in a Voice Vote.

B. Public Hearing and Vote to Appoint the Municipal Policy Analyst pursuant to Section 2- 7(a) of the Watertown City Charter, and establishing the Municipal Policy Analyst Salary at \$72,000 pursuant to section 2-7(e) of the Watertown City Charter

President Sideris stated that the position was part of a new initiative, that the discussion of

the salary was already agreed upon in an Executive Session, and that just as the City Manager, City Auditor, and Council Clerk, these salaries need to be voted on as an Ordinance so that it is consistent with the Charter.

Councilor Piccirilli moved to approve the Ordinance and Councilor Feltner Seconded.

The Ordinance was approved unanimously in a Roll Call Vote.

C. Public Hearing and Vote on an Ordinance Establishing the Human Rights Commission

President Sideris remarked that this was a part of the new City Charter and then went to the Committee on Rules and Ordinances. The Ordinance before the Council is the result of efforts from the Committee as well as members of the Public. He went on to state the City Attorney Reich had concerns with Section 5(D) of the Ordinance.

Attorney Reich expressed his concern with the specific provision would serve to insert the commission into public and private complaints, reports, and possibly getting involved with mediation of those disputes. And that there is a potential danger in the Commission becoming involved in private actions, civil rights issues, matters of confidential information, or perhaps even employee rights. He went on to state that there are already resources in place to better serve those roles on the State levels – The public body could be thrown into very sensitive public disputes. He concluded by recommending that this particular provision be removed from the Ordinance.

Councilor Piccirilli read an email from – Tiffany York – Resident – Referred to the Belmont Human Rights Commission. She went on to state that as a Mexican American woman with invisible disabilities, she hopes that this commission will be there for her, which in turn encourages her to fight for all residents of Watertown who are sometimes ignored or looked down upon. She recommended that there should be specific training and education in the qualification of the appointed commissioners, that there should be equity audits performed, and that the commission should be accessible to residents who speak the languages that reflect Watertown including ASL.

Rita Calafella – Voice her strong support for the Commission remarking on the rise of hate crimes across the county including the incident at St. Stephen's Church. She continued to hope that the commission would be able to serve as an educational platform for every individual of every walk of life.

Louise Enoch – 58 Spruce Street – Asked for the City Attorney clarify his concerns on that section as she interpreted as a duty to receive complaints, and that if the commission were not to have a complaint process, that would be detrimental to the Commission.

City Attorney Reich reiterated that the Commission is not an appropriate body to handle a complaint process. The Commission would be a resource to recommend where those complaints should go, but to directly get involved with private complaints, confidentiality, privacy rights, collective bargaining issues etc. exposes the city to liability and makes public sensitive disputes. He concluded that the Commission should not perform as an adjudicative body.

Jacky vanLeeuwen – Resident – Stated that she thinks the Commission should be able to hear complaints, but not necessarily resolve them. She said she is not in favor of not allowing the public to voice complaints to Commission.

Bevin Croft – 11 Wilmot Street – Recommended that instead of removing the provision in question, that it be edited to perhaps triage and connect the public with other resources and options.

Councilor Piccirilli moved to adopt the Ordinance and Councilor Gannon seconded.

Councilor Piccirilli agreed that the Commission is not the body to resolve complaints but should be the body to serve as a resource for complaints. He believed that the introductory language of the provision supported that, but that the following sentences in the provision lent itself for the Commission to possibly act as a resolver. He asked if they were to strike those sentences, would that pacify the concerns.

Attorney Reich continued to express concerns with the verbiage of the Commission being a resource for complaints stating that he doesn't know how you hear a complaint and then not make a decision – the Commission may not know where to make a referral to. He expressed concerns with the Commission being more receptive or apt to refer some complaints, and that the complaints that aren't as aptly dealt with may then in turn complain about the Commission itself.

Councilor Gardner stated that when the Ordinance was drafted, the city did not have an HR director, which it does now. She was curious if there was a way to tweak some of the language with that in mind.

Attorney Reich agreed that there could be an opportunity to rework language with that in mind, with emphasis that the HRC isn't a hearing agency and that complaints should go to HR to not potentially hurt the plaintiff's case.

Councilor Gannon agreed that some of the language does leave the door open for possible Civil Rights issues. He stated that through working this Ordinance, they specifically wanted to avoid the HRC to be an adjudicatory body to avoid such issues. He stated that they could exclude part of 5(D), but still sees value and importance in the provision in order to allow people to come forward and have their complaints heard by the HRC.

Attorney Reich reiterated that the language of "making a report of discrimination for residents and employees". The report of complaint, and possible bias of a report, is where the complaint comes from. He continued to say that the Ordinance has a lot of language that supports and protects the heart of the goal in terms of human rights, but this endeavor is fraught with potential dangers, and putting the HRC in an adjudicatory role would make the HRC susceptible to them.

Councilor Bays stated that she believes 5(D) is the heart of the document, and that if they were to take out this provision it prohibits the goal of the HRC. She stated they need to pass what they have. She disagreed with Attorney Reich's interpretation of the language.

President Sideris stated that they sent the document to KP Law for review, and that this is

the Attorney's recommendation. The City Council can vote any way they want, but it's Attorney Reich job to raise concerns where he sees them.

Councilor Palomba also believed that 5(D) was essential to the document and thought it to be a disservice to omit it. He believed that the HRC should be a place where complaints are heard. He continued to say that if the HRC feels like they are placed in potentially dangerous positions while in practice, then they could be able to address the issue at hand and potentially change procedure duty at that time. He remarked on the large amount of work that has been done on this document, that they should move forward with the HRC, and continue to work to perfect it when it's on its feet.

Councilor Feltner asked if they had sought out legal advice knowing that they have an HR Director coming into the fold.

City Manager Proakis recalled a recent meeting in which he expressed importance on delineating responsibilities of the HR director and HRC, but did not specifically have a conversation with legal. He continued to say that he relies on legal services in his decisions.

Councilor Feltner suggested that they strike "to make a report" from 5(D), to strike the second sentence, and keep the third sentence a bit broader.

President Sideris raised the issue that, while Councilors keep bringing up potential issues with the City's HR department, there is a possibility that a large private business could have one employee raise an issue on a potential human rights violation who then brings the complaint to the HRC. And that it's concerning if HRC is hearing and processing a report or judgment on the complaint. It's an example of how someone can come to the HRC and receive advice as to how to deal with the private entity – which could make the HRC liable. The issue isn't just about the city employees, it's about serving the community.

Councilor Palomba called the question to accept the Ordinance that as is.

The Ordinance was adopted in Roll Call Vote 8-1: Yes: Airasian, Bays, Feltner, Gannon, Gardner, Izzo, Palomba, Piccirilli. No: Sideris

8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. First Reading on a proposed loan order that the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

Manager Proakis presented the Loan Order.

- B. Resolution authorizing acceptance and expenditure of gift of funds in the amount of \$8,300 to offset expenses related to the Faire on the Square 2023

Manager Proakis presented the Resolution.

Councilor Piccirilli made moved to accept the Resolution and Councilor Gannon seconded.

The Resolution was accepted unanimously in a Roll Call Vote.

- C. Consideration and action on an Order accepting the provisions of G.L. c.40, §22F allowing City Boards or Officers to fix reasonable fees

Manager Proakis presented the Order stating that is always looking for opportunities to make the municipality more fluid. This would allow boards and officers to opt into setting fees.

Councilor Piccirilli moved to accept the Order and Councilor Feltner Seconded.

Councilor Palomba asked if the language of the order was repetitious.

City Attorney Reich confirmed that it was not, citing that it must be worded that way to meet with the statute, that other communities have positions where the language would apply, and even though Watertown does not, the language must be included nevertheless.

The Order was accepted unanimously in a Roll Call Vote.

- D. Consideration and action on an Order accepting the provisions of G.L. c. 40, §58 allowing for the imposition of a “municipal charges lien” on property located within the City for any local charge or fee that has not been paid by the due date, with the municipal charges lien provided for each type of charge or fee to be undertaken pursuant to a separate vote.

City Manager Poakis presented the Order stating that often times individuals who are

issued a fee or fine with a noise or wetlands violation etc. that there currently is “no teeth” in the follow up. A Municipal Charges Lien is a way to enforce violations. He continued that Watertown is not a city that is out to get it’s residents in terms of fines, but it shouldn’t be feckless with serious and repeat offenders. The catch would be each charges fee would require a vote – in the case 14 items, 14 votes.

Attorney Reich remarked that there was a potential to have 14 different Orders, but instead they thought it best to have one order with 14 items to be voted on, which can be in done is successive voice votes.

Councilor Gannon raised concerns with definition of fees and fines. He cited a case from 2017 where Stoneham attempted to include a fine as a charges lien, but it was held not to be.

Attorney Reich addressed the Councilors concerns with more recent cases from the Attorney General of charges specifically directly resulting in fines. He said the issue Councilor Gannon raised was legitimate at the time but has since been defined more clearly.

Councilor Gannon stated that the chapter 57 allows a city to revoke or decline a license after failure to pay charges, but that is different form chapter 58 which allows a tax lien. And that the Attorney General raised the question if that was correct.

Councilor Piccirilli moved to accept the provision of G.L. c. 40, §58 and Councilor Gannon seconded.

Councilor Palomba asked clarification that fines are included with the Order, and asked if this the Order included an exhaustive list of violations.

City Manager Proakis confirmed that they are enforcement fines, and that it is exhaustive after poling city staff and included all suggestions.

Councilor Gannon stated that he believed this Order should have gone to a Committee first, and that he may invoke is Councilor Privilege if forced to vote on it presently.

President Sideris stated that they may send it to the Committee on Rules and Ordinances.

Councilor Piccirilli withdrew the motion and Councilor Gannon withdrew his second.

Councilor Piccirilli moved to send the matter to the Committee on Rules and Ordinances and Councilor Gannon seconded.

Councilor Feltner appreciated the referral and wanted more information on the matter in general.

The motion passed unanimously in a Voice Vote.

9. REPORTS OF COMMITTEES

- A. Committee of the Budget and Fiscal Oversight regarding a report from its meeting on September 7, 2023 - Piccirilli Chair

ACTION ITEM:

Councilor Gardner made a motion, seconded by Councilor Izzo, that the Committee ask the City Council to approve the detailed ARPA process steps, specifically:

1. Clifton/Larson/Allen review for compliance with the law as the first step, and prior to meetings with proposers; and the BFO Committee will only consider proposals that are legally compliant.
2. The BFO Committee will hold meetings with proposers for presentations and questions, in 15 minute time slots, with the public and Council encouraged to participate. All are encouraged to send questions in to Council Clerk, who will forward them to the proposer prior to the meetings.
3. Independent initial scoring by members prior to deliberation, using 4 point scale.
4. The BFO Committee will collectively score proposals using a 1-4 scale after the meetings.
5. The BFO Committee will then meet to deliberate and develop its preliminary recommendation for the City Council and public feedback.

Councilor Piccirilli presented the report.

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

Councilor Gannon asked for clarification on Action Item 1. In terms of what legal guide they are referring to.

Councilor Piccirilli replied - ARPA, which is Federal Law.

The report was accepted unanimously in a Voice Vote.

Councilor Piccirilli moved to accepted Action Item 1 and Councilor Feltner Seconded.

Action Item 1 was accepted unanimously in a Voice Vote.

Councilor Piccirilli moved to accepted Action Item 2 and Councilor Feltner Seconded.

Councilor Feltner asked if they could make an amendment of “approximately” 15 minutes.

Councilor Piccirilli stated that they will be made in 15-minute slots, and that judgment will be used if presentations go over or under relatively.

Councilor Palomba remarked that he believed the time slot seemed tight in terms of requesting funds.

Councilor Piccirilli replied that the committee discussed this at length. He stated that they will keep with the 15-minutes and reserve the right to ask for more time depending on the proposal.

President Sideris remarked that it is an unusual situation to have access to these funds, and that it will take a commitment from the entire Council. He suggested that perhaps they should conduct Committee on the Whole meetings for these hearings.

Councilor Feltner supported the idea thinking it would be more efficient.

Councilor Gannon supported the suggestion as well. He brought to attention the timeline in which they must achieve this goal as well.

Councilor Palomba supported the suggestion as well thinking it would be more efficient and give the public an opportunity to be part of the process.

Councilor Piccirilli moved to amend Action Item 2 to say the Committee of the Whole will hold meetings from the Committee on Budget and Fiscal Oversight and Councilor Feltner seconded.

The amendment passed unanimously in a Voice Vote.

Action Item 2 was accepted unanimously in a Voice Vote.

Councilor Piccirilli moved to accept Action Item 3 and Councilor Feltner seconded.

Action Item 3 was accepted unanimously in a Voice Vote.

Councilor Piccirilli moved to accept Action Item 4 and Councilor Feltner seconded.

Councilor Bays asked if the public could get an opportunity to send feedback or vote on items after the BFO collected their scaled results. She proposed to have an online poll.

President Sideris expressed that he would be uncomfortable opening up a public poll after they had already been present at a public meeting, and the BFO scaled their collected results. He continued to state that it's the Council's job to represent the public. To have a public score as well would create a unorganized and possibly conflicting situation.

Councilor Bays proposed an amendment to the motion to the "BFO will scale the proposals from 1-4 and then post the results online for public feedback" and Councilor Piccirilli seconded.

Councilor Feltner remarked that she would rather get the public's feedback after the BFO makes their suggestion.

Councilor Piccirilli stated the process that each member would rank the proposals, then would come together and deliberate, then have a collective score. After that, the scores would be weighted represented with how much funds each proposal will get, and after that time, it would go back to a public forum. He cautioned that it's hard to get a statistically meaning feedback from one poll on one website – certain factions can be heard much more than perhaps more worthy costs.

Councilor Bays withdrew her motion to amend.

Action Item 4 was accepted unanimously in a Voice Vote.

Councilor Piccirilli moved to accept Action Item 5 and Councilor Feltner seconded.

Action Item 5 was accepted unanimously in a Voice Vote.

B. Committee on Economic Development and Planning a report from its meeting on September 13 & 18, 2023, Feltner, Chair

ACTION ITEM:

Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Matthew Hanna for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2025.

ACTION ITEM:

Councilor Piccirilli made a motion, seconded by Councilor Feltner, to recommend that the City Council confirm Swati Biswas for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2025.

Councilor Feltner presented the 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 accept the appointments and Councilor Feltner seconded.

The reappointments were accepted unanimously in a Voice Vote.

C. Committee on Public Safety regarding a report from its meeting on September 11, 2023 - Airasian, Chair

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

The report was accepted unanimously in a Voice Vote.

- D. Committee on Public Safety regarding a report from its meeting on September 7, 2023 - Airasian, Chair

ACTION ITEM:

Councilor Piccirilli made a motion, seconded by Councilor Izzo, to recommend that the City Council confirm Kelly Gallagher for reappointment to the Traffic Commission for a term to expire May 15, 2025.

Councilor Piccirilli moved to accept the appointments and Councilor Feltner seconded.

The report was accepted unanimously in a Voice Vote.

Councilor Piccirilli moved to accept the appointment and Councilor Feltner seconded.

The appointment was accepted unanimously in a Voice Vote.

10. NEW BUSINESS

There was no new business.

12. COMMUNICATION FROM THE CITY MANAGER

- A. Request for Confirmation of Reappointments to the Cable Access Corporation - Board of Directors.

City Manager Proakis made the request to reappoint Jennifer Nicholson, Rober Romano, and Elaine Mello to the Cable Access Corporation Board of Directors. He noted that Jennifer Nicholson's reappointment comes from the school system.

President Sideris stated that the reappointments will go to the Committee on Education and School System Matters.

City Manager Proakis brought to note the question the condition of the North Branch Library in terms of what needs to be done to bring it up to code and what's that financial cost, and consequently how the building will be repaired and how it could be used.

City Manager Proakis announced that City Clerk Janet Murphy will be resigning for her position, and that that department will need to make new hires. He noted the incredible work that Janet Murphy has done in her time as City Clerk including modernizing record keeping.

City Manager Proakis stated that the city has sent out additional information to the properties affected by the Mt. Auburn Easements to clarify certain questions.

City Manager Proakis announced several meeting dates of the upcoming Watertown Square project and that dates can be found on the website. He expressed excitement in

getting the public involved in the process to illustrate the community's diverse opinions.

City Manager Proakis concluded by sharing his appreciation for the work put in to this year's Faire on the Square, which was dedicated this year to the memory of Mike Donham who had been its director for 23 years. He noted the unclear weather challenges that were overcome, and gave special thanks to the new director, Tammy McKenna, as well as: Watertown Savings Bank, Ethos, Residents at Watertown Square Assisted Living, VHB, Roche Brothers, Dunkin', Arsenal Financial, Belmont Printing, Donohue's, Assistant City Manager Steeve Magoon, Marsha Osmond, Brendan McCarthy, Dan Brothers, the Police Department, the Fire Department, DPW, the Parking Enforcement, the Auditor's Office, the Treasurer's Department, the Building Department, the Health Department, the School Department, Food Services, and the Senior Services Team.

13. REQUEST FOR INFORMATION

Councilor Feltner asked for clarity of HRC in terms of where referrals would go.

14. ANOUNCEMENTS

Councilor Izzo announced a Watertown Rotary club senior cookout as the Sons of Italy.

Councilor Palomba announced the Indigenous Peoples day event at the Hosmer School.

Councilor Piccirilli announced the ribbon cutting event at the Lowell School.

Councilor Feltner announced the upcoming open EDP meeting.

15. PUBLIC FORUM

There were no participants in Public Forum.

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 9:36 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 October 24, 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, September 26, 2023 at 7:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street

List of Documents

1. Indigenous Peoples Day Proclamation– Item 6A
2. Proclamation Celebrating Mary Haley’s 100th Birthday– Item 6B
3. Grant of Location - MH10696 to #166 Main Street – Item 7A
4. Municipal Policy Analyst Salary – Item 7B
5. Human Rights Commission Ordinance– Item 7C
6. Middle School HVAC First Reading – Item 8A
7. Acceptance and Expenditure of Gift of Funds – Fair on the Square – Item 8B
8. City Boards or Officers to fix reasonable fees – Item 8C
9. Municipal Charges Lien – Item 8D
10. Committee on Budget and Fiscal Oversight Committee Report 9-7-23 – Item 9A
11. Committee on Economic Development and Planning Report 9-13&18-2023 – Item 9B
12. Committee on Public Safety Report 9-11-23 – Item 9C
13. Committee on Public Safety Report 9-7-23 – Item 9D

ADDENDUM TO THE MINUTES OF THE SEPTEMBER 26, 2023 CITY COUNCIL MEETING



City Council Meeting
Tuesday, September 26, 2023 at 7:00 PM
Richard E. Mastrangelo Council Chamber
149 Main St
Watertown, MA

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on September 26, 2023 at 7:00 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 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
- 2. PLEDGE OF ALLEGIANCE
- 3. PUBLIC FORUM
- 4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from City Council Meeting August 8, 2023
 - B. Minutes from Special City Council Meeting August 22, 2023
 - C. Minutes from City Council Meeting September 12, 2023
- 5. PRESIDENT'S REPORT
 - A. Report on the Performance Evaluation of the City Manager for Fiscal Year 2023
- 6. PRESENTATION OF PETITIONS, PROCLAMATIONS, AND SIMILAR PAPERS AND MATTERS
 - A. Indigenous Peoples Day Proclamation
 - B. Mary Haley 100th Birthday Proclamation
- 7. PUBLIC HEARINGS

- A. Public Hearing and Vote On a petition from Eversource for consideration of a Grant of Location in Main Street to install and maintain approximately 154 linear feet of conduit in Main Street from manhole MH10696 to the property line of #166 Main Street. This work is necessary to provide electric service to #166 Main Street. The recommendations and conditions set out by the Department of Public Works shall be required upon approval of this application.
 - B. Public Hearing and Vote to Appoint the Municipal Policy Analyst pursuant to Section 2-7(a) of the Watertown City Charter, and establishing the Municipal Policy Analyst Salary at \$72,000 pursuant to section 2-7(e) of the Watertown City Charter
 - C. Public Hearing and Vote on an Ordinance Establishing the Human Rights Commission
8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
- A. First Reading on a proposed loan order that the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.
 - B. Resolution authorizing acceptance and expenditure of gift of funds in the amount of \$8,300 to offset expenses related to the Faire on the Square 2023
 - C. Consideration and action on an Order accepting the provisions of G.L. c.40, §22F allowing City Boards or Officers to fix reasonable fees
 - D. Consideration and action on an Order accepting the provisions of G.L. c. 40, §58 allowing for the imposition of a “municipal charges lien” on property located within the City for any local charge or fee that has not been paid by the due date, with the municipal charges lien provided for each type of charge or fee to be undertaken pursuant to a separate vote
9. REPORTS OF COMMITTEES
- A. Committee of the Budget and Fiscal Oversight regarding a report from its meeting on September 7, 2023 - Piccirilli Chair.

ACTION ITEM:

Councilor Gardner made a motion, seconded by Councilor Izzo, that the Committee ask the City Council to approve the detailed ARPA process steps, specifically:

1. Clifton/Larson/Allen review for compliance with the law as the first step, and prior to meetings with proposers; and the BFO Committee will only consider proposals that are legally compliant.
2. The BFO Committee will hold meetings with proposers for presentations and questions, in 15 minute time slots, with the public and Council encouraged to participate. All are encouraged to send questions in to Council Clerk, who will forward them to the proposer prior to the meetings.
3. Independent initial scoring by members prior to deliberation, using 4 point scale.
4. The BFO Committee will collectively score proposals using a 1-4 scale after the meetings.
5. The BFO Committee will then meet to deliberate and develop its preliminary recommendation for the City Council and public feedback.

- B. Committee on Economic Development and Planning a report from its meeting on September 13 & 18, 2023, Feltner, Chair

ACTION ITEM:

Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Matthew Hanna for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2025.

ACTION ITEM:

Councilor Piccirilli made a motion, seconded by Councilor Feltner, to recommend that the City Council confirm Swati Biswas for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2025.

- C. Committee on Public Safety regarding a report from its meeting on September 11, 2023 - Airasian, Chair
- D. Committee on Public Safety regarding a report from its meeting on September 7, 2023 - Airasian, Chair

ACTION ITEM:

Councilor Piccirilli made a motion, seconded by Councilor Izzo, to recommend that the City Council confirm Kelly Gallagher for reappointment to the Traffic Commission for a term to expire May 15, 2025.

10. NEW BUSINESS

11. COMMUNICATIONS FROM THE CITY MANAGER

- A. Request for Confirmation of Reappointments to the Cable Access Corporation – Board of Directors

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

13. ANNOUNCEMENTS

14. PUBLIC FORUM

15. 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 ATTENDANCE
MEETING DATE: SEPTEMBER 26, 2023

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

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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 accept meeting minutes from August 8, 2023.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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 accept meeting minutes from the Special Meeting August 22, 2023.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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 accept meeting minutes from September 12, 2023.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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 accept Indigenous Peoples Day Proclamation.



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

INDIGENOUS PEOPLES DAY PROCLAMATION

WHEREAS: President Biden has proclaimed the second Monday of October as Indigenous Peoples Day in October, 2021; and

WHEREAS: Watertown is located on the lands of the Pequotsette band of the Massachusetts people who were the first inhabitants and caretakers of this land; and

WHEREAS: These Indigenous Peoples have called this place home since time immemorial; and

WHEREAS: The many contributions to our communities through Indigenous Peoples knowledge, labor, technology, science, philosophy, culture, and arts have substantially shaped the character of Watertown; and

WHEREAS: Many who live, study, and work in Watertown are settlers, immigrants, or descendants of those who originally occupied this land or were forcefully brought to this land;

NOW, THEREFORE BE IT RESOLVED that the City of Watertown hereby proclaims October 9, 2023 **INDIGENOUS PEOPLES DAY**, and encourages all community members to join in its observance

IN WITNESS HEREOF,

I have hereunto set our hand and

Caused the Great Seal of the

City of Watertown to be affixed

On this 26th day of September 2023

Mark S. Sideris, City Council President



CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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 accept a Proclamation Celebrating Mary Haley's 100th Birthday.



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472

PROCLAMATION CELEBRATING MARY FRANCIS HALEY ON THE OCCASION OF HER 100TH BIRTHDAY

WHEREAS: Mary Francis “Franny” Odiorne was born on September 24, 1923, to Cornelius and Mary (Donahue) Odiorne in Medford Massachusetts, where they lived along with her younger brother Thomas; and

WHEREAS: Mary graduated from Medford High School, Class of 1941, and joined the insurance industry with a position at John Hancock Financial; and

WHEREAS: Mary loved to “travel and go places”, including trips to Florida with friends and a memorable cross-country train trip where she changed trains in Chicago and saw the town, then continued to California to see the Rose Bowl and the big parade; and

WHEREAS: Mary married Walter X. Haley in Cambridge in 1945 after the conclusion of his service as a US Marine in the South Pacific during World War II; and

WHEREAS: Mary and Walter lived in Cambridge, then moved to Watertown in 1966 where Mary became bank teller at Freedom Federal Savings Bank in Watertown Square; and

WHEREAS: Mary has been known for hosting family holidays with wonderful food including her signature Roast Beef with Yorkshire Pudding at Christmas, her knitting of comfy sweaters for beloved niece and nephew Ann and Dan, and her skill as a seamstress making her own stylish clothing; and

WHEREAS: Mary and Walter continued to travel to Hawaii, Bermuda, St. Thomas and Canada until Walter’s death in 1990; and

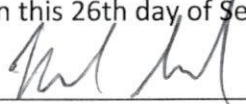
WHEREAS: Mary was a voracious reader, and kept well informed of the world around her with subscriptions to Newsweek and Bloomberg Reports; and

WHEREAS: Above all, Mary is known for her intelligence, good spirits and love of family and friends.

NOW THEREFORE BE IT RESOLVED: That the City Council of the City of Watertown extends its congratulations to: Mary Francis Haley on her 100TH Birthday.

IN WITNESS HEREOF,

I have hereunto set our hand and
Caused the Great Seal of the
City of Watertown to be affixed
On this 26th day of September 2023



Mark Sideris, City Council President



CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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>

Resolution to approve a Grant of Location on Main Street from MH10696 to #166 Main Street.



Watertown City Council

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

RESOLUTION # 64

2023 – R - 64

BE IT RESOLVED: That the Watertown Department of Public Works has reviewed the attached petition by Eversource for consideration of a Grant of Location in Main Street to install and maintain approximately 154 linear feet of conduit in Main Street from manhole MH10696 to the property line of #166 Main Street. This work is necessary to provide electric service to #166 Main Street. Said Grant of Location shall be subject to the following recommendations and conditions.

Standard Conditions

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

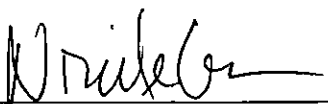
The City of Watertown is not a member of Dig Safe and must be notified separately.

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

10. Contractor shall coordinate with City Health Department on rodent control requirements.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.

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

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

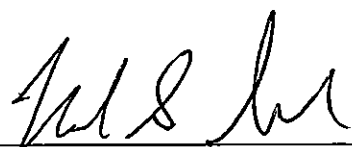


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 9 for, 0 against, and 0 present on September 26, 2023.



Brendan T. McCarthy, Council Clerk



Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor



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

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

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

TYPE: Grant of Location
DATE: September 12, 2023
APPLICANT: Eversource
WORK ORDER: WO# 11120000
LOCATION: Main Street

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

- **Main Street – Install approximately 154 linear feet of conduit in Main Street from manhole MH10696 to the property line of #166 Main Street.**

This work is necessary to provide electric service to #166 Main Street. Upon completion of our review, we are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application. A photo of the location of the proposed work is presented attached to this document.

Standard Conditions

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



View of MH1096 at intersection of Chestnut Street and Main Street where service will be pulled from.



View of MH1096 and Main Street facing southeast.



View of Main Street facing southeast.



View of Main Street from service location facing northwest.



View of Main Street facing northwest.

August 1, 2023

City Council
City Hall
149 Main Street
Watertown, MA 02472

RE: Main Street
Watertown, MA
W.O.# 11120000

Dear Members of the Council:

The enclosed petition and plan are being presented by the NSTAR Electric Company d/b/a EVERSOURCE ENERGY for the purpose of obtaining a Grant of Location to install approximately 154 feet of conduit in Main Street.

The reason for this work is to provide service to #166 Main Street.

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

Very truly yours,

Richard M. Schifone

Richard M. Schifone, Supervisor
Rights and Permits

RMS/HC
Attachments

RECEIVED
WATERTOWN D.P.W.
2023 SEP 11 AM 10:42

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

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

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

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the council may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by **T. Thibault, dated April 12, 2023**, and filed herewith, under the following public way or ways of said City:

**NSTAR ELECTRIC COMPANY
d/b/a EVERSOURCE ENERGY**

Main Street - Southeasterly from manhole MH10696, at the intersection of Chestnut Street and Main Street, install approximately 154 feet of conduit.

WO# 11120000

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

Dated this 1 day of August 2023

City of **WATERTOWN** Massachusetts

Received and filed _____ 2023

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES
City of WATERTOWN

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

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

Main Street - Southeasterly from manhole MH10696, at the intersection of Chestnut Street and Main Street, install approximately 154 feet of conduit.

WO# 11120000

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

1. Conduits and manholes shall be located as shown on the plan made by **T. Thibault, dated April 12, 2023,** on the file with said petition.
2. Said company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. All work shall be done to the satisfaction of the city council or such officer or officers as it may appoint to supervise the work.

1	_____	
2	_____	
3	_____	
4	_____	
5	_____	

City Council
the City of
WATERTOWN

CERTIFICATE

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

1	_____	
2	_____	
3	_____	
4	_____	
5	_____	

City Council
the City of
WATERTOWN

CERTIFICATE

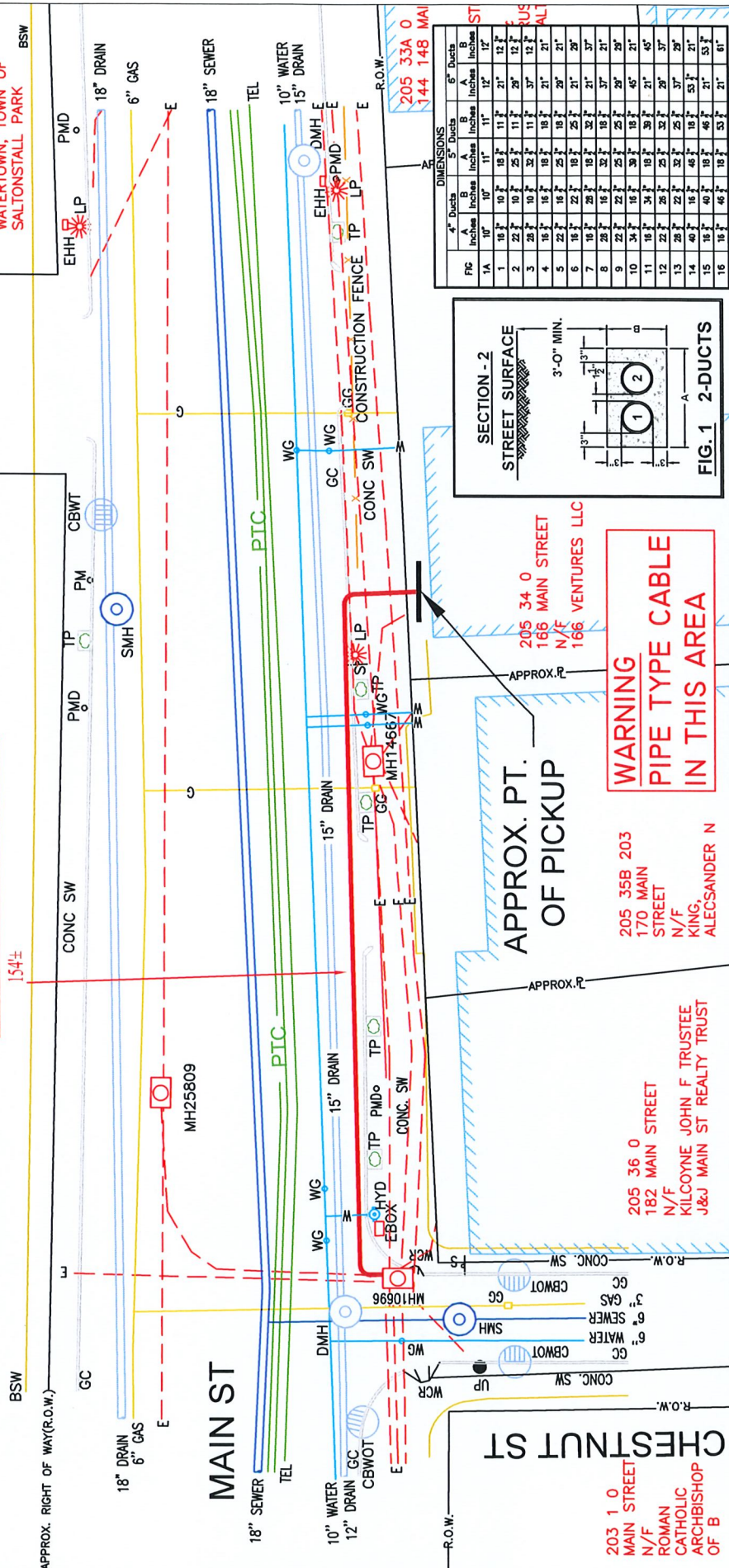
I hereby certify that the foregoing are true copies of the Order of the **City Council** of the City of **WATERTOWN**, Massachusetts, duly adopted on the _____ day of _____, 2023 and recorded with the records of location Orders of said Town, Book _____, Page _____ and of the certificate of notice of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

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

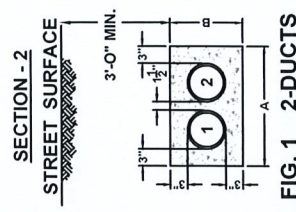
321 1 B
MAIN STREET
N/F
WATERTOWN, TOWN OF
SALTONSTALL PARK

INSTALL 2 - 4" PVC PIPES
TYPE EB IN CONCRETE
SECTION 2 FIG. 1

321 1 B
MAIN STREET
N/F
WATERTOWN, TOWN OF
SALTONSTALL PARK



4" Ducts		5" Ducts		6" Ducts	
FG	Inc	FG	Inc	FG	Inc
1A	10"	1A	10"	1A	10"
2	18"	2	18"	2	18"
3	22"	3	22"	3	22"
4	28"	4	28"	4	28"
5	36"	5	36"	5	36"
6	42"	6	42"	6	42"
7	48"	7	48"	7	48"
8	54"	8	54"	8	54"
9	60"	9	60"	9	60"
10	66"	10	66"	10	66"
11	72"	11	72"	11	72"
12	78"	12	78"	12	78"
13	84"	13	84"	13	84"
14	90"	14	90"	14	90"
15	96"	15	96"	15	96"
16	102"	16	102"	16	102"



WARNING
PIPE TYPE CABLE
IN THIS AREA

APPROX. PT.
OF PICKUP

205 35B 203
170 MAIN STREET
N/F
KING, ALECSANDER N

205 36 0
182 MAIN STREET
N/F
KILCOYNE JOHN F TRUSTEE
J&J MAIN ST REALTY TRUST

203 1 0
MAIN STREET
N/F
ROMAN CATHOLIC
ARCHBISHOP OF B

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP YOU AGREE THAT NO WARRANTY OF ANY KIND IS EXPRESSED OR IMPLIED BY THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.



INSTAR EVERSOURCE
ELECTRIC
d/b/a

1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125

C# 86-23	Ward #
Work Order # 11120000	Surveyed by: LM/JC/VT
Research by: GR	Plotted by: SJ
Proposed Structures: SJ	Approved: T THIBAUT
Scale 1"=30'	Date APRIL 12, 2023
SHEET 1 of 1	

Plan of MAIN STREET
WATERTOWN
Showing PROPOSED CONDUIT LOCATION

MASS. LAW
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES
BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

SCALE IN FEET

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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>

Ordinance establishing the Municipal Policy Analyst Salary.



Watertown City Council

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

ORDINANCE # 65

O-2023- 65

AN ORDINANCE ESTABLISHING MUNICIPAL POLICY ANALYST SALARY

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

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

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Watertown that the City Council hereby establishes the Municipal Policy Analyst Salary as \$72,000 per annum.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against and 0 present on September 26, 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: September 26, 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> </u>	<u> X </u>	<u> </u>

Ordinance establishing the Human Rights Commission.



Watertown City Council

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

ORDINANCE # 66

O-2023- 66

AN ORDINANCE ESTABLISHING THE WATERTOWN HUMAN RIGHTS COMMISSION

WHEREAS, Section 2-11 of the Home Rule Charter for the City of Watertown, as adopted by the voters on November 2, 2021, indicates that the City of Watertown shall establish a Human Rights Commission by ordinance; and,

WHEREAS, the City Council desires to establish the Human Rights Commission to affirm the City of Watertown is an inclusive community where all individuals can enjoy the free and equal exercise of their human and civil rights and privileges.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Watertown that the Watertown Code of Ordinances is hereby amended by adding a new Chapter entitled Watertown Human Rights Commission, as attached hereto.

AND FURTHER, that this Ordinance shall take effect upon passage.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 1 against and 2 present on September 26, 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

CHAPTER __. WATERTOWN HUMAN RIGHTS COMMISSION

§ __.01 Establishment.

In accordance with SECTION 2-11 of the Watertown Home Rule Charter, there shall be in the city a commission known as Watertown Human Rights Commission (“commission”).

§ __.02 Purpose.

The purpose of creating the commission is to affirm that the city of Watertown is an inclusive community that has as one of its core values, freedom from discrimination, disrespect, bigotry, hatred and oppression; and to reaffirm the city’s commitment to uphold and defend the rights of all individuals to enjoy the free and equal exercise of their human and civil rights and privileges.

To that end, the commission shall strive to ensure that all persons enjoy equal opportunity to participate in local affairs, including but not limited to housing, employment, education, public accommodation, access to city services, insurance, credit, banking and health care, regardless of race, color, ancestry, national origin, sex, sexual orientation, gender identity or expression, citizenship, age, religion, disability, health status, marital or familial status, military or veteran status, socioeconomic status, ex-offender status, genetic and/or “protected class” status. Human rights are universal and inalienable; indivisible; interdependent and interrelated. Whether civil, political, economic, social or cultural in nature, all such rights are inherent to the dignity of every person. Consequently, these rights all have equal status.

§ __.03 Appointment of Commissioners and Term.

(A) Appointment and Tenure of Members, Vacancies. There shall be nine commissioners appointed by the city manager, subject to confirmation by the city council.

- (i) The commissioners shall be residents of Watertown.
- (ii) The city manager shall appoint commissioners to serve three-year terms, subject to confirmation by the city council.
- (iii) The commissioners first appointed shall have staggered terms, with three (3) of the appointed commissioners initially serving a one-year term; three (3) of the appointed commissioners initially serving a two-year term; and the remaining three (3) commissioners serving a three-year

- term. Thereafter, all appointments and reappointments, shall be for a period of three (3) years. Commissioners may be reappointed for additional terms.
- (iv) Any vacancy in membership shall be filled for the remainder of the unexpired term in the same manner as the original appointment.
 - (v) There shall be liaisons from the Watertown Police Department, the Watertown School Department and the student body. While not commissioners, such liaisons shall participate in the work of the commission by attending monthly sessions to bring issues of concern and ideas to the commission and to help formulate constructive resolutions. Ideally, the chief of police and the superintendent of schools shall be the liaisons, but when not possible they could designate a department member to attend in their place. Student liaisons shall be chosen by the superintendent with recommendations of student services and shall serve for a term of at least one school year.
 - (vi) The commission shall always strive to reflect the socioeconomic, age, gender, racial and cultural diversity of the city, and efforts should be directed to recruiting commissioners of historically underrepresented and marginalized groups, including people of color, youth and young adults, immigrants, people with disabilities, and LGBTQ+ individuals.

(C) Qualifications. Commissioners appointed by the city manager shall, when possible, have relevant experience in one or more of the following areas: human rights, social justice, law, education, diversity, equity and inclusion, community engagement, municipal government, or advocacy for individuals who are targets of mistreatment or discrimination.

(D) Any commissioner who ceases to be a city resident shall promptly provide written notification of their change in residence to the commission chair and to the city clerk. The commissioner may serve until a successor is appointed.

§__-.04 Meetings and Officers of the Commission.

(A) Meetings. The commission shall meet monthly at a time and place as the chair shall determine. Notice of all meetings shall comply with the provisions of the Open Meeting Law, G.L. c. 30A, §§ 18-25. A quorum at any meeting shall be a majority of the total number of commissioners then serving. The commission shall keep a written record of its proceedings.

(B) Officers. At the first meeting of the commission, and annually thereafter, the commissioners shall elect three members to serve respectively as chair, vice-chair

and clerk, and may elect such other officers, adopt procedural rules and regulations, and establish such subcommittees as they deem appropriate. In the chair's absence, the vice-chair shall preside over meetings.

§__-.05 Duties of the Commission.

The commission shall promote human rights in Watertown through outreach, dialogue, and educational forums. The commission shall also have the following charges and responsibilities:

- (A) Promote positive, respectful, and collaborative relationships among all groups and individuals in Watertown.
- (B) Create an Action Plan, to be reviewed and updated as the commission deems necessary, detailing goals and associated activities aligned with the purpose of the commission.
- (C) Advocate for, support, facilitate, and disseminate information about independent equity assessments, and identify calls to action in response to equity audits throughout the city.
- (D) Serve as a resource for residents, employees, those doing business with or in the city, or visitors to make a report about concerns, complaints, or questions of discrimination or unequal treatment of individuals within the city of Watertown, to provide support and information to victims and witnesses, and to city officials who may investigate such reports, concerns, complaints or questions. The commission shall develop procedures for accepting and managing complaints, and for protecting the reputation of all parties involved as appropriate and legally required. The commission may provide resources, referrals and support to any person with a complaint of discrimination. Where all parties agree, the commission may arrange for mediation of the incidents.
- (E) Recommend resolutions, policies, or guidelines for adoption by the city manager, city council, or other departments, boards, and committees within the city.
- (F) Recommend programs, initiatives, and training to promote diversity, inclusion, awareness, and anti-discrimination in the city.
- (G) Promote understanding of the diverse cultures within the city and surrounding areas through education, organization of community events,

conferences, public speaking programs, educational panels, celebrations and other community actions.

(H) Serve as a resource to the city manager and city council with respect to issues that challenge any individual's or group's enjoyment of their basic human rights in the city.

(I) Collaborate with representatives from historically disadvantaged groups to better understand barriers to inclusion, diversity, and equity in the community; develop strategies for ending inequities and eliminating these barriers; and promote mutual understanding and respect for differences.

(J) Annually, and more often if requested or needed, provide a written report to the city manager and city council on the commission's activities and hold a public forum to review and discuss the annual report. The commission may also prepare written or oral reports on racial, religious, ethnic, gender, disability, age, or any marginalized group, and civic initiatives or relationships to cultivate and encourage an atmosphere of mutual understanding and harmonious intergroup relationships in the city, at its own initiative or upon request by city entities, businesses, or residents.

(K) Collaborate with human rights entities in other municipalities to share resources, conduct joint meetings, share best practices, and make joint statements and recommendations as appropriate on issues concerning the communities in the region.

(L) Work with the city's community engagement officer and Administration to encourage attendance at panels, meetings, conferences, celebrations or other educational or community events held by municipal or regional human rights committees, private or public corporations, organizations, schools and universities.

§__-.06 Staffing and Funding.

The Human Rights Commission will recommend staff support and financial resources as needed in its annual report and/or Action Plan in order to support the commission's administrative and programmatic activities.

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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>

Resolution authorizing acceptance and expenditure of gift of funds – Faire on the Square.



Watertown City Council

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

RESOLUTION # 67

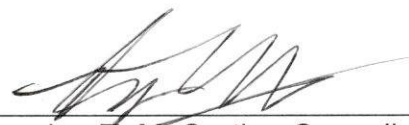
2023 – R – 67

BE IT RESOLVED: That the City Council of Watertown hereby approves the acceptance and expenditure of gift of funds in the amount of \$8,300 to offset expenses related to the Faire on the Square 2023.

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 September 26, 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: September 20, 2023

RE: Agenda Item – Approval of Gift and Expenditures

Enclosed please find an email from Tammy McKenna, Director of Events, Commander's Mansion regarding donations that have been received to date by the Faire on the Square Committee to offset expenditures related to the Faire.

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

I respectfully request the attached Resolution approving this gift expenditure be placed on the September 26, 2023 City Council Agenda for your consideration.

Thank you for your consideration and action on this matter.

Cc: Watertown Faire on the Square Committee
Tammy McKenna, Director of Events, Commander's Mansion
Melissa A. Morrissey, City Treasurer/Collector
Megan Langan, City Auditor

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 inhabitants lives; and

WHEREAS: the Faire on the Square 2023 Committee has received donations that were given to offset expenditures related to the Faire on the Square celebration; 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, monetary gift in the amount of \$8,300 received by the Faire on the Square 2023 Committee.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on September 26, 2023.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President

Hand, JoAnna

From: Fernandez-McKenna, Tammy
Sent: Monday, September 18, 2023 3:35 PM
To: Proakis, George; Magoon, Steve; Emily Monea
Cc: Osmond, Marsha; Hand, JoAnna
Subject: Faire sponsorships

Afternoon Mr. Proakis -

We are happy to have received the following sponsorship donations for the Faire this year! They will be promoted on the Faire's website with their logo and link, as well as promoted on the Faire map and tagged in the follow-up social media post.

These funds help offset the costs of the free guest experiences throughout the Faire, from live entertainment to pony rides!

Watertown Savings Bank \$5000 - returning sponsor.
Ethos Dispensary \$1500 - new sponsor.
The Residence at Watertown Square \$1000 - new sponsor.
VHB \$800 - new sponsor.

Please let me know if you need anything more from my end. Thank you!

All the best,
Tammy McKenna, Director of Events



Commander's Mansion
440 Talcott Ave | Watertown | Massachusetts | 02472
p. 617.926.7755 | f. 617.972.6599
www.commandersmansion.com
info@commandersmansion.com

Follow us on [Instagram](#) & [Facebook](#)

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: September 26, 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>

Order accepting the Provision of G.L. c.40, Section 22F allowing City Boards or Officers to fix reasonable fees.



Watertown City Council

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

ORDER # 68

O-2023- 68

AN ORDER ACCEPTING THE PROVISIONS OF G.L. c.40, §22F ALLOWING CITY BOARDS OR OFFICERS TO FIX REASONABLE FEES

WHEREAS, the City regularly issues licenses, permits, and certificates pursuant to the General Laws and the City Code; and

WHEREAS, the City assesses fees for such actions; and

WHEREAS, such fees must be reasonable and proportional; and

WHEREAS, the City wishes to establish a mechanism for the proper establishment of fees and charges; and

WHEREAS, the provisions of G.L. c.40, §22F allow "[a]ny municipal board or officer empowered to issue a license, permit, certificate, or to render a service or perform work" to set fees for such actions; and

WHEREAS, the provisions of G.L. c.40, §22F require that any such fees set by a board or officer appointed by an elected board must be reviewed and approved by such elected board; and

WHEREAS, the provisions of G.L. c.40, §22F provide that the City's current fees "will be utilized until a new fee or charge is fixed" as provided thereunder; and

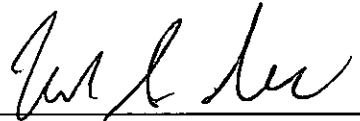
WHEREAS, the provisions of G.L. c.40, §22F are subject to local acceptance by vote of the City Council.

NOW THEREFORE BE IT ORDERED: That the provisions of G.L. c.40, §22F are hereby accepted, providing for a process for City boards and officers to set fees as provided therein.


Council Member

I hereby certify that at a regular meeting of the nine member City Council for which a quorum was present, the above Order was adopted by a vote of 9 for and 0 against on September 26, 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: September 21, 2023

RE: Agenda Item – Order Accepting the Provisions of G.L. C.40, §22F Allowing City Boards or Officers to Fix Reasonable Fees

I respectfully recommend and request your favorable consideration on the attached “Order Accepting the Provisions of G.L. C.40, §22F Allowing City Boards or Officers to Fix Reasonable Fees.”

Thank you for your consideration in this matter.

cc: Steven Magoon, Assistant City Manager for Community Development & Planning
Mark R. Reich, Esquire, KP Law

AN ORDER ACCEPTING THE PROVISIONS OF G.L. c.40, §22F ALLOWING CITY BOARDS OR OFFICERS TO FIX REASONABLE FEES

WHEREAS, the City regularly issues licenses, permits, and certificates pursuant to the General Laws and the City Code; and

WHEREAS, the City assesses fees for such actions; and

WHEREAS, such fees must be reasonable and proportional; and

WHEREAS, the City wishes to establish a mechanism for the proper establishment of fees and charges; and

WHEREAS, the provisions of G.L. c.40, §22F allow “[a]ny municipal board or officer empowered to issue a license, permit, certificate, or to render a service or perform work” to set fees for such actions; and

WHEREAS, the provisions of G.L. c.40, §22F require that any such fees set by a board or officer appointed by an elected board must be reviewed and approved by such elected board; and

WHEREAS, the provisions of G.L. c.40, §22F provide that the City’s current fees “will be utilized until a new fee or charge is fixed” as provided thereunder; and

WHEREAS, the provisions of G.L. c.40, §22F are subject to local acceptance by vote of the City Council.

NOW THEREFORE BE IT ORDERED: That the provisions of G.L. c.40, §22F are hereby accepted, providing for a process for City boards and officers to set fees as provided therein.

Council Member

I hereby certify that at a regular meeting of the nine member City Council for which a quorum was present, the above Order was adopted by a vote of ___ for and ___ against on _____, 2023.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President



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: September 20, 2023

RE: Agenda Item – Proposed Loan Order

As you are aware, Conceptual Recommendation #8 in the City Council's Conceptual Recommendations for Fiscal Year 2024-2028 Capital Improvement Program (CIP) confirms the prior recommendation to proceed with the Fiscal Year 2022 proposed loan order or transfer of funds for various school improvements in the Middle School for \$3,080,000 consisting of various items including \$820,000 in funding for the Middle School air conditioning.

Additionally, the Fiscal Year 2024-2028 CIP for the Middle School includes \$72,000 in Fiscal Year 2024 funding for the HVAC (VRF) Basement – Line 221 of the Fiscal Year 2024-2028 CIP (BR).

The Middle School's HVAC system has been incrementally updated by floor to add air conditioning. All floors have been completed except for the portions of the basement and first floor. The Public Buildings Department is respectfully requesting the necessary actions to obtain authorization from the Honorable City Council for \$315,000 in requested funding.

If approved, we intend to move forward with the design of the basement and first floor HVAC upgrade to install AC with the intention of having the design work completed by spring Fiscal Year 2024.

Once design is completed, we will be returning to City Council for a request for funding for the construction of the upgrades of the basement and first floor.

Therefore, given all of the above, I respectfully recommend and request your favorable consideration on this matter at the September 26, 2023 City Council Meeting.

Thank you for your consideration in this matter.

cc: Megan Langan, City Auditor
Melissa A. Morrissey, City Treasurer/Collector
Denise Moroney, Director of Public Building



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Kris A. Moussette
(617) 378-4194
kmoussette@hinckleyallen.com

September 22, 2023

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – Middle School HVAC Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of design services for the development of plans and specifications for upgrades to the HVAC system at Watertown Middle School:

ORDERED: That the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

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

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

Sincerely,

Kris A. Moussette



BostonGlobeMedia

Order Confirmation

Town of Watertown
149 Main Street
Watertown, MA 02472

Thank you for placing your advertisement in The Boston Globe.

Your order information and a preview of your advertisement are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1500 or email classified@globe.com.

Any and all proposed edits, revisions, and/or other changes to the advertisement must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
Boston Globe Classified Sales

617-929-1500
Monday – Friday 9:30 am - 4:30 pm
classified@globe.com

Order Number	722562	Order Price	\$562.55
Sales Rep.	Lindy Rodriguez	PO No.	
Account	2105782	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	10/05/2023	Last Run Date	10/05/2023
Payment Type			

AD PREVIEW:

LEGAL NOTICE

The City Council of Watertown hereby gives notice of a public hearing and vote on Tuesday, October 10, 2023, at 7:00 PM, in the Richard E. Mastrangelo Chamber, Administration Building, 149 Main Street, Watertown, MA and on a proposed Loan Order as follows:

ORDERED: That the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

A copy of the proposed Loan Order is available for inspection at the Administration Building, 149 Main Street, Watertown, MA 02472 in the City Council Office, Monday through Friday, 10:00 am to 2:00 pm, and at the City Clerk's Office, Monday through Thursday 8:30 am through 5 pm, on Tuesday evening up to 7 pm, and Friday, 8:30am through 2pm; and on the City's website page: www.watertown-ma.gov

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 26, 2023**

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

Motion to accept the Committee Report and its Action Items.



Watertown City Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Committee of the Budget and Fiscal Oversight Report of the Meeting of September 7, 2023

The Committee convened on Thursday, September 7, 2023 at 6:00 pm in the Richard E. Mastrangelo Council Chamber. It was a hybrid meeting, with remote participation by Zoom. Present were Vincent Piccirilli, Chair; Emily Izzo, Vice Chair and Nicole Gardner, Secretary. Also present in person were City Auditor Megan Langan, Assistant City Manager Steven Magoon, Council President Mark Sideris, Councilor Lisa Feltner, and resident Will Twombly. Attended by zoom were Councilors John Airasian, Caroline Bays, and Anthony Palomba, Library Trustee Leanne Hammonds, Senior Planner Lawrence Field, Housing Authority Executive Director Michael Lara, and residents Deb Peterson, Ernesta Krackiewicz, Elodia Thomas, and Jacky van Leeuwen.

The purpose of the meeting was a discussion on process for the Committee to evaluate American Rescue Plan Act (ARPA) Proposals. This is Step 3 of the process the Committee is using to make preliminary recommendations to the City Council on the allocation of ARPA funds, which is to "Synthesize the [ARPA proposal] input and assess it against the proposed criteria".

The meeting was called to order at 6:06 pm. Councilor Piccirilli welcomed all present, and explained the purpose of the meeting, noting that 32 proposals were made for ARPA funding, totaling \$24 million, more than twice the \$10.5 million in funds available. He explained that there would be no discussion of specific proposals at this meeting, and reminded the attendees that all proposals as well as other materials on ARPA can be found on the City's website. <https://watertown-ma.gov/794/American-Rescue-Plan-Act-ARPA>

Councilor Piccirilli next requested Auditor Langan to ask Clifton/Larson/Allan, the accounting firm retained by the City for ARPA, to review the proposals and provide their advice as to which, if any, were not allowable by law. The Committee will only consider those proposals which are allowable.

Councilor Piccirilli noted that one email had been received regarding the process, from resident Marcy Murningham, suggesting a 0 to 2 scale be used in assessment, and showing how that would work for evaluating a proposal's alignment with the Charter Preamble and the new Comprehensive Plan, which are included in the criteria (see attachment).

Councilor Gardner proposed using a 4 point scale, because it forces the evaluator to form an opinion, one way or the other. After discussion, the Committee agreed to use a 4 point scale with 4 being the highest score. It was also agreed that when the time came for assessment, the following process would be used:

1. Each Committee member would score the proposals independently across each criteria.
2. Each Committee member would enter their scores on a spreadsheet sent to the Council Clerk.
3. The Council Clerk would consolidate the scores into a single spreadsheet, which would be used by the Committee in their deliberations at the next meeting.

Councilor Bays expressed a concern over the amount of public input in the assessment process.

Councilor Piccirilli explained that the deliberations would be in public meeting, and the Committee would invite input from the public and Councilors.

President Sideris recommended that the Committee bring the process they will use to the City Council for approval.

Councilor Feltner expressed a concern that the public and the Committee would not have an opportunity to hear from those who submitted proposals, and ask questions. Councilor Piccirilli explained that each proposer will be invited to present their project to the Committee, and answer questions.

Council Gardner suggested that these meetings happen before the Committee members do their scoring, so that members have full information, and this was agreed.

Councilor Palomba noted that some proposals were detailed and spoke to the criteria directly, and others were more conceptual, making it hard to evaluate them.

It was agreed that the Chair would write to all who submitted proposals that are allowable by law to invite them to meet with the Committee to present their project; the note would include:

- Dates being offered for BFO Committee meetings to review proposals
- 15 minutes time slot per project
- Criteria for evaluation
- The types of questions they might expect
- That questions would be asked by both the public and the Committee
- Any other pertinent information

It was also agreed that the Chair would write to people who submitted proposals that are not allowable by law (if any) to let them know that that the City would not be able to move forward with their proposal, and encouraging them to seek alternative sources of funding.

Councilor Palomba said that ultimately he expects the Committee deliberations would come out with proposals landing in one of three categories: Fund Fully, Fund Partially, and Not Able to be Funded.

Jacky van Leeuwen said that she hoped the criteria reflect the urgency of various needs within Watertown.

Deb Peterson said that she believed the criteria don't give the guidance needed, because they do not touch on what are the highest priorities within Watertown. She suggested that high level guidance such as what percent of the funds should go to city priorities 1, 2, 3, is needed.

Councilor Gardner noted that the process and criteria being used were developed in public meetings with input from the public, the Councilors, and the City staff, much earlier this year. She also noted that if the Committee had agreed to the approach being suggested, the Council -- not the Committee -- would have been needed to develop and approve the percentages by priority. She did not support changing the process at this point, especially since the proposals were developed based on the approved

and published criteria. Finally, she noted that time is pressing for the City to allocate funds, given the restrictions in the law.

Councilor Piccirilli added that ultimately, each member of the Committee and of the Council will need to use their personal judgment, weighing the pros and cons carefully, in voting on ARPA allocations. He noted that the proposals were very different in scope, scale, focus, detail provided and so on, and the Committee has to work with the proposals submitted. It will be challenging to rank and assess, but that is what is required as our next step.

➔ **Action Item:** Councilor Gardner made a motion, seconded by Councilor Izzo, that the Committee ask the City Council to approve the detailed ARPA process steps, specifically:

1. Clifton/Larson/Allen review for compliance with the law as the first step, and prior to meetings with proposers; and the BFO Committee will only consider proposals that are legally compliant.
2. The BFO Committee will hold meetings with proposers for presentations and questions, in 15 minute time slots, with the public and Council encouraged to participate. All are encouraged to send questions in to Council Clerk, who will forward them to the proposer prior to the meetings.
3. Independent initial scoring by members prior to deliberation, using 4 point scale
4. The BFO Committee will collectively score proposals using a 1-4 scale after the meetings.
5. The BFO Committee will then meet to deliberate and develop its preliminary recommendation for the City Council and public feedback.

The motion was voted unanimously.

The meeting adjourned at 7:12 pm on a unanimous vote.

Report prepared by Nicole Gardner

Attachment: Marcy Murningham email

ARPA Criteria Meeting Tonight

Marcy Murningham <marcy.murningham@gmail.com>

Thu 9/7/2023 2:33 PM

To: Nicole Gardner <ngardner@watertown-ma.gov>

Cc: Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>; Izzo, Emily <eizzo@watertown-ma.gov>; McClure, Christopher <cmclure@watertown-ma.gov>; Equity Culture / Civic Fiduciary Action Labs <equityculture.civicfiduciary@gmail.com>; Moral Money Boston <moralmoney.boston@gmail.com>

Dear all,

I wanted to submit my comments, as I'll not be able to attend tonight's Budget + Fiscal Oversight Committee meeting on the process for reviewing ARPA funding submissions

The 32 (as of this moment) submissions display a rich and varied set of ideas for improving life in Watertown. That they come from both the community and government reinforces the shared purpose and values held by citywide members. *Bravo!* and *Brava!* to all who took the time and care to prepare them!

As you review the submissions, I hope you include whether or not they specify how they align with the Comprehensive Plan (the latest version yet to be ratified) and the Charter *Preamble*, set forth in the Strategic Criteria approved on February 28, 2023.

In my cursory review* of those submissions, I've seen some do and some don't.

Given the absence of more refined "key performance indicators" (KPIs) — which can be developed down the road, much like has occurred with other models of "[sustainability reporting standards](#)," "[values-based accounting standards](#)," and "[sustainable development goals](#)," with which I am quite familiar — you might consider scoring them on a 0 to 2 scale, with zero denoting "**no reference**" to either the Comprehensive Plan or *Preamble*, "1" denoting "**mention**", and "2" denoting "**more specific elaboration**".

You could refer to this as the "Value-Added Score," (VAS), or "Value-Added Premium" (VAP, not to be confused with VAPE 😊). The higher the score, the more aligned the proposal claims to be.

However you proceed, rest assured you're continuing to forge a pathway for articulating, measuring, and managing values in public life that's both pragmatic and prophetic. As we near the Republic's 250th birthday in 2026 — not to mention Watertown's 400th birthday in 2030 — this is a wonderful way of resetting the paradigm for democracy in America for the 21st century.

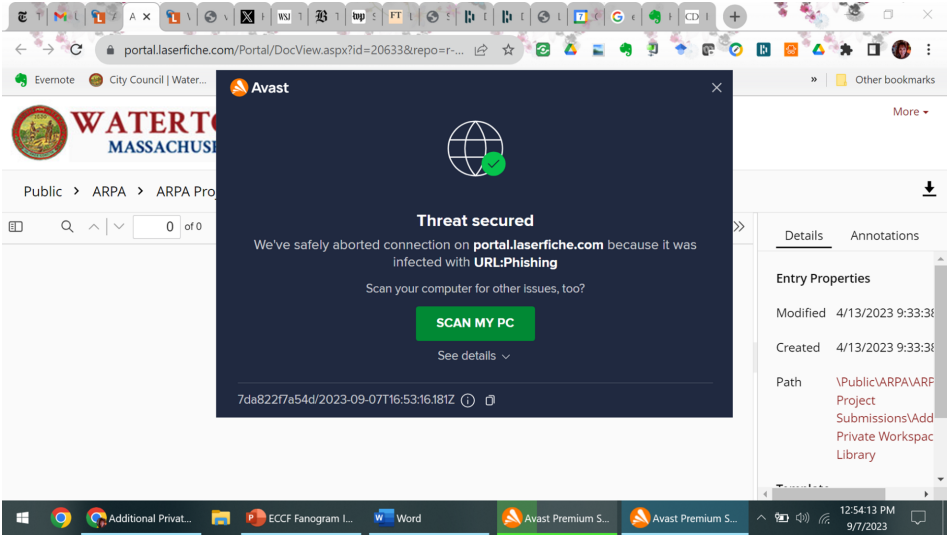
Good luck on your deliberations!

Wishing you well,

Marcy.

* I've discovered that access to the [ARPA portal and specific documents](#), from both my desktop and mobile phone, generates alarm bells regarding phishing attempts (see below for desktop screenshot). My work-around was to download the docs on my Android to read them before deleting them.

Am copying Chris McClure here, to alert him to this problem.



Marcy Murningham
Principal Architect, Equity Culture / Civic Fiduciary Action Labs
Select writings on "Wealth, Power, and the Public Interest:
Building Equity Culture and Civic Stewardship," *New England Journal of Public Policy*, Vol. 30, no. 1 (2018)
View LinkedIn profile [here](#)

Landline: 617.926.0633 | Mobile: 617.501.9421
134 Fayette Street
Watertown, MA 02472

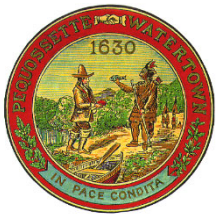


Virus-free. www.avast.com

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 26, 2023

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

Motion to accept the Committee Report and its Action Items.



Watertown City Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Report of the Committee on Economic Development and Planning Meeting Dates: September 13 and 18, 2023

The Committee convened on Wednesday September 13, 2023 at 5:30 pm in the City Council Office. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. The purpose of the meetings was to conduct Public Arts & Culture Committee interviews.

Matthew Hanna is a professional musician and former podcast host. He is interested in outreach to the public and communications with artists. He wants to see more regular happenings in Watertown, such as local performances, open mic events, discussion series, and meet-ups.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Matthew Hanna for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2025. Voted 3-0.

(Note: This appointment fills the unexpired term of Carole Katz who resigned from the PACC.)

The meeting adjourned at 6:06 pm.

The Committee re-convened on Monday September 18, 2023 at 6:05 pm in the City Council Office to continue the interviews. Councilors Feltner and Piccirilli were present. Councilor Gannon was absent.

Swati Biswas is a medical writer for a pharmaceutical company, and trained as a dancer and choreographer in India where she grew up. She performs creative Indian dance with her team, working closely with visual artists and weavers in designing sets and costumes. She hopes to bring a unique perspective to the PACC, and wants to take part in creating a more vibrant cultural scene in Watertown.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Feltner, to recommend that the City Council confirm Swati Biswas for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2025. Voted 2-0.

(Note: This appointment fills one of the new positions added to the PACC on May 23, 2023.)

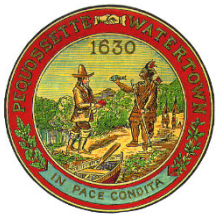
The meeting adjourned at 6:40 pm.

Report prepared by Vincent Piccirilli

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 26, 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 accept the Committee Report.



Watertown City Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Committee on Public Safety Report of the Meeting September 11, 2023

The Committee convened on Monday September 11, 2023 at 6:00 pm in the Richard E. Mastrangelo Council Chamber, as a hybrid meeting with remote participation by zoom. Present were John Airasian, Chair; Emily Izzo, Vice Chair and Vincent Piccirilli, Secretary. Also present were City Manager George Proakis, John Parow and Ken Lavalley of Parow Consulting & Associates, Council President Mark Sideris, and Councilor Caroline Bays. See attachment A for a list of other attendees. The purpose of the meeting was to discuss the desired qualities for next Police Chief.

Mr. Proakis began with comments about the Public Forum he had on July 24th to get input directly from the public about hiring the next Police Chief, then spoke about the about the Civil Service hiring process, and finally introduced Mr. Parow, the Public Safety Consultant hired to run the Assessment Center for hiring the new Police Chief. Mr. Parow gave a presentation on the Assessment Center process (see attachment B).

Next, the Chair opened up public comments.

- Tiffany York asked about the diversity of the assessors. Mr. Parrow said there will be four, with one female and one person of color. She then read a statement signed by a number of individuals (see attachment C).
- Merle Kummer read a statement (see attachment D).
- Will Twombly read a statement (see attachment E).
- Connie Henry read a statement (see attachment F).
- Joan Gumbleton read a statement (see attachment G).
- Dennis Holland spoke about the need to address crime in Watertown, and does not believe we need a citizen advisory board..
- Bruce Coltin read a statement (see attachment H).
- Former Councilor Angie Kounelis read a statement (see attachment I).

Councilor Piccirilli read an email from John LoDico who wanted to know why the Manager is not seeking an outside candidate (see attachment J).

Mr. Proakis explained that with Civil Service, the assessment center delivers three names to interview, and when external candidates can apply, someone who is a chief in another community will have a much better chance of being one of the three finalists than an internal candidate of lower rank. He said he has listened to the concerns of the public about the work environment in the WPD. He believes that there are many great people in the WPD, and the department is moving in a positive direction. However, while there are still a number of challenges to be addressed, he noted that there have been many retirements and new hires recently, with many positive changes. He believes that the internal pool of applicants is capable of moving the department forward in a positive direction.

The Committee then discussed the desired qualities for next Police Chief.

Councilor Izzo offered the following:

1. Internal candidate would be ideal who understands our community.
2. Transparency, holding regular community forums.
3. A monthly email with police department statistics.
4. Would like the female officers in the department to weigh in on the hiring of the new Chief.

Mr. Proakis said he did a survey of all WPD members, but the surveys were not separated by gender.

Councilor Piccirilli offered a list with three major categories:

1. A commitment to providing exceptional service to all Watertown residents, employees, and visitors by having the WPD fully embrace best policing practices, as embodied by the following:
 - a) The 2020 Act Relative to Justice, Equity and Accountability in Law Enforcement in the Commonwealth (the Police Reform Act)
 - b) Recommendations of the President's 2014 Task Force on 21st Century Policing
 - c) Standards of the Massachusetts Police Accreditation Commission
2. A commitment to best management practices within the WPD:
 - Leadership skills to create a culture in the department that fully supports the best policing practices, as noted above.
 - Commitment to a safe, inclusive, diverse, and productive workplace, especially in light of the recent lawsuit.
 - Thoughtful yet firm management of staff in a collective bargaining environment.
 - Addressing employee mental and physical wellbeing, tailored specifically to the hazards faced by members of the police department.
 - Public outreach and feedback on community concerns, including working with the new Human Rights Commission.
 - Budget setting and tracking.
 - Department training, with an emphasis on preventing on-the-job injuries, emerging threats, and de-escalation techniques.
3. A commitment to keep Watertown a safe and welcoming community for all:
 - Using data collection and analysis to set departmental goals and create metrics for progress.
 - Using data, identify key causes of threats to public safety in Watertown, and develop strategies to address them.
 - Continue community policing polices in order to strengthen trust in the community, and integrate feedback from the public on how to make a well-run Watertown Police Department even better and more responsive to its residents.
 - Continue to develop innovative strategies for non-criminal calls, such as mental health and substance use disorder crises, using social workers, jail diversion, and other techniques.

Councilor Airasian offered the following:

1. Looking out for the well-being of officers.
2. Recruit and retain officers and provide an atmosphere where they can thrive.
3. Use data to identify areas of crime threats in Watertown.
4. Build strong relationships in the community.
5. Stay ahead of the police reform law.
6. Continue to maintain the Watertown Police Department's accreditation.

7. Personal qualities of integrity, honesty, strong communication skills, and be an active listener.
8. Best management practices, and have the courage to correct any issues that may arise in the Department, and the ability to be honest with the public on such issues.

The Committee adjourned at 7:14 pm.

Report prepared by Vincent Piccirilli

Attachments:

- A. List of attendees
- B. Parow Consulting presentation
- C. Tiffany York statement
- D. Merle Kummer statement
- E. Will Twombly statement
- F. Connie Henry statement
- G. Joan Gumbleton statement
- H. Bruce Colton statement
- I. Angie Kounelis statement
- J. John DiLoco email

Attachment A – List of other attendees (*attended by zoom)

Elodia Thomas
Bruce Coltin
Dennis Holland
Will Twombly
*Ted Hammett
Robert Miller
Cecilia Miller
*Louise Enoch
Merle Kummer
Joan Gumbleton
*Linda Scott
*Angie Kounelis
*Dean Martino
Sheila Krishnan
Tiffany York
Connie Henry
*Sara Keary
*Rachel Kay
*Jill Reurs
*Mike Albano
*Dan Unsworth
*Bob Leibowitz
*Lisa Capoccia
*Roma Jerome

City of Watertown Police Chief's Assessment Center Process

Assessment Centers are Based on:

- ▶ A specific and systematic analysis of the tasks associated with the targeted position;
- ▶ Needed knowledge, skills, abilities;
- ▶ Any other characteristics, as dictated, to perform the tasks of the target job

The Assessment Center will consist of:

- ▶ Multiple, job-related exercises
- ▶ Typically, four of the following exercises are specially developed and administered
 - In-Basket – Out-Basket exercise
 - Role playing
 - Problem Employee
 - Community Meeting
 - Media Exercise
 - Etc.
 - Group exercise
 - Written/Administrative problem-solving exercise
 - Oral presentation
 - Emergency Incident Simulation
 - Incident Response
 - Rapid fire questioning
 - Interview

Exercises and Development

Although the exercise titles are the same, the content is unique to the community and department

- ▶ We gather information from the City, HR, City Council and others as City Administration sees fit
 - ▶ (In addition, we surveyed all members of the Police Department)
- ▶ We then develop a working profile for the position
- ▶ Look at current and future issues/needs facing the department
- ▶ Work with the City to decide on the best exercises to fit these needs
- ▶ Then develop the appropriate content for each exercise

Assessment Center Itself

- ▶ The Assessment Center will take place over a one-day period and held at a location within City
- ▶ Candidate will be only known to the Assessors by a Candidate number
- ▶ Candidates will be scored by multiple Assessors on each exercise and against the same criteria
- ▶ Consensus scoring will be used in each exercise by the Assessors
- ▶ The Assessors all have significant municipal government experience and considered top in their field, at or above the position being tested for. All are well seasoned Assessors

After the Assessment Center

- ▶ All scores will be submitted directly to Civil Service, within 24 hours of the Assessment Center

Questions?

Statement for Public Safety Meeting on Watertown Police Chief Search
September 11, 2023

To: City Manager George Proakis; John Airasian, Vincent Piccirilli, Emily Izzo (members of the Public Safety Committee of the Watertown City Council)

We believe that improvement, even in a good police department like Watertown's, should always be an important goal. In 2020-2021, several groups of Watertown residents considered various aspects of police reform. In October 2021, some of these residents wrote to the then members of the Council's Public Safety Committee, then Town Manager, and then police chief to provide some recommendations for improving the policies and performance of the Watertown Police Department (WPD).

We believe that the new police chief, the official search for whom begins with tonight's meeting, should commit to implementing policies and programs that will improve the operations and performance of the department. Accordingly, we request that the Assessment Center and others who may interview candidates for police chief consider the following recommendations, all fully within the mainstream of police reform, during their interviews and evaluation of candidates. These represent an updated version of our October 2021 recommendations:

- Improve the data collected by WPD on arrests, traffic and pedestrian stops, citations, and other encounters to enable clear and accurate comparisons of subjects by race, ethnicity, and gender. A public-facing data dashboard would make these data and other statistics on police services easily and routinely accessible.
- Ensure that the abuses documented in the recent *Donahue* lawsuit and judgment are corrected so that a culture of equity, fairness, and justice will prevail in both the internal and external relations of the WPD.
- Make the WPD complaint process and resources more visible and user-friendly on the website.
- Implement and adhere to Massachusetts' police reform legislation. Of particular interest are reporting requirements for police misconduct and appropriate use in hiring decisions of the database of officers with prior records of misconduct.
- Consider examples of "reimagined policing" in other cities such as Cambridge, MA, Portland, OR, and Ithaca, NY, and the suitability of such models for Watertown. Of particular interest are models of increasing use of crisis intervention teams and mental health professionals to respond to calls for service not requiring armed police officers.
- Consider improvements in WPD accountability and transparency, such as establishment of a Community Advisory Board and active cooperation with the soon-to-be-established Human Rights Commission. Successful efforts in this direction have been undertaken in [Newton](#) and [Arlington](#).

We would like to thank you for considering these recommendations and we stand ready at any time to discuss them with the City Manager, Assessment Center, Public Safety Committee, and other Watertown community stakeholders.

Tiffany and Eric York
Lisa Capoccia
Mara Acel-Green
Louise Enoch
Chuck Dickenson
Alice Kidder
Arun Sannuti
Teo Evans
Felicia Sullivan
Watertown Community for Black Lives

Sheila Krishnan
Merle Kummer
Ted and Nancy Hammett
Sue Ellen Hershman-Tcherepnin
Eric and Tyler Kemp-Benedict
Karen Wood
Pat Rathbone
Teresa M. Kohlenberg
Jacky VanLeeuwen
Diane Barlow

Merle Kummer
375 Arlington Street
Watertown, MA 02472
mkummer@kummerconsulting.com

September 11, 2023

Watertown needs a Police Chief with a deep commitment to public accountability, especially around controversial issues. I recommend that the Committee ask candidates the following questions:

Example 1: Gender discrimination

As the new Police Chief, you are in a public forum. A citizen describes the recent court finding of “overwhelming evidence” of a discriminatory work environment over decades, and notes that even when individuals leave an organization, the culture persists. The citizen asks, “What are your plans for addressing the issue of gender discrimination?”

Example 2: Disproportionate arrests of Black residents

In that same meeting, a community group shows that according to WPD's own data, Black Watertown residents are 5 times more likely to be arrested than White Watertown residents. They ask, “What is your response to this data?”

We don't need a Chief who

- Believes that these are individual performance problems, or
- Who wants the Police Department to deal with such issues internally.

We need a Chief who

- Who recognizes that fear prevents many residents from reporting problems with policing, and who will ask community groups to collaborate on creating safe settings to analyze the issues.
- Who acknowledges that he himself may have blind spots, and
- Who is genuinely curious, who asks real questions and listens to the answers.

Above all, Watertown deserves a Chief who understands that the Police Chief works for the City Manager, and therefore that the Police Department works for the residents of Watertown – not the other way around.

City Council Committee on Public Safety
Meeting on Police Chief Qualifications
9-11-23

Good evening. My name is Will Twombly. I live at 75 Marion Rd. Thank you so much for creating this opportunity for public input into what will be a very important decision for years to come.

I fully realize that being a police officer, and especially being Chief, is an incredibly challenging, taxing, stressful occupation, which requires a very special kind of person. The demands of the job are huge, and sometimes the rewards may be few. So, I am extremely grateful to the women and men of the Watertown PD for the commitment they have made to serve our city, given the personal sacrifices that their jobs require.

I'm sure our new Chief will bring a wealth of varied and complex attributes to the job, but I would like to mention just a few of these that I feel are especially important to this community.

First, our Chief should bring unquestioned personal integrity. Because in many instances the Chief is the face of the department, the public may judge the entire department by the values and conduct of the Chief. The Chief's adherence to the highest standards of ethical behavior should be beyond reproach. He or she must be entirely trustworthy, both in the eyes of the public and in the eyes of fellow officers. The example set by the Chief will establish an invaluable tone for the entire department – leading by example is powerful. The Chief should be someone for whom both the community and fellow officers have great respect.

As I mentioned, I believe we have a truly excellent police department today, with a combination of dedicated veteran officers and younger, well-educated officers who are enthusiastic about their profession. However, we live in a time when traditional methods of policing are being challenged all around us, and departments everywhere are being asked, and in some cases required, to do major re-evaluations of their relationships with the communities they serve. I believe it's essential for our new Chief to bring a deep and well documented

history of community outreach – a history of working successfully with the people of Watertown to understand what is important to them, and joining together with them to address community problems, such as race relations, opioid abuse, and challenges for our youth.

Our new Chief should be totally committed to strengthening positive ties with all segments of the population, including especially immigrants, people of color, and those who have traditionally been fearful and distrusting of police because of previous bad experiences they may have had in other places. He or she must be committed to having difficult conversations about the nature of policing in Watertown with an open heart and mind, even if they involve criticism of the department. I would like to see our new Chief establish a very representative Community Advisory Group to work much like a school site council, and serve as a conduit for communication to and from diverse segments of the community.

I believe our Chief must view police as guardians rather than warriors, and work hard to develop and implement innovative, out-of-the-box training programs to give officers the skills they need to build bridges of understanding and cooperation, as well as keep safe, in a climate in which hostility to police in general is often expressed.

So in summary, I believe that a Chief who brings unquestioned personal integrity, deep experience in community outreach and a new vision for what this might look like in the future, and a proven commitment to innovative officer training will help the Watertown PD become the best department in the state.

Thank you.

Dear Members of the Watertown Public Safety Committee,

As a resident of Watertown for many years, I appreciate that there is a careful consideration to discussing and defining the qualities for our next Police Chief. We have grown as a city, especially with a new charter and upcoming Comprehensive Plan that clearly support Watertown as a vibrant, safe, and inclusive community.

Clearly the role of the Chief would include a commitment to public safety in all forms and that person's primary responsibility would be to enforce the law and keep Watertown safe from criminal activities. I strongly believe another central goal for the next Police Chief will be to create and sustain a culture of respect that protects and serves all who live, work, and visit here.

The essential qualities that I would define as most desired and central for this critical role include:

Integrity with strongly defined and upheld guiding principles, including someone who deeply values community engagement and partnership and proactively works to make a community partnership visible.

A strong communicator. This includes being an active listener, honest, forthright, and being transparent of one's intention and action.

Experience with successful community policing and partnership and demonstrated ability to be responsive, thorough, and successful.

An ability to be clear, timely and articulate in their decision-making, receiving input as needed as well as an ability to delegate and empower others. With this skill set is also supported by a reflective practice about difficult decisions and their outcomes.

This is an important opportunity for the Watertown Police Department and our community as a whole to reflect our challenges and strengthen our community partnerships as we continue to grow as a diverse community.

Thank you again.
Connie Henry
33 Buick Street
Watertown
857-869-2686

Fw: New Police Chief Attributes

Joan Gumbleton <gumbletonj@aol.com>

Tue 9/12/2023 10:21 AM

To: Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Cc: John Airasian <jairasian@watertown-ma.gov>; Izzo, Emily <eizzo@watertown-ma.gov>

----- Forwarded Message -----

From: Joan Gumbleton <gumbletonj@aol.com>

To: Joan Gumbleton <gumbletonj@aol.com>

Sent: Monday, September 11, 2023 at 04:47:23 PM EDT

Subject: New Police Chief Attributes

Dear Councilor Piccirilli,

Here are the comments I made at last night's meeting for the meeting file.

My intent was to make sure that the problems that other cities are having don't come to Watertown if criminals feel that they won't be tolerated here and that the new Police Chief has high standards in that regard.

Regards,

Joan Gumbleton

There are a lot of crimes happening in Watertown, from drug dealings to robberies, shoplifting, drunk driving and more. If we read Watertown News we can see some of them.

Fentanyl is a huge problem and one that is not covered well on mainstream media. If a death happens, they don't emphasize that many of these drugs are being manufactured in Communist China, are shipped to countries south of the border, and then smuggled into our country through open borders with coyotes and poor people trying to pay off the coyotes to get their families into our country illegally.

We need a new police chief who is willing to prosecute these killers to the fullest extent of the law, including deportation after serving their sentences. We will never know how many people, especially young people, who died from taking these drugs. This person needs to work diligently with District Attorneys to be sure prosecutions occur.

No matter what race or nationality these killers are, they should suffer the consequences of their actions and the police shouldn't be criticized for doing their job.

In many cities across the country people do not want to sign up to serve their communities on the police force for fear of being negatively labeled vs. honored for putting their lives on the line each day.

Our new chief needs to be strong, transparent and willing to approach his/her job with fairness, integrity, deal with any legitimate officer issues openly, and be willing to stand up for those reporting to him/her despite any pressures from those who are quick to judge after never having been in a life or death situation.

There are some bad cops, but there are a heck of a lot of good ones that need to be shown appreciation. Otherwise we won't have the officers needed here.

With regard to repetitive drunk drivers, shoplifters and robbers, let's set a high standard so we don't follow the broken-window theory where criminals don't fear the repercussions of their actions if they are merely slapped on the hand

and released to once again
put citizens at risk.

Bruce Coltin

Comment before the Committee on Public Safety, 9/11/2023

We live in a fool's paradise. We know that there are neighborhoods in Boston where we shouldn't walk the streets, especially at night. Not everyone knows that there are neighborhoods in Cambridge and Somerville where the same thing applies because gangs own the streets. Why don't we have a similar situation in Watertown?

Can we agree that nobody in this room or on the Zoom call, with very few exceptions, knows the slightest thing about being a cop? So, when it comes to providing input on the qualities desired in the next police chief, all of our opinions, with few exceptions, should be taken with a grain of salt. Even highly educated people with advanced degrees, unless the degrees are in criminology, are as ignorant on matters of policing as those of us who are less educated.

Beginning in March of 2021 this committee which included only one of the current members was occupied with presentations, requests, and demands concerning alleged racist behavior on the part of the Watertown P.D. To characterize those meetings as emotionally charged and contentious would be an understatement.

The April 22nd meeting which was the second of the four meetings that took place, stood out from the others.

For one thing, the community showed up. There were 188 people in that Zoom meeting, a turnout very rarely seen. Also, three members of the WPD made comments. This was highly unusual. But these officers felt strongly that they had to defend their department against accusations being made. Their comments were very different but all were passionate, respectful, and compelling.

One of those comments especially resonated with me.

My reading of this speech will not do it justice but here goes.

“Hi, my name is Kerilyn Amedio, a resident of Watertown and proudly a member of the Watertown Police Department. I’ve been on the Police Department for seven years, and I’m currently assigned to the detective division. I hold a bachelor’s degree in criminal justice and sociology from the University of Massachusetts and am a graduate of the Massachusetts State Police Academy.

I have extensive training given to me by the Watertown Police Department notably to include crisis intervention, assisting individuals in crisis, group crisis intervention, and critical incident stress management.

I can only speak for myself and my own experiences but many if not all of my fellow brother and sister officers would agree with my following statement. In seven years, I’ve stopped cars, made arrests when necessary, responded to calls for domestic violence, larcenies, shoplifters, sexual assaults, neighborhood complaints, barking dogs, alarm calls, medical calls, overdoses and that is just to name a few.

I’ve been punched in the face, spit on, kicked, bitten, had my hair pulled, had a knife pulled on me, had cars almost strike me, feared for my safety, and been called every name in the book. I’ve held strangers, hugged children who are not mine, saved lives through the distribution of Narcan and the performance of CPR.

I’ve promised someone that I care and would continue to care and would help them. I’ve told families that their loved ones were not coming home.

I’ve seen unimaginable despair, empathized and sympathized with people from all walks of life. And with all that, I would not change one day of this career. You are all speaking of accountability and transparency and we want that too. Not only just for the Watertown Police Department but for all facets of Watertown and we want it from these groups as well. We are willing to

have an open honest dialogue. We want you to be heard, but we won't allow it to be at the expense of our character or what you or the media believe this job is.

I welcome you to come share a day or multiple days at the Watertown Police Department. Come see it from my perspective or from the perspective of another officer. Come volunteer with us. Come do a ride-along. Come participate in all of our community policing efforts. Experience Watertown Police for what it is. Not for what you think it is or what you've heard it is.

We are more than arrests and statistics. The people we deal with are more than arrests, numbers, and statistics. We want the conversation to continue, but we refuse to be called uneducated, white supremacists, or say that we come from bad families.

I love this job and I love this town. I will continue to show up, be held accountable and I will continue to do what is right, just, and fair because that is what Chief Lawn and the Watertown Police Department have trained me to do. And that is what the community of Watertown has trusted me to do. Thank you for your time and please reach out to me to continue these conversations."

I was so bowled over by the eloquence of this speech that I spent hours listening to it over and over again so that I could transcribe it and publish it, first in an article in Watertown News and later in a blog that I write.

I don't know Detective Amedio. I've never met her. BUT I WANT the chief that she wants. Because there's a war going on out there that all of us have the luxury of not seeing. And it's a war that she and her fellow officers know all too well.

Comm. Public Safety 09/11/23**Angeline Kounelis <akounelis12@gmail.com>**

Mon 9/11/2023 7:42 PM

To: Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Cc: John Airasian <jairasian@watertown-ma.gov>; Izzo, Emily <eizzo@watertown-ma.gov>

 1 attachments (756 KB)

Policeman by Paul Harvey.pdf;

Greetings:

Attached is the essay as written by Paul Harvey. Excerpts from his piece, "*Policeman*" were read into the record of the 09/11/2023 Committee on Public Safety Meeting.

"His name was Paul Harvey, and his gentle storytelling radio program was heard every day on radio stations all over the world. His career in radio spanned more than 70 years, and his shows 'News & Comment' and 'Rest of the Story' made him a familiar voice in Americans' homes across the country. He was a delightful history teacher — with a velvety voice that turned the news into narrative and entertainment each week. His piece 'Policeman' has been called 'one of his best.' And it couldn't be more timely."

Best,

Angie

Angeline Maria B. Kounelis
Retired District A, East End, City Councilor
Landline: 617-926-2352
Mobile: 617-538-9252

Sent from my Smartphone - Apologies for brevity and/or typos

Paul Harvey's Piece 'Policeman' Has Been Called 'One of His Best.' And It Couldn't Be More Timely

A policeman is a composite of what all men are, mingling of a saint and sinner, dust and deity.

What that really means is that they are exceptional, they are unusual, they are not commonplace. Buried under the froth is the fact: and the fact is, less than one-half of one percent of policemen misfit the uniform. And that is a better average than you would find among clergymen!

What is a policeman? He, of all men, is at once the most needed and the most wanted. A strangely nameless creature who is "sir" to his face and "pig" or worse to his back.

He must be such a diplomat that he can settle differences between individuals so that each will think he won.

But...If the policeman is neat, he is conceited; If he's careless, he's a bum. If he's pleasant, he's a flirt; If he's not, he's a grouch.

He must make instant decisions which would require months for a lawyer.

But...if he hurries, he's careless; If he's deliberate, he's lazy. He must be first to an accident, infallible with a diagnosis. He must be able to start breathing, stop bleeding, tie splints and above all, be sure the victim goes home without a limp.

The police officer must know every gun, draw on the run, and hit where it doesn't hurt. He must be able to whip two men twice his size and half his age without damaging his uniform and without being "brutal." If you hit him...he's a coward. If he hits you...he's a bully.

The policeman, from a single human hair, must be able to describe the crime, the weapon, the criminal and tell you where the criminal is hiding. But...if he catches the criminal, he's lucky; if he doesn't, he is a dunce.

He runs files and writes reports until his eyes ache, to build a case against some felon who will get "dealed out" by a shameless shamus.

The policeman must be a minister, a social worker, a diplomat, a tough guy and a gentleman.

And of course, he'll have to be a genius...for he will have to feed a family on a policeman's salary.

New Police Chief

John LoDico <john.lodico@gmail.com>

Tue 9/5/2023 3:17 PM

To: Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Councilor Piccirilli:

Following the city's payment of \$5.7 million to resolve a case that found that the Watertown police department fostered a sexist work environment stretching back over two decades, and pending the results of a court case involving suspended Watertown Police Officer Kevin Rooney on sexual assault charges, I feel it is in the best interest of the city to look outside of the current department for the next police chief.

City Manager Prokis said at a July forum on the new chief, "The intent is to stay with internal candidates but if you think opening it up is a good idea tell me tonight." It's unfortunate that the pre-selection "intent" is to stay with an internal candidate.

Thanks.

John LoDico
211 Palfrey Street

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 26, 2023**

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

Motion to accept the Committee Report and its Action Items.



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 Public Safety Meeting Date: September 7, 2023

The Committee convened on Thursday September 7, 2023 at 5:30 pm in the City Council Office. Present were John Airasian, chair; Emily Izzo, vice chair; and Vincent Piccirilli, secretary. The purpose of the meeting was to conduct an interview for the Traffic Commission.

Kelly Gallagher is seeking reappointment to the Traffic Commission, where she has served since 2013. She is a lawyer who lives and works in Watertown. She believes the Traffic Commission has been doing a thorough job of addressing issues before them, listening to citizens concerns, and coming up with alternatives even if they cannot approve the original request. She thinks the Commission is working well, with the transition to a new Fire Chief and a new Police Chief going smoothly.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Izzo, to recommend that the City Council confirm Kelly Gallagher for reappointment to the Traffic Commission for a term to expire May 15, 2025. Voted 3-0.

The meeting adjourned at 5:53 pm.

Report prepared by Vincent Piccirilli

OCTOBER 10, 2023



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

CITY COUNCIL MEETING

TUESDAY, OCTOBER 10, 2023, 6:00 P.M.

RICHARD E. MASTRANGELO COUNCIL CHAMBER

ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

A. This meeting will be held on October 10, 2023 at 6:00 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 6:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors John M. Airasian, Caroline Bays, John G. Gannon, Nicole Gardner, Lisa J. Feltner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis, City Manager, Mark Reich, City Attorney, and Brendan T. McCarthy, Council Clerk.

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

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

Watertown Municipal Employee Association, Library Union, Fire Union, Police Patrol Union, Police Supervisors Union

- B. Pursuant to G.L. c. 30A, §21(a)(2) to discuss strategy sessions in preparation for negotiations with non-union personnel as an open meeting may have a detrimental effect on the City's negotiating position and the Chair so Declares - Salary adjustment for City Manager

3. RETURN TO SESSION – 7:00 P.M.

4. PLEDGE OF ALLEGIANCE

5. PUBLIC FORUM

There were no participants in Public Forum.

6. PRESIDENT'S REPORT

President Sideris remarked on the successful opening of the newly renovated Lowell School which had a particularly strong attendance for its opening ceremony.

7. PUBLIC HEARINGS

- A. Public Hearing and Vote on a proposed loan order that the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

City Manager Proakis presented the loan order.

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

Councilor Feltner noted that she was pleased to see the continued dedication to continue to improve the school system buildings in the city.

The loan order was approved unanimously in a Roll Call Vote.

8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS

- A. Resolution authorizing a Transfer of Funds in the amount of \$27,000 from the

Fiscal Year 2024 City Clerk Full Time Salaries to the Fiscal Year 2024 Transfer to Elections Printing & Forms in order to purchase an AS-650 High Speed Monochrome Inkjet Address Printer and an Ovation 306 Envelopener with High Speed Inkjet Printer and pay for associated expenses.

Manger Proakis presented Resolution. He noted that these funds were initially slated to be requested from ARPA funds, but the department currently has extra funds due to lack of staff, so they believed this would expedite the process and save ARPA funds. The purchase will greatly improve efficiency for the upcoming election.

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

The transfer of funds was approved unanimously in a Roll Call Vote.

- B. First Reading on a proposed loan order that Order No. 2022-O-18 of the City Council passed March 22, 2022 authorizing a borrowing in the amount of \$198,844,252 for the High School Project is hereby amended to increase the authorized borrowing amount for such project to \$216,118,750, which amended order shall read as follows in its entirety: "ORDERED: That City hereby appropriates the amount of Two Hundred Sixteen Million One Hundred Eighteen Thousand Seven Hundred Fifty Dollars (\$216,118,750) for the purpose of constructing a new Watertown High School located at 50 Columbia Street in Watertown, Massachusetts, including the payment of all costs related to designing the project, demolishing the existing building, equipping and furnishing the school, site improvements, and all other costs incidental and related thereto (the "Project"), which appropriation shall be in addition to all amounts previously appropriated to pay costs of the Project, including the feasibility study and schematic design phase of the Project, and which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the Watertown School Building Committee; that to meet this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow said amount pursuant to G.L. c.44, §7(1) or G.L. c.70B, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a nonentitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) forty-nine and thirty-three one hundredths percent (49.33%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be

executed between the City and the MSBA; and that the design/bid/build delivery method is hereby authorized to carry out the Project pursuant to the provisions of G.L. c.149.

City Manager Proakis presented the first reading. He make note that it's a requirement of MSBA to authorize the proper full amount of funds that will be borrowed for the school. He continued to say that they do not intend to borrow the full amount listed in the loan order, but that the state requires them to borrow an amount that will cover the city's reimbursement MSBA. He concluded that it is his goal and full intention that the cost of the project does not exceed the \$150 million that is already set out in the CIP.

C. Consideration First Reading on a Proposed Amendment to the Fiscal Year 2024 Budget -Amendment 1 – Tax Rate

City Manager Proakis presented the first reading, and stated he will be addressing this further in his preliminary FY25 budget presentation.

D. First Reading on a Proposed Amendment to the Fiscal Year 2024 Budget - Amendment 2 - Watertown Firefighters' Association, Local 1347 Union Contract

City Manager Proakis presented that first reading, and stated that it would fund the FY23 retro-cost of the agreed upon MLU with the Fire Fighters Union. He also noted there will need to be a transfer of funds for the FY24, and that by FY25 it will already be budgeted.

E. Consideration and action on an order authorizing an amendment to pending special legislation (H2910) relative to property tax classification allowing for new minimum residential factors for Fiscal Year 2024, 2025, 2026.

City Manager remarked that he and the Council have gained more experience regarding this matter over the past year and continue to work on how tax are split up between residential and commercial properties. He remarked that this bill had been not gone through state legislation due to confusion over the previous iteration listing FY23, but that this amendment will serve as a benefit in terms of relief.

Councilor Piccirilli moved to authorize the amendment and Councilor Feltner seconded.

President Sideris thanked Rep. Owens, State Senator Brownsberger, and Rep. Lawn for moving this forward.

The amendment was authorized unanimously in a Voice Vote.

9. REPORTS OF COMMITTEES

A. Committee of Committee on Economic Development and Planning regarding a

report from its meeting on September 27, 2023 - Feltner, Chair.

ACTION ITEM:

To recommend that the City Council confirm Barbara Epstein for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2024.

Councilor Feltner presented the 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 approve the appointment and Councilor Gannon seconded.

The appointment was approved unanimously in a Voice Vote.

10. NEW BUSINESS

There was no new business.

11. COMMUNICATION FROM THE CITY MANAGER

A. Preliminary Budget Overview for Fiscal Year 2025

City Manager Proakis presented the Preliminary Budget Overview for Fiscal Year 2025.

Below is a link to the presentation.

<https://portal.laserfiche.com/Portal/DocView.aspx?id=44492&repo=r-5ece5628>

The City Manager's Leadership Formula is maintaining the highest ethical standards, ensuring collaborative departments, "ACE customer service (accurate, courteous, easy), transparency in process and outcomes, "be abnormal".

The City Manager's Strategic Priorities are a commitment to planning, climate mitigation and resiliency, building for the future, building an effective organizational structure, enhancing the leadership team, and continued fiscal stability.

The Financial Reserve Goals are to preserve the City's AAA bond rating, promote financial flexibility and stability, meet extraordinary and unforeseen events, have sufficient liquidity and cash flow to pay bills on time without the necessity of short-term borrowing.

In general, City Manager Proakis stated overall that the revenues for FY23 were higher

than expected. He plans to contribute funds to the Stabilization accounts. He remarked that he is cautiously optimistic for the near future, but anticipates that some lines of revenues will decrease in the coming years in part due to a decrease of commercial projects being built. He dutifully noted that years 25', 26', and 27' will be the most expensive years due to a banner year of approved borrowing for projects such as the high school, but that proper planning will help guide the city through those years.

B. Health Director Search

City Manager Proakis sought a referral for the Health Director search.

President Sideris stated that it would go to the Committee on Human Services.

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

The referral was accepted unanimously in a Voice Vote.

C. City Clerk Search

City Manager Proakis sought a referral for the City Clerk search.

President Sideris stated that it would go to the Committee on Personnel and City Organization.

Councilor Piccirilli moved to accept the referral and Councilor Feltner seconded.

The referral was accepted unanimously in a Voice Vote.

City Manager Proakis reminded the public that they need to apply to vote by mail for the upcoming election and that early in person voting will occur October 31st and November 1st from 10 – 4 and November 2nd from 8 – 4.

City Manager Proakis thanked Thu Ngyuen for her work in the HR department.

12. REQUEST FOR INFORMATION

Councilor Feltner asked for a status of the screening for the HVAC on 48 North Beacon St. per the zoning board of appeals decision of 2020.

13. ANOUNCEMENTS

There were no announcements.

14. PUBLIC FORUM

There were no participants in Public Forum.

15. ADJOURNMENT

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

The motion was adopted unanimously in a Voice Vote.

The meeting adjourned at 8:25 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 October 24, 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, October 10, 2023 at 6:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. HVAC Loan Order– Item 7A
2. FY24 City Clerk Full Time Salaries to FY24 Elections Printing & Forms - Item 8A
3. WHS Proposed Loan Order – Item 8B
4. Proposed Amendment FY24 Budget – Taxes – Item 8C
5. Proposed Amendment FY24 Budget – Firefighters – Item 8D
6. H2190 Property Tax Classificatin – Item 8E
7. Committee on Economic Development and Planning Report – 9-27-23 – Item 9A
8. FY25 Preliminary Budget – Item 11A

ADDENDUM TO THE MINUTES OF THE OCTOBER 10, 2023 CITY COUNCIL MEETING



City Council Meeting

Tuesday, October 10, 2023 at 6:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on October 10, 2023 at 6:00 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 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
 - 2. EXECUTIVE SESSION - 6:00 P.M.
 - A. Pursuant to G.L. c. 30A, §21(a)(3) to Discuss Strategy with Respect to Collective Bargaining as an Open Meeting May Have a Detrimental Effect on the City's Bargaining Position and the Chair so Declares - DPW Union, Watertown Municipal Employee Association, Library Union, Fire Union, Police Patrol Union, Police Supervisors Union
 - B. Pursuant to G.L. c. 30A, §21(a)(2) to discuss strategy sessions in preparation for negotiations with non-union personnel as an open meeting may have a detrimental effect on the City's negotiating position and the Chair so Declares - Salary adjustment for City Manager
 - 3. RETURN TO SESSION – 7:00 P.M.
 - 4. PLEDGE OF ALLEGIANCE
 - 5. PUBLIC FORUM
 - 6. PRESIDENT'S REPORT
 - 7. PUBLIC HEARINGS

- A. Public Hearing and Vote on a proposed loan order that the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.
- 8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
 - A. Resolution authorizing a Transfer of Funds in the amount of \$27,000 from the Fiscal Year 2024 City Clerk Full Time Salaries to the Fiscal Year 2024 Transfer to Elections Printing & Forms in order to purchase an AS-650 High Speed Monochrome Inkjet Address Printer and an Ovation 306 Envelopener with High Speed Inkjet Printer and pay for associated expenses.
 - B. First Reading on a proposed loan order that Order No. 2022-O-18 of the City Council passed March 22, 2022 authorizing a borrowing in the amount of \$198,844,252 for the High School Project is hereby amended to increase the authorized borrowing amount for such project to \$216,118,750, which amended order shall read as follows in its entirety: "ORDERED: That City hereby appropriates the amount of Two Hundred Sixteen Million One Hundred Eighteen Thousand Seven Hundred Fifty Dollars (\$216,118,750) for the purpose of constructing a new Watertown High School located at 50 Columbia Street in Watertown, Massachusetts, including the payment of all costs related to designing the project, demolishing the existing building, equipping and furnishing the school, site improvements, and all other costs incidental and related thereto (the "Project"), which appropriation shall be in addition to all amounts previously appropriated to pay costs of the Project, including the feasibility study and schematic design phase of the Project, and which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the Watertown School Building Committee; that to meet this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow said amount pursuant to G.L. c.44, §7(1) or G.L. c.70B, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a nonentitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) forty-nine and thirty-three one hundredths percent (49.33%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA; and that the design/bid/build delivery method is hereby authorized to carry out the Project pursuant to the provisions of G.L. c.149.
 - C. First Reading on a Proposed Amendment to the Fiscal Year 2024 Budget -Amendment 1 – Tax Rate
 - D. First Reading on a Proposed Amendment to the Fiscal Year 2024 Budget -Amendment 2 - Watertown Firefighters' Association, Local 1347 Union Contract
 - E. Consideration and action on an order authorizing an amendment to pending special legislation (H2910) relative to property tax classification allowing for new minimum

- residential factors for Fiscal Years 2024, 2025 and 2026
9. REPORTS OF COMMITTEES
 - A. Committee on Economic Development and Planning regarding a report from its meeting on September 27, 2023 - Feltner, Chair.

ACTION ITEM:
To recommend that the City Council confirm Barbara Epstein for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2024.
 10. NEW BUSINESS
 11. COMMUNICATIONS FROM THE CITY MANAGER
 - A. Preliminary Budget Overview for Fiscal Year 2025
 - B. Health Director Search
 - C. City Clerk Search
 12. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
 13. ANNOUNCEMENTS
 14. PUBLIC FORUM
 15. 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 ATTENDANCE
MEETING DATE: OCTOBER 10, 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>

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: OCTOBER 10, 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 Borrowing of Funds in the amount of \$315,000 for the Middle School HVAC improvements.



Watertown City Council

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

Order # 64

2023 – O - 69

**ORDER TO APPROVE THE BORROWING OF FUNDS
TO PAY COSTS OF DESIGN AND ENGINEERING
SERVICES FOR THE DEVELOPMENT OF PLANS AND
SPECIFICATION FOR UPGRADES TO THE HVAC
SYSTEM TO INSTALL AIR CONDITIONING IN
PORTIONS OF THE WATERTOWN MIDDLE SCHOOL**

ORDERED: That the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.



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 4 for, 0 against, and 0 present on October 10, 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: September 20, 2023

RE: Agenda Item – Proposed Loan Order

As you are aware, Conceptual Recommendation #8 in the City Council's Conceptual Recommendations for Fiscal Year 2024-2028 Capital Improvement Program (CIP) confirms the prior recommendation to proceed with the Fiscal Year 2022 proposed loan order or transfer of funds for various school improvements in the Middle School for \$3,080,000 consisting of various items including \$820,000 in funding for the Middle School air conditioning.

Additionally, the Fiscal Year 2024-2028 CIP for the Middle School includes \$72,000 in Fiscal Year 2024 funding for the HVAC (VRF) Basement – Line 221 of the Fiscal Year 2024-2028 CIP (BR).

The Middle School's HVAC system has been incrementally updated by floor to add air conditioning. All floors have been completed except for the portions of the basement and first floor. The Public Buildings Department is respectfully requesting the necessary actions to obtain authorization from the Honorable City Council for \$315,000 in requested funding.

If approved, we intend to move forward with the design of the basement and first floor HVAC upgrade to install AC with the intention of having the design work completed by spring Fiscal Year 2024.

Once design is completed, we will be returning to City Council for a request for funding for the construction of the upgrades of the basement and first floor.

Therefore, given all of the above, I respectfully recommend and request your favorable consideration on this matter at the September 26, 2023 City Council Meeting.

Thank you for your consideration in this matter.

cc: Megan Langan, City Auditor
Melissa A. Morrissey, City Treasurer/Collector
Denise Moroney, Director of Public Building



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Kris A. Moussette
(617) 378-4194
kmoussette@hinckleyallen.com

September 22, 2023

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – Middle School HVAC Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of design services for the development of plans and specifications for upgrades to the HVAC system at Watertown Middle School:

ORDERED: That the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

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

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

Sincerely,

Kris A. Moussette



BostonGlobe Media

Order Confirmation

Town of Watertown
149 Main Street
Watertown, MA 02472

Thank you for placing your advertisement in The Boston Globe.

Your order information and a preview of your advertisement are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1500 or email classified@globe.com.

Any and all proposed edits, revisions, and/or other changes to the advertisement must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
Boston Globe Classified Sales

617-929-1500
Monday – Friday 9:30 am - 4:30 pm
classified@globe.com

Order Number	722562	Order Price	\$562.55
Sales Rep.	Lindy Rodriguez	PO No.	
Account	2105782	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	10/05/2023	Last Run Date	10/05/2023
Payment Type			

AD PREVIEW:

LEGAL NOTICE

The City Council of Watertown hereby gives notice of a public hearing and vote on Tuesday, October 10, 2023, at 7:00 PM, in the Richard E. Mastrangelo Chamber, Administration Building, 149 Main Street, Watertown, MA and on a proposed Loan Order as follows:

ORDERED: That the sum of \$315,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for upgrades to the HVAC system to install air conditioning in portions of Watertown Middle School, including the payment of all costs incidental and related thereto; and 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(7) or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

A copy of the proposed Loan Order is available for inspection at the Administration Building, 149 Main Street, Watertown, MA 02472 in the City Council Office, Monday through Friday, 10:00 am to 2:00 pm, and at the City Clerk's Office, Monday through Thursday 8:30 am through 5 pm, on Tuesday evening up to 7 pm, and Friday, 8:30am through 2pm; and on the City's website page: www.watertown-ma.gov

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: OCTOBER 10, 2023**

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

Motion to approve the Transfer of Funds in the amount of \$27,000 for FY23 City Clerk Full Time Salaries to the FY24 Elections Printing and Forms account.



Watertown City Council

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

RESOLUTION# 71

2023 – R – 71

BE IT RESOLVED: That the City Council of Watertown hereby approves the transfer of funds in the amount of \$27,000 from the City Clerk full-time salaries account (0116151-510111) to the Elections Printing and Forms account (0116261-540422) to purchase a system to streamline and improve the current vote-by-mail process.

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 7 for, 0 against, and 0 present on October 10, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Acting City Manager 

Date: October 4, 2023

RE: Agenda Item – Transfer of Funds Request

On behalf of the City Clerk's Office, I am requesting to transfer \$27,000 from the City Clerk full-time salaries account (0116151-510111) to the Elections Printing and Forms account (0116251-540422) to purchase a system to streamline and improve the current vote-by-mail process.

If approved, this funding would be used to purchase an AS-650 High Speed Monochrome Inkjet Address Printer and an Ovation 306 Envelopener with High Speed Inkjet Printer and pay for associated expenses. The City Clerk's Office submitted a request for ARPA funds in the amount of \$26,335.67 in April for the same project, so, if approved, this funding request would obviate the need to fund that ARPA proposal. This new system will dramatically improve the efficiency of the vote-by-mail system, which is currently reliant on manual processes.

The City Clerk's Office full-time salaries account has a significant surplus that is available to transfer to the Elections Printing and Forms account for this project due to the following:

- The Principal Account Clerk for Licensing position has been vacant since the start of the fiscal year;
- The Assistant City Clerk position was vacant until Noelle Gilligan's appointment on September 11, 2023; and
- The City Clerk position will be vacant effective close of business on October 6, 2023.

Thank you for your consideration in this matter, and please let me know if you need any additional information.

cc: Megan Langan, City Auditor
Janet Murphy, City Clerk
Noelle Gilligan, Assistant City Clerk

TRANSFER AMOUNT: \$ 27,000

FROM: FY 2024 CITY CLERK FULL TIME SALARIES \$ 27,000
0116151-510111

TO: FY 2024 ELECTIONS PRINTING & FOMS \$ 27,000
0116251-540422

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

10/4/2023
DATE


CITY AUDITOR

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: OCTOBER 10, 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 Order authorizing an amendment to pending special legislation (H2910) relative to property tax classification.



Watertown City Council

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

RESOLUTION # 70

2023 – R – 70

**RESOLUTION AUTHORIZING AN AMENDMENT TO PENDING SPECIAL
LEGISLATION (H2910) RELATIVE TO PROPERTY TAX CLASSIFICATION
ALLOWING FOR NEW MINIMUM RESIDENTIAL FACTORS FOR FISCAL YEARS
2024, 2025 AND 2026**

WHEREAS, the City Council of the City of Watertown, in response to undergoing substantial growth in large-scale commercial and industrial development, authorized the filing of a petition with the General Court for special legislation to allow for adoption of new minimum residential factor for fiscal year 2023, fiscal year 2024, fiscal year 2025; and

WHEREAS, such legislation is currently pending before the General Court; and

WHEREAS, the pending legislation addresses a new minimum residential factor for Fiscal Year 2023, which Fiscal Year has passed; and

WHEREAS, the intent of the pending legislation is to provide for a new minimum residential factor for the City for three fiscal years.

NOW THEREFORE BE IT RESOLVED: that the City Council of the City of Watertown hereby authorizes an amendment to the pending special legislation eliminating reference to fiscal year 2023 and to allow for adoption of a new minimum residential factor for fiscal year 2024, fiscal year 2025, and fiscal year 2026 as follows:

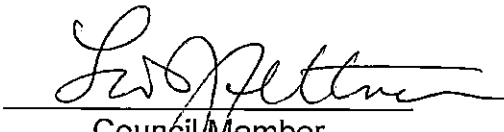
An Act Relative to Property Tax Classifications in the City of Watertown

SECTION 1. Notwithstanding section 1A of chapter 58 of the General Laws or any other general or special law, rule or regulation to the contrary, the commissioner of revenue shall further adjust the minimum residential factor of the city of Watertown determined under said section 1A of said chapter 58 for fiscal years 2024, 2025 and 2026 if adoption of such factor for any such year would otherwise have been determined through application of the percentage limitation under clause (b) of the third sentence of the second paragraph of said section 1A of said chapter 58. The new minimum residential factor for such year shall be: (i) for fiscal year 2024, 50 per cent, subject to such adjustment upward as may be required to provide that the percentage of the total tax levy imposed on any class of real or personal property shall not exceed 175 per cent of the full and fair cash valuation of the taxable real and personal property in the city of Watertown; (ii) for fiscal year 2025, 50 per cent, subject to such adjustment upward as may be required to provide that the percentage of the total tax levy imposed on any class of real

or personal property shall not exceed 175 per cent of the full and fair cash valuation of the taxable real and personal property in the city of Watertown; and (iii) for fiscal year 2026, 50 per cent, subject to such adjustment upward as may be required to provide that the percentage of the total tax levy imposed on any class of real or personal property shall not exceed 175 per cent of the full and fair cash valuation of the taxable real and personal property in the city of Watertown.

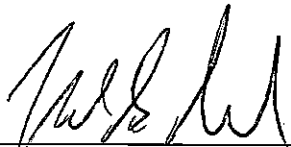
SECTION 2. This act shall take effect upon its passage.

AND BE IT FURTHER RESOLVED that the General Court may make clerical or editorial changes of form only to the proposed special act, unless the City Council approves such changes as are consistent with the public purposes of this petition prior to enactment by the General Court.


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above Resolution was adopted by a vote of 4 for, 0 against, and 0 present on October 10, 2023.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

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

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Acting City Manager

Date: October 5, 2023

RE: Agenda Item – Resolution Authorizing An Amendment To Pending Special Legislation (H2910) Relative To Property Tax Classification Allowing For New Minimum Residential Factors For Fiscal Years 2024, 2025 And 2026

At the August 9, 2022 City Council Meeting, a Resolution Authorizing a Petition for Special Legislation Regarding Adoption of an Act Relative to Property Tax Classification was unanimously passed. The Act called for allowing Watertown to shift 175% for Fiscal Years 2023, 2024, and 2025.

Attached is an amendment substituting language for Fiscal Years 2023, 2024 and 2025 with Fiscal Years 2024, 2025, and 2026.

Therefore, given all of the above, I respectfully request the attached Resolution be placed on the October 10, 2023 City Council Agenda.

Thank you for your consideration in this matter.

**RESOLUTION AUTHORIZING AN AMENDMENT TO PENDING SPECIAL LEGISLATION (H2910)
RELATIVE TO PROPERTY TAX CLASSIFICATION ALLOWING FOR NEW MINIMUM
RESIDENTIAL FACTORS FOR FISCAL YEARS 2024, 2025 AND 2026**

RESOLUTION #

R-

WHEREAS, the City Council of the City of Watertown, in response to undergoing substantial growth in large-scale commercial and industrial development, authorized the filing of a petition with the General Court for special legislation to allow for adoption of new minimum residential factor for fiscal year 2023, fiscal year 2024, fiscal year 2025; and

WHEREAS, such legislation is currently pending before the General Court; and

Whereas, the pending legislation addresses a new minimum residential factor for Fiscal Year 2023, which Fiscal Year has passed; and

WHEREAS, the intent of the pending legislation is to provide for a new minimum residential factor for the City for three fiscal years.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby authorizes an amendment to the pending special legislation eliminating reference to fiscal year 2023 and to allow for adoption of a new minimum residential factor for fiscal year 2024, fiscal year 2025, and fiscal year 2026 as follows:

An Act Relative to Property Tax Classifications in the City of Watertown

SECTION 1. Notwithstanding section 1A of chapter 58 of the General Laws or any other general or special law, rule or regulation to the contrary, the commissioner of revenue shall further adjust the minimum residential factor of the city of Watertown determined under said section 1A of said chapter 58 for fiscal years 2024, 2025 and 2026 if adoption of such factor for any such year would otherwise have been determined through application of the percentage limitation under clause (b) of the third sentence of the second paragraph of said section 1A of said chapter 58. The new minimum residential factor for such year shall be: (i) for fiscal year 2024, 50 per cent, subject to such adjustment upward as may be required to provide that the percentage of the total tax levy imposed on any class of real or personal property shall not exceed 175 per cent of the full and fair cash valuation of the taxable real and personal property in the city of Watertown; (ii) for fiscal year 2025, 50 per cent, subject to such adjustment upward as may be required to provide that the percentage of the total tax levy imposed on any class of real or personal property shall not exceed 175 per cent of the full and fair cash valuation of the taxable real and personal property in the city of Watertown; and (iii) for fiscal

year 2026, 50 per cent, subject to such adjustment upward as may be required to provide that the percentage of the total tax levy imposed on any class of real or personal property shall not exceed 175 per cent of the full and fair cash valuation of the taxable real and personal property in the city of Watertown.

SECTION 2. This act shall take effect upon its passage.

AND BE IT FURTHER RESOLVED that the General Court may make clerical or editorial changes of form only to the proposed special act, unless the City Council approves such changes as are consistent with the public purposes of this petition prior to enactment by the General Court.

Council Member

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

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Acting City Manager

Date: October 5, 2023

RE: Agenda Item - Proposed Loan Order

On September 20, 2023, the owner's project manager for the Watertown High School (WHS) project, The Vertex Companies, presented to the Watertown School Building Committee the final budget for the WHS Project, a total of \$218,736,171. This amount represents an increase of \$17,274,498 over the initial all-inclusive budget for the project of \$201,461,673.

Before you tonight is a request to amend the original borrowing authorization for the project to increase it by the same \$17,274,498, from the \$198,844,252 approved by the Honorable City Council on March 22, 2022, to \$216,118,750.¹

The Massachusetts School Building Authority (MSBA) requires that the City demonstrate its financial commitment to the project by authorizing borrowing for the full cost of the project, including reimbursable costs. The City will not ultimately borrow the full \$216,188,750.

I respectfully request the attached Loan Order be placed on the October 10, 2023, City Council Agenda as a First Reading.

Thank you for your consideration in this matter.

¹ The difference between borrowing authorization amount and the project budget – both at the initial and final phase – is the cost of the feasibility study for the project.



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Kris Moussette
(617) 378-4194
kmoussette@hinckleyallen.com

October 5, 2023

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – High School Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of additional funds to pay costs of the new High School project:

ORDERED: That Order No. 2022-O-18 of the City Council passed March 22, 2022 authorizing a borrowing in the amount of \$198,844,252 for the High School Project is hereby amended to increase the authorized borrowing amount for such project to \$216,118,750, which amended order shall read as follows in its entirety: "ORDERED: That City hereby appropriates the amount of Two Hundred Sixteen Million One Hundred Eighteen Thousand Seven Hundred Fifty Dollars (\$216,118,750) for the purpose of constructing a new Watertown High School located at 50 Columbia Street in Watertown, Massachusetts, including the payment of all costs related to designing the project, demolishing the existing building, equipping and furnishing the school, site improvements, and all other costs incidental and related thereto (the "Project"), which appropriation shall be in addition to all amounts previously appropriated to pay costs of the Project, including the feasibility study and schematic design phase of the Project, and which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the Watertown School Building Committee; that to meet this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow said amount pursuant to G.L. c.44, §7(1) or G.L. c.70B, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) forty-nine and thirty-three one hundredths percent (49.33%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA; and that the design/bid/build delivery method is hereby authorized to carry out the Project pursuant to the provisions of G.L. c.149."

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

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

Sincerely,

A handwritten signature in blue ink, reading "Kris G. Moussette". The signature is written in a cursive style with a prominent "K" and a long, sweeping underline.

Kris A. Moussette

WATERTOWN HIGH SCHOOL PROJECT
Presentation of Budget Summary to SBC on 9/20/23

TOTAL PROJECT BUDGET					Delta (From PFA)	Delta (From May)
Feasibility Study					\$0	\$0
Administration					\$0	\$0
(Legal, OPM, Permitting, Insurance, Advertising, Other Misc)						
Architecture & Engineering					\$0	\$0
(DD thru CA, plus all Consultants)						
Construction - (Base Estimate + PV Alt) + Current COs					\$7,657,887	(\$1,651,878)
Construction Contingency					\$0	\$0
Swing Spaces					\$10,218,791	\$314,176
Misc. Project Costs					(\$100,000)	\$0
(Utility Fees, 3rd Party Testing,)						
Moving					\$150,000	\$0
FF&E					\$0	\$0
Technology					\$0	\$0
Owner's Contingency					(\$652,176)	(\$314,176)
TOTAL PROJECT BUDGET WITH MSBA					\$17,274,498	(\$1,651,878)
Additional Funding from City (HS Stabilization, Borrowing, ARPA/IRA, etc.)					(\$17,274,498)	\$1,651,878
TOTAL PROJECT BUDGET WITH ADDITIONAL CITY FUNDING					\$0	\$0
Maximum Reimbursement from MSBA					\$0	\$0
Estimated Reimbursement from WCATV					\$800,000	\$800,000
Maximum Eversource Mass Save Rebate					\$0	\$0
TOTAL MSBA PROJECT BUDGET W/ REIMB., CITY FUNDING & REBATES					\$800,000	\$800,000

Total Project Budget without Feasibility Study	\$216,118,750
Value formerly voted by Council on 3/22/22	\$198,844,252
Value of additional funding requiring Council vote	\$17,274,498



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Acting City Manager

Date: October 5, 2023

RE: Proposed Amendment to the Fiscal Year 2024 Budget

I respectfully request your favorable consideration of the attached Proposed Amendment to the Fiscal Year 2024 Budget.

The Proposed Amendment is related to the Memorandum of Agreement Between City of Watertown and Watertown Firefighters' Association, Local 1347 for Successor Collective Bargaining Agreement that was signed on September 29, 2023.

I respectfully request this Amendment be placed on the October 10, 2023, City Council Agenda as a First Reading amending the Fiscal Year 2024 Budget.

Thank you for your favorable consideration in this matter.

FISCAL YEAR 2024 BUDGET AMENDMENT #2

REVENUE	INCREASE (DECREASE)	TO READ
OTHER FINANCING SOURCES- TRANSFER FROM COLLECTIVE BARGAINING STAB	\$ 436,000	\$ 436,000
TOTAL REVENUE ADJUSTMENT	\$ 436,000	

EXPENDITURES	INCREASE (DECREASE)	TO READ
CITY COUNCIL RESERVE 0111152-570780	\$ 436,000	\$ 5,919,835
TOTAL EXPENDITURE ADJUSTMENT	\$ 436,000	



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Acting City Manager 

Date: October 5, 2023

RE: Proposed Amendment to the Fiscal Year 2024 Budget

Below please find, for your review and consideration, a Proposed Amendment to the Fiscal Year 2024 Budget. The Proposed Amendment is related to the following:

- New Growth number updated from the adoption of the Fiscal Year 2024 Budget.
- Receipt of actual Fiscal Year 2024 Cherry Sheet Estimated Receipts and Charges (Attachment I).

REVENUE	INCREASE (DECREASE)	TO READ
Real Estate And Property Taxes	\$4,600,026	\$157,286,627
State Aid	\$118,137	\$16,064,530
Hotel Excise	\$150,000	\$1,125,000
Investment Income	\$525,000	\$1,500,000
Opioid Settlement	\$60,000	\$60,000
OFS – Transfer from Opioid Settlement	\$(60,000)	\$7,192,414
TOTAL REVENUE ADJUSTMENT	\$5,393,163	

EXPENDITURES	INCREASE (DECREASE)	TO READ
School Choice Assessment 0182056-560629	\$(11,609)	\$273,751
Charter School Assessment 0182056-560630	\$1,500	\$459,137
Transfer to Watertown Square Stabilization Fund 0194000-596810	\$1,800,000	\$1,800,000
Transfer to Capital Projects Stabilization Fund 0194000-596802	\$1,800,000	\$1,800,000
City Council Reserve 0111152-570780	\$1,803,272	\$5,483,835
TOTAL EXPENDITURE ADJUSTMENT	\$5,393,163	

I respectfully request this Amendment be placed on the October 10, 2023 City Council Agenda as a First Reading amending the Fiscal Year 2024 Budget.

Thank you for your favorable consideration in this matter.

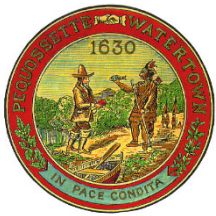
FISCAL YEAR 2024 BUDGET AMENDMENT #1

REVENUE	INCREASE (DECREASE)	TO READ
REAL ESTATE AND PROPERTY TAXES	\$ 4,600,026	\$ 157,286,627
STATE AID	\$ 118,137	\$ 16,064,530
HOTEL EXCISE	\$ 150,000	\$ 1,125,000
INVESTMENT INCOME	\$ 525,000	\$ 1,500,000
OPIOID SETTLEMENT	\$ 60,000	\$ 60,000
OTHER FINANCING SOURCES- TRANSFR FROM OPIOID SETTLEMENT	\$ (60,000)	\$ 7,192,414
TOTAL REVENUE ADJUSTMENT	<u>\$ 5,393,163</u>	
EXPENDITURES	INCREASE (DECREASE)	TO READ
SCHOOL CHOICE ASSESSMENT 0182056-560629	\$ (11,609)	\$ 273,751
CHARTER SCHOOL ASSESSMENT 0182056-560630	\$ 1,500	\$ 459,137
TRANSFER TO WATERTOWN SQUARE STABILIZATION FUND 0194000-596810	\$ 1,800,000	\$ 1,800,000
TRANSFER TO CAPITAL PROJECTS STABILIZATION FUND 0194000-596802	\$ 1,800,000	\$ 1,800,000
CITY COUNCIL RESERVE 0111152-570780	\$ 1,803,272	\$ 5,483,835
TOTAL EXPENDITURE ADJUSTMENT	<u>\$ 5,393,163</u>	

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: SEPTEMBER 26, 2023

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

Motion to accept the Committee Report and its Action Item.



Watertown City Council

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

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

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

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Report of the Committee on Economic Development and Planning Meeting Date: September 27, 2023

The Committee convened on Wednesday September 27, 2023 at 5:30 pm in the City Council Office. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. The purpose of the meeting was to conduct a Public Arts & Culture Committee interview.

Barbara Epstein has been involved in arts and culture in Watertown for over 30 years, in the Watertown Schools as a Cultural Enrichment Coordinator, as the founding Board President of the Arsenal Center for the Arts, as a founding member of the original ad hoc Public Arts committee, and as a member of the Cultural Council. As an arts organizer, she is interested in building an arts infrastructure in Watertown to ensure long term success and train the next generation of arts leaders.

➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council confirm Barbara Epstein for appointment to the Public Arts and Culture Committee for a term to expire November 15, 2024. Voted 3-0.

(Note: This appointment fills one of the new positions added to the PACC on May 23, 2023.)

The meeting adjourned at 5:55 pm.

Report prepared by Vincent Piccirilli



CITY OF WATERTOWN FISCAL YEAR 2025 PRELIMINARY BUDGET OVERVIEW

Submitted by George J. Proakis, City Manager

October 10, 2023

Today's Presentation

Manager's Introduction

Closeout of FY '23 (through 6/30/23)

Update on FY '24 (7/1/23 – 6/30/24)

An early look at FY '25 (starting 7/1/24)

Leadership Formula and Strategic Priorities

Fiscal Year 2023 Revenue

Fiscal Year 2023 Expenditures

Unreserved Fund Balance at end of FY 2023

Debt as of June 30, 2023

Enterprise Funds in Fiscal Year 2023

Fund Balances as of June 30, 2023

Fiscal Year 2024: Where are we now

Fiscal Year 2024 Actions

Fiscal Year 2024 Budget Amendment

Fiscal Year 2025 Revenue Forecast

Fiscal Year 2025 Considerations

Fiscal Year 2025 Expense Forecast

Fiscal Year 2025 Preliminary Budget

Closing Comments

DETAILED TABLE OF CONTENTS

Leadership Formula and Strategic Priorities

City Manager's Leadership Formula

Maintaining the Highest Ethical Standards

Ensuring Collaborative Departments

ACE Customer Service
(Accurate, Courteous, Easy)

Transparency in Process and Outcomes

"Be Abnormal"

Watertown Home Rule Charter

Preamble

The guiding principles for civic and environmental stewardship in the Home Rule Charter highlight the need to prioritize safety & tranquility; health & well-being; education & excellence; creativity & innovation; equity & diversity; and accountability & transparency.

The preamble notes that taken together, these principles yield:
“vibrant and welcoming neighborhoods, high-quality and inclusive schools, transparent and accountable municipal operations – including performance excellence, responsiveness, and collaboration – and thriving local businesses.”

Watertown Home Rule Charter

Preamble

- safety & tranquility
- health & well-being
- education & excellence
- creativity & innovation
- equity & diversity
- accountability & transparency
- vibrant and welcoming neighborhoods
- high-quality and inclusive schools
- transparent and accountable municipal operations
- thriving local businesses

City Manager's Strategic Priorities

A commitment to planning

Climate mitigation and resiliency

Building for the future

Building an effective organizational structure

Enhancing the leadership team

Continued fiscal stability

FY 2023: A Look Back

FY 2023 General Fund Revenue

Real and Personal Property Tax

State Aid

Local Receipts

“Other Sources”

REVENUE PROPERTY TAX AND STATE AID

Revenue and Other Sources	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Actual	FY 2024 Budget
Real & Personal Property Tax	\$ 133,418,141	\$ 134,133,351	\$ 143,083,269	\$ 143,636,801	\$ 152,686,601
State Aid	\$ 13,482,722	\$ 13,710,411	\$ 14,435,775	\$ 14,405,841	\$ 15,946,393
Total	\$ 146,900,863	\$ 147,843,762	\$ 157,519,044	\$ 158,042,642	\$ 168,632,994

Source	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Actual	FY 2024 Budget
Motor Vehicle	\$ 4,100,000	\$ 4,423,920	\$ 4,390,000	\$ 4,483,524	\$ 4,500,000
Meals Excise	\$ 550,000	\$ 760,164	\$ 650,000	\$ 935,518	\$ 800,000
Hotel and Other Excise	\$ 525,000	\$ 836,024	\$ 825,000	\$ 1,304,708	\$ 975,000
Cannabis Excise		\$ 333,389	\$ 460,000	\$ 548,341	\$ 475,000
Penalties & Interest	\$ 250,000	\$ 388,047	\$ 250,000	\$ 345,287	\$ 250,000
PILOT	\$ 81,948	\$ 71,912	\$ 87,088	\$ 90,940	\$ 87,628
COMM. Trash	\$ 15,000	\$ 31,676	\$ 20,000	\$ 30,008	\$ 20,000
Fees	\$ 8,850,000	\$ 15,089,863	\$ 4,500,000	\$ 6,642,268	\$ 4,477,000
Rentals	\$ 178,312	\$ 192,176	\$ 227,769	\$ 560,861	\$ 752,215
Cemetery	\$ 95,000	\$ 135,475	\$ 100,000	\$ 104,725	\$ 100,000
Recreation	\$ 420,000	\$ 452,845	\$ 420,000	\$ 461,263	\$ 420,000
License & Permits	\$ 192,000	\$ 224,744	\$ 200,000	\$ 268,189	\$ 225,000
Fines & Forfeits	\$ 510,000	\$ 328,904	\$ 450,000	\$ 417,440	\$ 350,000
Investment Income	\$ 250,000	\$ 407,453	\$ 650,000	\$ 4,655,719	\$ 975,000
Sale of City Prop.	\$ 5,000	\$ 42,155	\$ 5,000	\$ 11,206	\$ 5,000
Belmont Reimb.	\$ 76,127	\$ 104,571	\$ -	\$ -	\$ -
Grant/Employee Reimb.	\$ 25,000	\$ 80,272	\$ 25,857	\$ 45,565	\$ 27,749
Medicaid	\$ -	\$ 579,153	\$ -	\$ 305,962	
Miscellaneous*	\$ -	\$ 571,044	\$ -	\$ 267,951	
Total	\$ 16,123,387	\$ 25,053,786	\$ 13,260,714	\$ 21,479,473	\$ 14,439,592

REVENUE

LOCAL RECEIPTS

Source Transfer from:	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Actual	FY 2024 Budget
Sale of Lots	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 20,000
Parking Meter	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 250,000
Opioid Settlement			\$ 60,000	\$ 60,000	\$ 60,000
Cemetery Perpetual Care	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Capital Proj. Stab. Fund	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
O'Neill Properties Fund			\$ 1,227,579	\$ 1,227,579	
ESCO Capital Project Stab. Fund	\$ 505,938	\$ 505,938	\$ 500,938	\$ 500,938	\$ 494,438
New High School Stab. Fund	\$ 5,798,555	\$ 5,798,555	\$ 201,000	\$ 201,000	
Utilization Of Overlay Surplus	\$ 1,500,000		\$ 750,000		\$ 1,000,000
Free Cash	\$ 2,000,000		\$ 14,000,000		\$ 5,688,029
Acquisition of Land Stab. Fund			\$ 11,150,000	\$ 11,150,000	
Water Fund	\$ 1,553,006	\$ 1,553,006	\$ 1,511,731	\$ 1,511,731	\$ 1,423,464
Sewer Fund	\$ 1,507,448	\$ 1,507,448	\$ 1,397,994	\$ 1,397,994	\$ 1,494,512
Total	\$ 13,549,947	\$ 10,049,947	\$ 31,384,242	\$ 16,734,242	\$ 10,940,443

REVENUE OTHER SOURCES

Source	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Actual	FY 2024 Budget
Property Tax	\$ 133,418,141	\$ 134,133,351	\$ 143,083,269	\$ 143,636,801	\$ 152,686,601
State Aid	\$ 13,482,722	\$ 13,710,411	\$ 14,435,775	\$ 14,405,841	\$ 15,946,393
Local Receipts	\$ 16,123,387	\$ 25,053,786	\$ 13,260,714	\$ 21,479,473	\$ 14,439,592
Other Sources	\$ 13,549,947	\$ 13,549,947	\$ 31,484,242	\$ 31,484,242	\$ 10,940,443
Total Revenue	\$ 176,574,197	\$ 186,447,495	\$ 202,264,000	\$ 211,006,357	\$ 194,013,029

REVENUE
SUMMARY

(PAGE 1 OF 2)

Source	FY 2023 Budget	FY 2023 Actual	Variance	FY 2024 Budget
Property Tax	\$ 143,083,269	\$ 143,636,801	\$ 553,532	\$ 152,686,601
State Aid	\$ 14,435,775	\$ 14,405,841	\$ (29,934)	\$ 15,946,393
Local Receipts	\$ 13,260,714	\$ 21,479,473	\$ 8,218,759	\$ 14,439,592
Other Sources	\$ 31,484,242	\$ 31,484,242	\$ 0	\$ 10,940,443
Total Revenue	\$ 202,264,000	\$ 211,006,357	\$ 8,742,357	\$ 194,013,029

REVENUE SUMMARY

(PAGE 2 OF 2)

FY 2023
General Fund
Expenditures

Departmental Expenses

Debt Service and Capital Projects

State & County Charges

Pension and OPEB

Insurance and Employee Benefits

Other Financing Uses

	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Actual	FY 2024 Budget
General Government	\$ 7,283,624	\$ 7,004,138	\$ 9,191,380	\$ 8,843,053	\$ 14,312,356
Public Safety	\$ 22,464,429	\$ 22,017,864	\$ 23,044,358	\$ 22,840,931	\$ 23,586,454
Public Works	\$ 6,282,037	\$ 6,103,940	\$ 7,821,475	\$ 7,709,702	\$ 7,687,879
Snow & Ice	\$ 1,375,000	\$ 1,340,112	\$ 1,443,715	\$ 1,420,185	\$ 1,500,000
Waste Disposal	\$ 3,692,300	\$ 3,691,504	\$ 4,803,123	\$ 4,800,907	\$ 5,476,705
Health & Human Services	\$ 1,415,627	\$ 1,338,172	\$ 1,565,939	\$ 1,462,600	\$ 1,670,874
Library	\$ 3,387,679	\$ 3,302,816	\$ 3,629,610	\$ 3,548,250	\$ 3,677,841
Recreation Department	\$ 402,886	\$ 388,433	\$ 460,675	\$ 452,485	\$ 494,539
Skating Arena	\$ 486,361	\$ 476,158	\$ 539,220	\$ 528,877	\$ 512,217
Education	\$ 53,755,121	\$ 53,755,121	\$ 55,636,550	\$ 55,636,550	\$ 57,583,829
Total Departmental	\$ 100,545,064	\$ 99,418,258	\$ 108,136,044	\$ 107,243,541	\$ 116,502,694

General Government FY 2023 budget amount includes City Council Reserve of \$2,081,611

DEPARTMENTAL EXPENDITURES

DEBT SERVICE AND CAPITAL PROJECTS EXPENDITURES

	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Actual	FY 2024 Budget
Debt Retirement	\$ 15,715,354	\$ 15,512,687	\$ 20,136,041	\$ 18,439,439	\$ 32,209,728
School Capital Projects	\$ 6,490,330	\$ 6,490,330	\$ 310,000	\$ 310,000	\$ 390,000
City Capital Projects	\$ 3,984,478	\$ 3,984,478	\$ 5,593,232	\$ 5,593,232	\$ 1,985,400
Total Debt Svc. & Cap. Proj.	\$ 26,190,162	\$ 25,987,495	\$ 26,039,273	\$ 24,342,671	\$ 34,585,128

	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Actual	FY 2024 Budget
Total Departmental	\$ 100,545,064	\$ 99,418,258	\$ 108,136,044	\$ 107,243,541	\$ 116,502,694
Total Debt Svc. & Cap. Proj.	\$ 26,190,162	\$ 25,987,495	\$ 26,039,273	\$ 24,342,671	\$ 34,585,128
State & County Charges	\$ 3,028,130	\$ 3,061,398	\$ 3,209,834	\$ 3,203,519	\$ 3,385,224
Pension & OPEB	\$ 14,207,208	\$ 14,207,114	\$ 14,837,059	\$ 14,836,763	\$ 10,230,432
Insurance & Employee Benefits	\$ 17,541,330	\$ 17,398,727	\$ 19,463,057	\$ 18,869,147	\$ 28,806,149
Other Financing Uses	\$ 15,062,303	\$ 15,062,133	\$ 35,283,226	\$ 35,269,984	\$ 5,503,402
Grand Total	\$ 176,574,197	\$ 175,135,125	\$ 206,968,493	\$ 203,765,625	\$ 194,013,029

EXPENDITURES
SUMMARY

(PAGE 1 OF 2)

	FY 2023 Budget	FY 2023 Actual	Variance	FY 2024 Budget
General Government	\$ 9,191,380	\$ 8,843,053	\$ 348,326	\$ 14,312,356
Public Safety	\$ 23,044,358	\$ 22,840,931	\$ 203,427	\$ 23,586,454
Public Works	\$ 7,821,475	\$ 7,709,702	\$ 111,773	\$ 7,687,879
Snow & Ice	\$ 1,443,715	\$ 1,420,185	\$ 23,530	\$ 1,500,000
Waste Disposal	\$ 4,803,123	\$ 4,800,907	\$ 2,216	\$ 5,476,705
Health & Human Services	\$ 1,565,939	\$ 1,462,600	\$ 103,338	\$ 1,670,874
Library	\$ 3,629,610	\$ 3,548,250	\$ 81,360	\$ 3,677,841
Recreation Department	\$ 460,675	\$ 452,485	\$ 8,190	\$ 494,539
Skating Arena	\$ 539,220	\$ 528,877	\$ 10,343	\$ 512,217
Education	\$ 55,636,550	\$ 55,636,550	\$ -	\$ 57,583,829
Total Departmental	\$ 108,136,044	\$ 107,243,541	\$ 892,503	\$ 116,502,694
Total Debt Svc. & Cap. Proj.	\$ 26,039,273	\$ 24,342,671	\$ 1,696,602	\$ 34,585,128
State & County Charges	\$ 3,209,834	\$ 3,203,519	\$ 6,315	\$ 3,385,224
Pension & OPEB	\$ 14,837,059	\$ 14,836,763	\$ 296	\$ 10,230,432
Insurance & Employee Benefits	\$ 19,463,057	\$ 18,869,147	\$ 593,910	\$ 28,806,149
Other Financing Uses	\$ 35,283,226	\$ 35,269,984	\$ 13,242	\$ 5,503,402
Grand Total	\$ 206,968,493	\$ 203,765,625	\$ 3,202,868	\$ 194,013,029

General Government FY 2023 budget amount includes City Council Reserve of \$2,081,611

EXPENDITURES SUMMARY

(PAGE 2 OF 2)

Unreserved Fund
Balance
at end of FY 2023

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Unreserved Fund Balance - Beginning of Fiscal Year	\$ 16,374,245	\$ 20,183,763	\$ 22,212,609	\$ 24,822,306	\$ 33,810,897
Revenues Over/(Under) Budget	\$ 2,808,326	\$ 1,420,636	\$ 12,337,314	\$ 9,873,298	\$ 8,742,357
Expenditures (Over)/Under Budget	\$ 2,497,923	\$ 3,598,973	\$ 2,125,255	\$ 1,439,072	\$ 3,202,868
Use of Free Cash	\$ (2,000,000)	\$ (3,250,000)	\$ (11,000,000)	\$ (2,000,000)	\$ (17,688,029)
GAAP Adjustments	\$ 503,269	\$ 259,237	\$ (852,872)	\$ (313,645)	\$ (610,610)
Unreserved Fund Balance - End of Fiscal Year	\$ 20,183,763	\$ 22,212,609	\$ 24,822,306	\$ 33,821,031	\$ 27,457,483
Certified Free Cash	\$ 17,019,246	\$ 18,365,067	\$ 22,663,363	\$ 30,557,663	\$ 25,000,000*

*FY 2023 Certified Free Cash is an estimated figure.

UNRESERVED FUND BALANCE

CERTIFIED FREE CASH ANALYSIS

Debt
as of June 30, 2023

Capital Improvement Program

The five-year Capital Improvement Program (CIP) is included within the FY 2024 Budget.

The Fiscal Year 2024-2028 General Fund CIP totals \$245,741,100. This includes the remaining \$75,000,000 of borrowing and \$25,000,000 of MSBA support for the high school.

The Fiscal Year 2024-2028 Water and Sewer Enterprise Funds CIP totals \$74,545,000.

The CIP includes all known capital needs, regardless of the sources of funding.

	Permanent Debt Balances 6/30/23	Budgeted FY 2024 Bond Payments	Permanent Debt Balances 6/30/24
FY 2008 Bond Issue	\$ 3,000,000	\$ 500,000	\$ 2,500,000
FY 2010 Bond Issue	\$ 1,565,000	\$ 270,000	\$ 1,295,000
FY 2012 Bond Issue	\$ 500,000	\$ 125,000	\$ 375,000
FY 2013 Bond Issue	\$ 3,295,000	\$ 285,000	\$ 3,010,000
FY 2014 Bond Issue	\$ 1,065,000	\$ 210,000	\$ 855,000
FY 2014 Refunding Bond Issue	\$ 1,350,000	\$ 680,000	\$ 670,000
FY 2016 Bond Issue	\$ 280,000	\$ 140,000	\$ 140,000
FY 2018 Bond Issue	\$ 1,730,000	\$ 295,000	\$ 1,435,000
FY 2019 Bond Issue	\$ 1,805,000	\$ 640,000	\$ 1,165,000
FY 2020 Bond Issue	\$ 11,585,000	\$ 1,340,000	\$ 10,245,000
FY 2021 Bond Issue	\$ 46,925,000	\$ 2,610,000	\$ 44,315,000
FY 2021 Bond Issue	\$ 34,300,000	\$ 2,385,000	\$ 31,915,000
FY 2022 Bond Issue	\$ 6,090,000	\$ 765,000	\$ 5,325,000
FY 2022 Bond Issue	\$ 25,430,000	\$ 1,350,000	\$ 24,080,000
FY 2023 Bond Issue	\$ 80,310,000	\$ 3,765,000	\$ 76,545,000
TOTAL	\$ 219,230,000	\$ 15,360,000	\$ 203,870,000

PERMANENT GENERAL FUND DEBT SUMMARY

Reflects existing bonds issued for general fund purposes as of June 30, 2023. 0% interest MWRA Loans and bonds issued for water and sewer projects are not included.

Date of Loan Order Vote	Description	Amount
	Total Permanent General Fund Debt	\$ 203,870,000
	Authorized General Fund Debt (not yet issued):	
03/22/2022	New High School Construction (remaining unissued amount)	\$ 145,694,319
05/24/2022	Sewer System Improvements	\$ 750,000
8/9/2022	Sewer System Improvements	\$ 750,000
	Subtotal Authorized Unissued Debt:	\$ 147,194,319
	Total Permanent & Short Term And Authorized Un-issued Debt	\$ 351,064,319

Previously authorized projects, which have been permanently financed, are not included in the above list as any remaining portions are expected to be rescinded.

GENERAL FUND DEBT SUMMARY

Enterprise Funds in FY 2023

SEWER ENTERPRISE FUND

	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET
REVENUE & OTHER SOURCES:			
USAGE CHARGES	\$ 11,215,263	\$ 11,560,325	\$ 11,641,871
MUNICIPAL CHARGES	\$ 77,190	\$ 77,190	\$ 110,217
INTEREST AND PENALTY CHARGES	\$ 60,000	\$ 88,187	\$ 60,000
SEWER LIENS	\$ -	\$ 470,998	\$ -
OTHER UTILITY CHARGES	\$ -	\$ 1,705	\$ -
INTEREST INCOME	\$ 5,000	\$ 1,641	\$ 5,000
TOTAL REVENUE	\$ 11,357,453	\$ 12,200,047	\$ 11,817,088
EXPENDITURE & OTHER USES:			
PERSONNEL SERVICES	\$ 693,999	\$ 624,811	\$ 778,548
SUPPLIES AND SERVICES	\$ 481,000	\$ 458,763	\$ 506,000
MWRA ASSESSMENT	\$ 6,870,077	\$ 6,800,255	\$ 7,130,880
CAPITAL OUTLAY	\$ 1,355,000	\$ 1,354,600	\$ 1,355,000
TRANSFER TO GENERAL FUND	\$ 1,397,994	\$ 1,397,994	\$ 1,494,512
DEBT SERVICE	\$ 559,383	\$ 300,253	\$ 552,148
TOTAL EXPENDITURES	\$ 11,357,453	\$ 10,936,675	\$ 11,817,088

	FY 2023 BUDGET	FY 2023 ACTUAL	FY 2024 BUDGET
REVENUE & OTHER SOURCES:			
USAGE CHARGES	\$ 8,491,308	\$ 8,412,612	\$ 8,510,585
MUNICIPAL CHARGES	\$ 171,810	\$ 171,810	\$ 210,248
INTEREST AND PENALTY CHARGES	\$ 50,000	\$ 57,217	\$ 50,000
WATER LIENS	\$ -	\$ 245,323	
OTHER UTILITY CHARGES	\$ 100,000	\$ 119,824	\$ 100,000
TEST CHARGES	\$ 80,000	\$ 85,537	\$ 80,000
USE OF RETAINED EARNINGS	\$ -	\$ -	\$ -
SALE OF PROPERTY	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 5,000	\$ 1,314	\$ 5,000
TOTAL REVENUE	\$ 8,898,118	\$ 9,093,637	\$ 8,955,833
EXPENDITURE & OTHER USES:			
PERSONNEL SERVICES	\$ 1,125,825	\$ 1,056,380	\$ 1,090,421
SUPPLIES AND SERVICES	\$ 415,100	\$ 382,187	\$ 415,600
MWRA ASSESSMENT	\$ 4,147,401	\$ 4,174,401	\$ 4,200,455
CAPITAL OUTLAY	\$ 236,000	\$ 231,645	\$ 236,000
TRANSFER TO GENERAL FUND	\$ 1,511,731	\$ 1,511,731	\$ 1,423,464
TRANSFER TO CAP. PROJECT/WATER	\$ -	\$ -	\$ -
DEBT SERVICE	\$ 1,462,061	\$ 1,271,610	\$ 1,549,893
TOTAL EXPENDITURES	\$ 8,898,118	\$ 8,600,955	\$ 8,955,833

WATER ENTERPRISE FUND

Account Description	Current Year Fund Carryover
Water:	
Improvements	\$ 221,517
Street Repair Services	\$ 65,364
Water Materials & Supplies	\$ 35,313
Sidewalk Repair Services	\$ 20,799
Replacement Of Equipment	\$ 13,263
Tools & Other	\$ 11,438
Total Water Prior Year	\$ 367,694
Sewer:	
Improvements	\$ 909,870
Additional Equipment	\$ 707,938
Replacement Of Equipment	\$ 176,861
Street Repair Services	\$ 106,437
Contracted Services	\$ 84,067
Rental of Equipment	\$ 60,207
Sewer Materials & Supplies	\$ 51,814
Sidewalk Repair Services	\$ 45,270
Total Sewer Prior Year	\$ 2,148,883

WATER & SEWER PRIOR YEAR FUNDS

**BALANCES AS OF
JULY 1, 2023**

Fund Balances as of June 30, 2023

Fund Balances as of June 30, 2023

Overlay Accounts

Special Revenue Accounts

CPA Fund Balances

Capital Projects Accounts

Stabilization, Trust and Agency Accounts

Fiscal Year	Amounts
2021	\$ 297,741
2022	\$ 620,653
2023	\$ 582,821
	\$ 1,501,215

OVERLAY ACCOUNTS

BALANCES AS OF

JUNE 30, 2023

Fund Description	Fund Balance
ARPA Fund	\$ 10,741,578
FY 23 Circuit Breaker	\$ 2,588,223
School Extended Day Program	\$ 2,093,799
Parking Meter Fund*	\$ 910,346
School Lunch Program	\$ 904,026
Cannabis Host Agreement	\$ 821,652
Pre-school	\$ 521,299
Multi Drug Task Force	\$ 454,547
Food Pantry	\$ 370,745
Library Lig/Meg Fund	\$ 346,910
Non-resident Tuition	\$ 338,342
Athletics Revolving Fund	\$ 334,900
Sale Of Cemetery Lots*	\$ 314,805
Pre-kindergarten	\$ 292,303
Supplemental Liquor Licenses	\$ 283,705
School Foundation Reserve	\$ 250,000
Top Sixteen Total	\$ 21,567,180
All Others (124)	\$ 1,583,223
Total Special Revenue (140)	\$ 23,150,403

* Includes amounts to be transferred for FY 2024 Budget.

SPECIAL REVENUE ACCOUNTS

BALANCES AS OF JUNE 30, 2023

Account Description	Account Balance
FY 2018 Reserve for Open Space/Recreation	\$ -
FY 2019 Reserve for Open Space/Recreation	\$ 92,544
FY 2020 Reserve for Open Space/Recreation	\$ 248,140
FY 2021 Reserve for Open Space/Recreation	\$ 260,000
FY 2022 Reserve for Open Space/Recreation	\$ 305,121
FY 2023 Reserve for Open Space/Recreation	\$ 250,195
Total Reserve Open Space/Recreation	\$ 1,156,000
FY 2018 Reserve for Historic Preservation	\$ 117,000
FY 2019 Reserve for Historic Preservation	\$ 236,739
FY 2020 Reserve for Historic Preservation	\$ 248,140
FY 2021 Reserve for Historic Preservation	\$ 260,000
FY 2022 Reserve for Historic Preservation	\$ 305,121
FY 2023 Reserve for Historic Preservation	\$ 125,640
Total Reserve for Historic Preservation	\$ 1,292,640

COMMUNITY PRESERVATION ACT (CPA)

BALANCES AS OF JUNE 30, 2023

(PAGE 1 OF 2)

Account Description	Account Balance
FY 2018 Reserve for Community Housing	\$ 150,000
FY 2019 Reserve for Community Housing	\$ 236,739
FY 2020 Reserve for Community Housing	\$ 248,140
FY 2021 Reserve for Community Housing	\$ 260,000
FY 2022 Reserve for Community Housing	\$ 305,121
FY 2023 Reserve for Community Housing	\$ 195,000
Total Reserve for Community Housing	\$ 1,395,000
Reserve for Administrative Budget	\$ 185,000
Reserve for Expenditures	
Open Space/Recreation Projects	\$ 414,000
Historic Preservation Projects	\$ 277,360
Community Housing Projects	\$ 175,000
Total Reserve for Expenditures	\$ 866,360
Reserve for Encumbrances	\$ -
Undesignated Fund Balance	\$ 12,302,889
Total:	\$ 17,197,889

NOTE: During Fiscal Year 2024, it is estimated that the CPA fund will grow another \$4,000,000.

COMMUNITY PRESERVATION ACT (CPA)

BALANCES AS OF JUNE 30, 2023

(PAGE 2 OF 2)

CAPITAL PROJECT ACCOUNTS

BALANCES AS OF JUNE 30, 2023

Fund Description	Fund Balance
Watertown Highschool Project	\$ 22,091,831
Three Elementary School Project	\$ 6,324,067
Arsenal Corridor	\$ 3,443,888
Mt. Auburn Corridor	\$ 2,487,815
MWRA I&I	\$ 1,768,236
MWRA Main Replacement	\$ 1,401,422
Greystar Capital Mitigation	\$ 1,250,000
Arsenal Mitigation	\$ 748,129
Water Meters	\$ 647,232
Street & Sidewalks	\$ 644,458
Town Capital Recreation	\$ 589,097
Arsenal Park	\$ 550,800
DPW Equipment	\$ 498,158
Top Thirteen Total	\$ 42,445,134
All Others (66)	\$ 2,710,258
Total Capital Projects (79)	\$ 45,155,393

Fund Description	Balance
OPEB Trust Fund	\$ 36,986,238
New High School Stabilization	\$ 8,267,537
Unfunded Pension Stabilization	\$ 5,067,550
Collective Bargaining Stabilization	\$ 2,800,697
Capital Proj. Stabilization*	\$ 2,243,906
Stabilization Fund	\$ 1,302,300
ESCO Stabilization*	\$ 1,160,048
Cemetery Perpetual Care (Non-expendable)	\$ 1,034,626
Sped Stabilization	\$ 1,033,235
Federal Law Enforcement Trust	\$ 845,996
Acquisition of Land/Open Space Stabilization	\$ 780,640
Affordable Housing Trust Stabilization	\$ 637,048
Albert Fleming Scholarship (Non-expendable)	\$ 300,000
Cemetery Perpetual Care (Expendable)	\$ 267,617
UPIT Scholarship Fund (Non-expendable)	\$ 228,630
Top Fifteen Total	\$ 62,956,067
All Others (59)	\$ 869,945
Total Trusts & Agency (74)	\$ 63,826,012

* Includes amounts to be transferred for FY 2024 Budget

STABILIZATIONS, TRUSTS AND AGENCY ACCOUNTS

BALANCES AS OF JUNE 30, 2023

Financial Reserve Goal

To fund and maintain Financial Reserves of 8 – 15% of the City's annual budget, we must:

1. Preserve the City's AAA bond rating
2. Promote financial flexibility and stability
3. Meet extraordinary and unforeseen events
4. Have sufficient liquidity and cash flow to pay bills on time without the necessity of short-term borrowing

FY 2023 estimated free cash plus general stabilization is equal to 13% of the final FY 2023 budget.

FY 2024:
Where are we now?

Fiscal Year 2024 Budget Development

(Included for background informational purposes)

To preserve the City's financial condition we are committed to:

1. Provide the highest level of services possible to meet community needs with the most efficient utilization of resources.
2. Ensure annual costs of all operations to be funded on an annual basis out of current revenues.
3. Not defer maintenance and/or recognition of costs of capital equipment, facilities and infrastructure to future years.
4. Remain focused on achieving our long-term goal of sound financial management and fiscal stability.
5. Present budget based on sound business practices.

City Council FY 2024 Budget Policy Guidelines

(Page 1 of 4)

(adopted November 22, 2022)

The following are the top two priorities of the ranked Cost-Savings/Revenues Guidelines:

1. Continue to proceed with the guidelines of the Strategic Framework for Economic Development, with the long-term goal to promote a diversified and growing tax base.
2. Continue pursuing mitigation monies, linkage fees, and/or other measures from larger scale projects.

City Council FY 2024 Budget Policy Guidelines

(Page 2 of 4)

(adopted November 22, 2022)

The following are the top six priorities of the ranked Program Enhancements/Expenditures Guidelines:

1. Beginning with FY24, all departments should prepare their budgets to address the strategies and action items in the Climate and Energy Plan adopted August 9, 2022.
2. Continue to work collaboratively with the Watertown Public Schools on the comprehensive multi- year educational budget that assures sustainable funding for our schools and the successful education of our children, and seek to accommodate a 3. 5% annual increase for FY24 for the Education appropriation that will provide level- service funding for our schools.

City Council FY 2024 Budget Policy Guidelines

(Page 3 of 4)
(adopted November 22, 2022)

The following are the top six priorities of the ranked Program Enhancements/Expenditures Guidelines:

3. Continue support for Building for the Future Initiative funding in collaboration with the School Building Committee, for the Three Elementary Schools project, and for the MSBA High School project, without debt exclusion funding.
4. With the ongoing update to the Comprehensive Plan, which will include new goals and strategies for development in Watertown, continue to enhance the capabilities of the Department of Community Development and Planning by adding resources and/or redeploying existing resources.

City Council FY 2024 Budget Policy Guidelines

(Page 4 of 4)

(adopted November 22, 2022)

The following are the top six priorities of the ranked Program Enhancements/Expenditures Guidelines:

5. Improve the operational efficiency, flexibility, and capacity of the Public Works Department to meet the City's growing needs to manage contractors, respond to work order requests, oversee development projects, plan and implement infrastructure improvements, improve communications to residents about road construction, comply with the MassDEP 2030 Solid Waste Management Plan, and maintain complete streets infrastructure. Review improvements for snow and ice removal. Consider what technology platforms are needed to support the Department.
6. Provide funding for a study of Watertown Square that will incorporate goals of the updated Comprehensive Plan, and include Intersection Design, Development & Zoning changes, Small Business strategies, and better use of City owned land, parking lots, and former police station.

FY 2024 Actions Status Update

Strategic Priorities

A Commitment to Planning

Climate Mitigation and Resiliency

Building for the Future

Building an Effective Organizational Structure

Enhancing the Leadership Team

Continued Fiscal Stability

Strategic Priority: A Commitment to Planning

FY '24 Actions

- Comprehensive Plan is complete
- Affordable Housing Trust is operating, with current and forthcoming funding
- Ongoing streets projects are continuing
- North Branch Library structural study beginning soon
- Watertown Square kick off next week

Strategic Priority: A Commitment to Planning

FY '24 Actions

- Comprehensive Plan is complete
- Affordable Housing Trust is operating, with current and forthcoming funding
- Ongoing streets projects are continuing
- North Branch Library structural study beginning soon
- Watertown Square kick off next week



WATERTOWN SQUARE



WATERTOWN SQUARE

A word about:

The Watertown Square Plan

- Watertown Square Plan kick-off meeting on October 17th (one week away)
- Funding will be required for an extensive intersection re-design and subsequent construction, which will likely require borrowing
- The intersection infrastructure is not currently in the CIP, but anticipated for forthcoming CIP.
- Establishment of a stabilization account for Watertown Square in FY 2024 will allow us to put funds aside for this forthcoming construction project

Strategic Priority: Climate Mitigation and Resiliency

FY '24 Actions

- Identifying opportunities to use electric or plug-in hybrid vehicles when replacing city fleet
- Undertaking 2 studies – fleet electrification and charging infrastructure & public building energy upgrades
- Continuing aggressive tree planting program
- Continuing growth of organics recycling program
- Continuing investment in stormwater infrastructure
- Encouraging private homeowners to do solar and heat pumps

Strategic Priority: Building for the Future

FY '24 Actions

- Elementary Schools: almost complete
- High School: under construction
- Parker Annex: already a benefit
- Parks Projects: on track with continued budgetary challenges
- Streets and sidewalks: continued commitment to walkability and “complete streets”

Strategic Priority: Building for the Future

FY '24 Actions

- **Elementary Schools: almost complete**
- High School: under construction
- Parker Annex: already a benefit
- Parks Projects: on track with continued budgetary challenges
- Streets and sidewalks: continued commitment to walkability and “complete streets”



LOWELL ELEMENTARY SCHOOL

A word about:

The Three Elementary Schools

- The three elementary school projects are all wrapping up. Each has some remaining punchlist items.
- We expect to close the budgets out on all three projects soon.
- Total project budget was \$170 million.
- Two items have impacted total cost beyond the initial budget:
 - The change in the phasing plan
 - The change in design and finishes at the Lowell School
- The proposed budget amendment moves \$1,803,272 to the Council Reserve line, with the intent of using these funds to cover the additional costs to complete and close out the elementary school projects.
- No additional borrowing will be necessary to close out the elementary school projects.

Strategic Priority: Building for the Future

FY '24 Actions

- Elementary Schools: almost complete
- **High School: under construction**
- Parker Annex: already a benefit
- Parks Projects: on track with continued budgetary challenges
- Streets and sidewalks: continued commitment to walkability and “complete streets”



WATERTOWN HIGH SCHOOL



WATERTOWN HIGH SCHOOL

A word about:

The High School Project

- Total budget is now: \$220,388,049
- Since the last update on the high school budget:
 - New funds added to High School Stabilization in FY 2023 bringing total from this account to \$16,418.402.
 - Additional MSBA funds approved
 - 30% of solar cost can be covered by federal grant
 - Pending application for solar cost from ARPA (we will reduce request to 70% of full cost, or \$3,123,400)
- MSBA requires a vote to borrow full amount, but the current plan does not anticipate borrowing in excess of the \$150 million in the CIP
- If ARPA is approved for solar in the amount of \$3,123,400, the entire budget is covered within the confines of the CIP borrowing total and within the confines of Prop 2 1/2.

Strategic Priority: Building for the Future

FY '24 Actions

- Elementary Schools: almost complete
- High School: under construction
- **Parker Annex: already a benefit**
- Parks Projects: on track with continued budgetary challenges
- Streets and sidewalks: continued commitment to walkability and “complete streets”



PARKER ANNEX

A word about:

The Parker Annex Building

- Our Public Buildings Department moved into the building in July 2023
- IT department will move into temporary quarters on the 2nd floor in Fall 2023
- Space Needs Study underway with three phases:
 - Phase I: Summer 2024 moves
 - Phase II: Fall 2024 moves
 - Phase III: Future plans for Phillips Site / Senior Center
- Phase I and II plans are almost complete, to be shared with council soon. Phase III forthcoming.

Strategic Priority: Building for the Future

FY '24 Actions

- Elementary Schools: almost complete
- High School: under construction
- Parker Annex: already a benefit
- Parks Projects: on track with continued budgetary challenges
- Streets and sidewalks: continued commitment to walkability and “complete streets”



VICTORY FIELD

A word about:

The Status of our Parks Projects

- In the FY 2024-2028 CIP, we collectively re-scheduled parks and playground projects to ensure that we could cover our backlog of projects.
- We have added new consulting landscape architects to work on multiple projects at the same time
- We are hiring a senior planner for open space, to coordinate project design
- Projects are generally on schedule, although project costs continue to exceed budgets due to inflation and supply chain challenges
- Completing these projects will require additional fund. With the recommended budget amendment, funds from stabilization can be used to reduce any need for additional borrowing.

A word about:

The Status of our Parks Projects

- Current Schedule:
 - Upper Saltonstall: awaiting CPA review; bids received; start end of 2023 / early 2024
 - Lower Saltonstall: bid documents completed; start Spring 2024
 - Victory Phase II: additional community meeting forthcoming; no substantive changes; plans being completed; start Spring 2024
 - Arsenal Phase B: bid documents being completed; playground equipment being delivered; mobilizing this winter
 - Lowell Playground and Park: Summer 2024
 - How Park: Spring 2025
 - Walker Pond: Landscape architect selected; design to begin soon

Strategic Priority:
Building an
Effective
Organizational
Strategy

FY '24 Actions

- Expanding economic development efforts focused on our small businesses, main streets, corridors and emerging industry clusters – hiring process underway for new Senior Planner
- Launching 311 and constituent services team – hiring underway for Constituent Services Director
- Launching HHS study in October 2023
- Completing & implementing Classification & Compensation Study

Strategic Priority: Enhancing the Leadership Team

FY '24 Actions

- New HR director – and HR Study implementation
- Police Chief to be selected by November 2023
- CFO search underway
- Constituent Services Director search underway
- Staff stepping up at Health Department and City Clerk offices as we begin searches for permanent leadership

Strategic Priority: Continued Fiscal Stability

FY '24 Actions

- Continue to fund OPEB with a 2031 target for full funding
- Additional funds support enhanced and accelerated work on parks projects
- Establishment of fund to implement Watertown Square plan
- Address funding for Watertown High School project while maintaining borrowing not to exceed \$150,000,000

Budget Amendments

Fiscal Year 2024 Budget Amendment #1

			INCREASE (DECREASE)	TO READ
REVENUE				
REAL ESTATE AND PROPERTY TAXES			\$ 4,600,026	\$ 157,286,627
STATE AID			\$ 118,137	\$ 16,064,530
HOTEL EXCISE			\$ 150,000	\$ 1,125,000
INVESTMENT INCOME			\$ 525,000	\$ 1,500,000
OPIOID SETTLEMENT			\$ 60,000	\$ 60,000
OTHER FINANCING SOURCES- TRANSFR FROM OPIOID SETTLEMENT			\$ (60,000)	\$ 7,192,414
TOTAL REVENUE ADJUSTMENT			\$ 5,393,163	
			INCREASE (DECREASE)	TO READ
EXPENDITURES				
SCHOOL CHOICE ASSESSMENT 0182056-560629			\$ (11,609)	\$ 273,751
CHARTER SCHOOL ASSESSMENT 0182056-560630			\$ 1,500	\$ 459,137
TRANSFER TO WATERTOWN SQUARE STABILIZATION FUND 0194000-596810			\$ 1,800,000	\$ 1,800,000
TRANSFR TO CAPITAL PROJECTS STABILIZATION FUND 0194000-590963			\$ 1,800,000	\$ 1,800,000
TOWN COUNCIL RESERVE 0111152-570780			\$ 1,803,272	\$ 5,483,835
TOTAL EXPENDITURE ADJUSTMENT			\$ 5,393,163	

Fiscal Year 2024 Budget Amendment #1

New Growth

REVENUE	INCREASE (DECREASE)	TO READ
REAL ESTATE AND PROPERTY TAXES	\$ 4,600,026	\$ 157,286,627
STATE AID	\$ 118,137	\$ 16,064,530
HOTEL EXCISE	\$ 150,000	\$ 1,125,000
INVESTMENT INCOME	\$ 525,000	\$ 1,500,000
OPIOID SETTLEMENT	\$ 60,000	\$ 60,000
OTHER FINANCING SOURCES- TRANSFR FROM OPIOID SETTLEMENT	\$ (60,000)	\$ 7,192,414
TOTAL REVENUE ADJUSTMENT	\$ 5,393,163	
EXPENDITURES	INCREASE (DECREASE)	TO READ
SCHOOL CHOICE ASSESSMENT 0182056-560629	\$ (11,609)	\$ 273,751
CHARTER SCHOOL ASSESSMENT 0182056-560630	\$ 1,500	\$ 459,137
TRANSFER TO WATERTOWN SQUARE STABILIZATION FUND 0194000-596810	\$ 1,800,000	\$ 1,800,000
TRANSFR TO CAPITAL PROJECTS STABILIZATION FUND 0194000-590963	\$ 1,800,000	\$ 1,800,000
TOWN COUNCIL RESERVE 0111152-570780	\$ 1,803,272	\$ 5,483,835
TOTAL EXPENDITURE ADJUSTMENT	\$ 5,393,163	

A word about:

New Growth

- New growth was originally projected at:
 - FY 2024: \$6 million
 - FY 2025: \$4.5 million
 - FY 2026 and 2027: \$4 million
- New projection:
 - FY 2024: \$10.6 million
 - FY 2025: \$4 million
 - FY 2026 and 2027: \$3.5 million
- Most of the new growth that was above projections in this year are from projects that have expedited timeframes earlier than initially projected.
- The “speed” of growth is still slowing, and therefore we need to remain prudent about growth of expenditures in coming years.

Fiscal Year 2024 Budget Amendment #1

REVENUE	INCREASE (DECREASE)	TO READ
REAL ESTATE AND PROPERTY TAXES	\$ 4,600,026	\$ 157,286,627
STATE AID	\$ 118,137	\$ 16,064,530
HOTEL EXCISE	\$ 150,000	\$ 1,125,000
INVESTMENT INCOME	\$ 525,000	\$ 1,500,000
OPIOID SETTLEMENT	\$ 60,000	\$ 60,000
OTHER FINANCING SOURCES- TRANSFR FROM OPIOID SETTLEMENT	\$ (60,000)	\$ 7,192,414
TOTAL REVENUE ADJUSTMENT	\$ 5,393,163	
EXPENDITURES	INCREASE (DECREASE)	TO READ
SCHOOL CHOICE ASSESSMENT 0182056-560629	\$ (11,609)	\$ 273,751
CHARTER SCHOOL ASSESSMENT 0182056-560630	\$ 1,500	\$ 459,137
TRANSFER TO WATERTOWN SQUARE STABILIZATION FUND 0194000-596810	\$ 1,800,000	\$ 1,800,000
TRANSFR TO CAPITAL PROJECTS STABILIZATION FUND 0194000-590963	\$ 1,800,000	\$ 1,800,000
TOWN COUNCIL RESERVE 0111152-570780	\$ 1,803,272	\$ 5,483,835
TOTAL EXPENDITURE ADJUSTMENT	\$ 5,393,163	

Watertown Square

Parks

Elementary Schools

Fiscal Year 2024 Budget Amendment #2

		INCREASE (DECREASE)	TO READ
REVENUE			
OTHER FINANCING SOURCES- TRANSFER FROM COLLECTIVE BARGAINING STAB		\$ 436,000	\$ 436,000
TOTAL REVENUE ADJUSTMENT		\$ 436,000	
EXPENDITURES			
TOWN COUNCIL RESERVE 0111152-570780		\$ 436,000	\$ 5,919,835
TOTAL EXPENDITURE ADJUSTMENT		\$ 436,000	

FY 2025: A look ahead

Fiscal Year 2025 Preliminary Budget Overview

Revenues & Expenditures

- Annual revenues and expenditures will be estimated by use of objective analysis. The assumptions and factors through which the estimates are derived will be clearly stated and explained during the budget process.
- The numbers provided are preliminary and subject to change as the budget process evolves.

FY '25
General Fund
Revenue Forecast

Real and Personal Property Tax

State Aid

Local Receipts

“Other Sources”

Revenue Forecast:

Assumptions (page 1 of 3)

Real Estate and Personal Property taxes are increased 2.5% per year. New growth is projected to be \$4,000,000 in FY 2025; and \$3,500,000 for FY 2026 and FY 2027.

Funding for the Optional Tax Exemption for homeowners at 100% over the statutory level is included in the overlay adjustment.

State Aid is level funded at the FY 2024 amount.

Revenue Forecast:

Assumptions (page 2 of 3)

The majority of Local Receipts are projected to remain constant or increase 2.5% annually. Inspection Fees are projected at \$2,750,000 and Investment Income is projected at \$1,500,000 annually through FY 2027.

Motor Vehicle Excise is projected at \$4,500,000 in FY 2024 and is projected to increase to \$100,000 for FY 2025. Meals Excise is projected to increase \$50,000 annually from FY 2024 through FY 2026. Hotel Excise is projected at \$1,125,000 in FY 2024 and is projected to increase to \$125,000 for FY 2025.

Revenue Forecast

Assumptions (page 3 of 3)

Other Financing Sources reflect transfers; from the Cemetery Perpetual Care Expendable Trust Fund and the Sale of Lots Fund to partially offset the Department of Public Works Cemetery Budget; from the Water and Sewer Enterprise Funds to cover applicable indirect costs; and from the Parking Meter Fund to partially offset the Parking Lots and Meters Budget.

Utilization of Free Cash is recommended at a level of \$2,000,000 annually through FY 2027 which includes \$250,000 annually for the Special Education Stabilization Fund for FY 2025 through FY 2027.

Transfer from the Capital Projects Stabilization Fund is projected at \$500,000 annually through FY 2027, which represents the current balance of the Fund. Transfer from the ESCO Capital Project Stabilization Fund includes projected funds from departmental energy savings, rebates and grants.

Taxes	FY 2024	FY 2025	FY 2026	FY 2027
Prior Year Levy Limit	\$ 144,133,269	\$ 158,336,627	\$ 166,295,042	\$ 173,952,417
Add 2.5%	\$ 3,603,332	\$ 3,958,416	\$ 4,157,376	\$ 4,348,810
New Growth	\$ 10,600,026	\$ 4,000,000	\$ 3,500,000	\$ 3,500,000
Adjusted Levy Limit	\$ 158,336,627	\$ 166,295,042	\$ 173,952,417	\$ 181,801,227
Overlay	\$ (1,050,000)	\$ (1,100,000)	\$ (1,100,000)	\$ (1,100,000)
Net Levy Limit	\$ 157,286,627	\$ 165,195,042	\$ 172,852,417	\$ 180,701,227

REVENUE FORECAST

TAXES

State Aid	FY 2024	FY 2025	FY 2026	FY 2027
Cherry Sheet Receipts	\$ 16,064,530	\$ 16,064,530	\$ 16,064,530	\$ 16,064,530
Total State Aid	\$ 16,064,530	\$ 16,064,530	\$ 16,064,530	\$ 16,064,530

REVENUE FORECAST

STATE AID

	FY 2024	FY 2025	FY 2026	FY 2027
Motor Vehicle Excise	\$ 4,500,000	\$ 4,600,000	\$ 4,725,000	\$ 4,725,000
Meals Excise	\$ 800,000	\$ 850,000	\$ 900,000	\$ 950,000
Hotel Excise	\$ 1,125,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
Cannabis Excise	\$ 475,000	\$ 475,000	\$ 475,000	\$ 475,000
Opioid Settlement	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Penalties & Interest	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
PILOT	\$ 87,628	\$ 88,168	\$ 88,708	\$ 89,248
Commercial Trash	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Fees	\$ 4,477,000	\$ 4,477,000	\$ 4,477,000	\$ 4,477,000

REVENUE FORECAST

LOCAL RECEIPTS (1 OF 2)

	FY 2024	FY 2025	FY 2026	FY 2027
Rentals	\$ 752,215	\$ 752,215	\$ 752,215	\$ 752,215
Cemetery	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Recreation	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000
Licenses & Permits	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000
Fines & Forfeits	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Investment Income	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Sale of City Property	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Grant/Employee Reimbursements	\$ 27,749	\$ 27,749	\$ 27,749	\$ 27,749
Total Local Receipts	\$ 15,174,592	\$ 15,450,132	\$ 15,625,672	\$ 15,676,212

REVENUE FORECAST

LOCAL RECEIPTS

(2 OF 2)

Transfer from:	FY 2024	FY 2025	FY 2026	FY 2027
Sale of Lots	\$ 20,000	\$ 20,000	\$ 25,000	\$ 25,000
Parking Meter	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Cemetery Perpetual Care	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Capital Project Stabilization	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Transfer from Collective Barg. Stabilization	\$ 436,000	\$ -	\$ -	\$ -
ESCO Capital Proj. Stabilization	\$ 494,438	\$ 493,225	\$ 492,125	\$ 485,950
Water Fund	\$ 1,423,464	\$ 1,423,464	\$ 1,423,464	\$ 1,423,464
Sewer Fund	\$ 1,494,512	\$ 1,494,512	\$ 1,494,512	\$ 1,494,512
Free Cash	\$ 5,688,029	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Utilization of Overlay Surplus	\$ 1,000,000	\$ -	\$ -	\$ -
Total Other Sources	\$ 11,316,443	\$ 6,191,201	\$ 6,190,101	\$ 6,183,926

REVENUE FORECAST

OTHER FINANCING SOURCES

Source	FY 2024	FY 2025	FY 2026	FY 2027
Real Estate & Personal Prop. Tax	\$ 157,286,627	\$ 165,195,042	\$ 172,852,417	\$ 180,701,227
State Aid	\$ 16,064,530	\$ 16,064,530	\$ 16,064,530	\$ 16,064,530
Local Receipts	\$ 15,174,592	\$ 15,450,132	\$ 15,625,672	\$ 15,676,212
Other Financing Sources	\$ 11,316,443	\$ 6,191,201	\$ 6,190,101	\$ 6,183,926
Total Revenue	\$ 199,842,192	\$ 202,900,905	\$ 210,732,720	\$ 218,625,895

REVENUE FORECAST SUMMARY

FY '25 Preliminary General Fund Expenditure Forecast

Considerations

Forecast Assumptions

A Word about Education Funding

Departmental Funding

The OPEB and School Debt Situation

A Preliminary Expenditure Forecast

FY '24 Preliminary General Fund Expenditure Forecast

Considerations

Forecast Assumptions

A Word about Education Funding

Departmental Funding

The OPEB and School Debt Situation

A Preliminary Expenditure Forecast

Strategic Priorities

A commitment to planning

Climate mitigation and resiliency

Building for the future

Enhancing organizational effectiveness

Continued fiscal stability

Strategic Priority: A Commitment to Planning

FY '25 Considerations

- Continue funding for the affordable housing trust
- Implementation of the Watertown Square Area Plan
- A continued focus on implementing the comprehensive plan including:
 - zoning recommendations
 - housing goals
 - wellness programs
 - economic development focused on small businesses / corridors / main streets
 - gateway and wayfinding signage program

Strategic Priority: Climate Mitigation and Resiliency

FY '25 Considerations

- Complete/implement fleet electrification and charging infrastructure & public building energy upgrades studies
- Continue aggressive tree planting program
- Continue growth of organics recycling program
- Continue investment in stormwater infrastructure
- Encourage private uptake of solar and heat pumps
- Address vehicle-reduction strategies in new developments, street designs, policies and transit operations

Strategic Priority: Building for the Future

FY '25 Considerations

- Ongoing high school project
- Additional resources to set up City offices at Parker School
- A plan for the future of Phillips School / Senior Center (space study Phase III)
- Continued aggressive parks construction schedule

Strategic Priority: Enhancing Organizational Effectiveness

FY '25 Considerations

- Implement the HHS study
- Launch 311 Service Center & continue implementation of ACE customer service
- Modernize workflows
- Develop and operate a robust staff training and professional development program
- Work to be an “employer of choice”
- Continue to “be abnormal”

Strategic Priority: Continued Fiscal Stability

FY '24 Considerations

- Continue to fund OPEB
- Continue implementation of capital plan priorities including:
 - Watertown Square
 - Streets/sidewalks
 - Parks
- Maintain strong reserves

FY '24 Preliminary General Fund Expenditure Forecast

Considerations

Forecast Assumptions

A Word about Education Funding

Departmental Funding

The OPEB and School Debt Situation

A Preliminary Expenditure Forecast

Expenditure Forecast: Assumptions (page 1 of 3)

General Government expenditures are projected to increase 2.5% annually from FY 2025 through FY 2027. The Education appropriation is projected to increase 3.50% annually from FY 2025 through FY 2027. Snow and Ice Removal is projected at \$1,500,000 through FY 2027.

The Waste Disposal appropriation is projected to increase 5% annually from FY 2025 through FY 2027. Funding of the Service Agreement with Wheelabrator North Andover beginning in FY 2022 through FY 2026 has been included. The current agreement with Republic Services for solid waste and recycling hauling has recently been extended.

State Assessments, exclusive of the MBTA Assessment, are projected to increase 2.5% annually. The MBTA Assessment is projected to increase 2.75% annually.

Expenditure Forecast: Assumptions (page 2 of 3)

Health Insurance costs, included within Insurance & Employee Benefits, are projected to increase 6% annually.

The Watertown Contributory Retirement Board Funding Schedule approved by the Public Employee Retirement Administration Commission has the Retirement System fully funded on July 1, 2021. Pension costs are projected to be \$1,150,000 annually from FY 2024 through FY 2027.

A long-range financial plan for the pay down of the Unfunded Other Post-Employment Benefits (OPEB) Liability has been created beginning in FY 2020 through FY 2031. Funding of the OPEB Liability is projected at \$9,288,507 in FY 2025, \$5,901,077 in FY 2026 and \$6,500,064 in FY 2027.

Expenditure Forecast: Assumptions (page 3 of 3)

Debt figures are from current and projected future debt as listed in the FY 2024-2028 CIP / Debt Projection Table of the Capital Improvement Program.

The level of projected debt may change pending decisions on various projects that are listed within the Proposed FY 2024-2028 Capital Improvement Program.

Street and Sidewalk Improvements are projected to increase 5% annually.

Transfer to the Acquisition of Land/Open Space Stabilization Fund is projected at \$1,250,000 annually from FY 2024 through FY 2027.

Transfer to the Special Education Stabilization Fund is projected at \$250,000 annually from FY 2025 through FY 2027.

FY '24 Preliminary General Fund Expenditure Forecast

Considerations

Forecast Assumptions

A Word about Education Funding

Departmental Funding

The OPEB and School Debt Situation

A Preliminary Expenditure Forecast

Education Expenditure Forecast

Source	FY 2024	FY 2025	FY 2026	FY 2027
Education	\$ 57,583,829	\$ 59,599,263	\$ 61,685,237	\$ 63,844,221

A word about: Education Funding

The Expenditure Forecast included within the Submitted Fiscal Year 2024 Budget document has Departmental Expenditures projected to increase 2.5% annually from FY 2025 through FY 2027. The Education appropriation is projected to increase 3.50% annually from FY 2025 through FY 2027.

Additional increases beyond 3.5% may be considered to:

- Reflect new state aid for education from the “Fair Share Amendment”
- Expedite implementation of Universal Pre-K for students for the year immediately prior to entering kindergarten

We look forward to continue working collaboratively with the Watertown Public Schools to develop a comprehensive multi-year Education Budget that assures sustainable funding for our schools and the successful education of our children.

FY '24 Preliminary General Fund Expenditure Forecast

Considerations

Forecast Assumptions

A Word about Education Funding

Departmental Funding

The OPEB and School Debt Situation

A Preliminary Expenditure Forecast

Source	FY 2024	FY 2025	FY 2026	FY 2027
General Government	\$ 10,631,793	\$ 10,897,588	\$ 11,170,028	\$ 11,449,278
Public Safety	\$ 23,586,454	\$ 27,786,454	\$ 28,481,115	\$ 29,193,143
Public Works	\$ 7,687,879	\$ 7,880,076	\$ 8,077,078	\$ 8,279,005
Snow & Ice Removal	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Waste Disposal	\$ 5,476,705	\$ 5,750,540	\$ 6,038,067	\$ 6,339,971
Health & Human Services	\$ 1,670,874	\$ 1,712,646	\$ 1,755,462	\$ 1,799,349
Library	\$ 3,677,847	\$ 3,769,787	\$ 3,864,032	\$ 3,960,632
Recreation	\$ 1,006,756	\$ 1,031,925	\$ 1,057,723	\$ 1,084,166
Education	\$ 57,583,829	\$ 59,599,263	\$ 61,685,237	\$ 63,844,221
Total Departmental	\$ 112,822,131	\$ 119,928,279	\$ 123,628,742	\$ 127,449,765
Insurance & Employee Benefits	\$ 23,806,149	\$ 25,230,408	\$ 26,759,812	\$ 28,402,198

EXPENDITURE FORECAST

DEPARTMENTAL EXPENDITURES

FY '24 Preliminary General Fund Expenditure Forecast

Considerations

Forecast Assumptions

A Word about Education Funding

Departmental Funding

The OPEB and School Debt Situation

A Preliminary Expenditure Forecast

Expenditure Forecast 5/09/2023 – Submission of the Fiscal Year 2024 Budget

Source	FY 2024	FY 2025	FY 2026	FY 2027
Pension	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000
Other Post Employment Benefits (OPEB)	\$ 9,080,432	\$ 9,288,507	\$ 5,901,077	\$ 6,500,064
3 Elementary School Project	\$ 11,662,830	\$ 12,050,691	\$ 11,686,152	\$ 11,326,863
Transfer To New High School Stabilization	\$ 3,000,000	\$ -	\$ -	\$ -
New High School Debt Service	\$ 4,706,738	\$ 8,510,802	\$ 12,262,771	\$ 12,023,073
TOTAL	\$ 29,600,000	\$ 31,000,000	\$ 31,000,000	\$ 31,000,000

Expenditure Forecast 10/10/2023 – Fiscal Year 2025 Preliminary Budget Overview

Source	FY 2024	FY 2025	FY 2026	FY 2027
Pension	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000
Other Post Employment Benefits (OPEB)	\$ 9,080,432	\$ 9,288,507	\$ 5,901,077	\$ 6,500,064
3 Elementary School Project	\$ 11,662,830	\$ 12,050,691	\$ 11,686,152	\$ 11,326,863
Transfer To New High School Stabilization	\$ 3,000,000	\$ -	\$ -	\$ -
New High School Debt Service	\$ 4,706,738	\$ 8,510,802	\$ 12,262,771	\$ 12,023,073
TOTAL	\$ 29,600,000	\$ 31,000,000	\$ 31,000,000	\$ 31,000,000

Variance Between the Expenditure Forecasts

Source	FY 2024	FY 2025	FY 2026	FY 2027
Pension	\$ -	\$ -	\$ -	\$ -
Other Post Employment Benefits (OPEB)	\$ -	\$ -	\$ -	\$ -
3 Elementary School Project	\$ -	\$ -	\$ -	\$ -
Transfer To New High School Stabilization	\$ -	\$ -	\$ -	\$ -
New High School Debt Service	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

- As of July 1, 2021, the Unfunded OPEB Liability is estimated to be \$70,824,000 which is projected to be fully funded in FY 2031.

Source	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
3 Elementary Schools Debt Service	\$ 10,965,574	\$ 11,662,830	\$ 12,050,691	\$ 11,686,152	\$ 11,326,863
New High School Debt Service	\$ 1,016,945	\$ 4,706,738	\$ 8,510,802	\$ 12,262,771	\$ 12,023,073
Transfer To New High School Stab.	\$ 3,983,055	\$ 3,000,000			
Pension & OPEB	\$ 14,834,426	\$ 10,230,432	\$ 10,438,507	\$ 7,051,077	\$ 7,650,064
Total	\$ 30,800,000	\$ 29,600,000	\$ 31,000,000	\$ 31,000,000	\$ 31,000,000

- 1) Fiscal Year 2025 is the projected high point for the 3 elementary schools debt service.
- 2) New High School Project estimated at \$200,000,000 (\$150,000,000 City & \$50,000,000 MSBA)
- 3) New High School debt service will be financed over 30 years.
- 4) Fiscal Year 2026 is the projected high point for the New High School debt service.

BUILDING FOR THE FUTURE INITIATIVE

PENSION & OPEB

FY '24 Preliminary General Fund Expenditure Forecast

Considerations

Forecast Assumptions

A Word about Education Funding

Departmental Funding

The OPEB and School Debt Situation

A Preliminary Expenditure Forecast

Source	FY 2024	FY 2025	FY 2026	FY 2027
Permanent Debt/Interest	\$ 7,150,056	\$ 5,693,427	\$ 4,032,901	\$ 3,507,500
ESCO - Permanent Debt/Interest	\$ 494,438	\$ 493,225	\$ 492,125	\$ 485,950
Three Elem. School Project - Permanent Debt/Interest	\$ 9,127,850	\$ 9,575,750	\$ 9,271,250	\$ 8,972,000
Three Elem. School Project - Auth/Unissued & Planned	\$ 2,534,980	\$ 2,474,941	\$ 2,414,902	\$ 2,354,863
New High School Project - Authorized/Unissued	\$ 4,706,738	\$ 8,510,802	\$ 12,262,771	\$ 12,023,073
Street & Sidewalk – Auth/Unissued & Planned	\$ 4,459,125	\$ 6,018,925	\$ 7,448,125	\$ 8,577,700
Other Debt – Authorized/Unissued & Planned	\$ 3,731,541	\$ 5,263,012	\$ 7,195,323	\$ 8,541,923
Cost of Certifying Bonds	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Total Expenditure	\$ 32,209,728	\$ 38,035,082	\$ 43,122,397	\$ 44,468,009

EXPENDITURE FORECAST

DEBT AND INTEREST

Source	FY 2024	FY 2025	FY 2026	FY 2027
City Capital	\$ 695,000	\$ 695,000	\$ 695,000	\$ 695,000
School Capital Projects	\$ 390,000	\$ 385,000	\$ 305,000	\$ 380,000
Street & Sidewalk Improvements	\$ 1,290,400	\$ 1,354,884	\$ 1,422,628	\$ 1,493,759
Total Expenditure	\$ 2,375,400	\$ 2,434,884	\$ 2,422,628	\$ 2,568,759

EXPENDITURE FORECAST CAPITAL PROJECTS

General Fund Expenditures

Departmental Expenses

Debt Service and Capital Projects

State & County Charges

Pension and OPEB

Insurance and Employee Benefits

Other Financing Uses

Source	FY 2024	FY 2025	FY 2026	FY 2027
Total Departmental	\$ 112,822,131	\$ 119,928,279	\$ 123,628,742	\$ 127,449,765
Total Debt Svc. & Cap. Proj.	\$ 34,585,128	\$ 40,469,966	\$ 45,545,025	\$ 47,036,768
State & County Charges	\$ 3,375,115	\$ 3,465,886	\$ 3,559,103	\$ 3,654,831
Pension & OPEB	\$ 10,230,432	\$ 10,438,507	\$ 7,051,077	\$ 7,650,064
Insurance & Employee Benefits	\$ 23,806,149	\$ 25,230,408	\$ 26,759,812	\$ 28,402,198
Other Financing Uses & Misc.	\$ 15,023,237	\$ 5,793,016	\$ 5,952,918	\$ 6,113,118
Total Expenditure	\$ 199,842,192	\$ 205,326,063	\$ 212,496,678	\$ 220,306,743

EXPENDITURE FORECAST

FY '25 Forecasted Budget

	FY 2024	FY 2025	FY 2026	FY 2027
Total Revenue	\$ 199,842,192	\$ 202,900,905	\$ 210,732,720	\$ 218,625,895
Total Expenditures	\$ 199,842,192	\$ 205,326,063	\$ 212,496,678	\$ 220,306,743
Projected Surplus/(Deficits)	\$ -	\$ (2,425,158)	\$ (1,763,957)	\$ (1,680,848)
Prior Year Balance Budget	\$ -	\$ -	\$ 2,425,158	\$ 1,763,957
Remaining Surplus/(Deficit)	\$ -	\$ (2,425,158)	\$ 661,201	\$ 83,109

FORECAST SUMMARY

Lowell Elementary School



THANK YOU



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Acting City Manager

Date: October 5, 2023

RE: Agenda Item - Proposed Loan Order

On September 20, 2023, the owner's project manager for the Watertown High School (WHS) project, The Vertex Companies, presented to the Watertown School Building Committee the final budget for the WHS Project, a total of \$218,736,171. This amount represents an increase of \$17,274,498 over the initial all-inclusive budget for the project of \$201,461,673.

Before you tonight is a request to amend the original borrowing authorization for the project to increase it by the same \$17,274,498, from the \$198,844,252 approved by the Honorable City Council on March 22, 2022, to \$216,118,750.¹

The Massachusetts School Building Authority (MSBA) requires that the City demonstrate its financial commitment to the project by authorizing borrowing for the full cost of the project, including reimbursable costs. The City will not ultimately borrow the full \$216,188,750.

I respectfully request the attached Loan Order be placed on the October 10, 2023, City Council Agenda as a First Reading.

Thank you for your consideration in this matter.

¹ The difference between borrowing authorization amount and the project budget – both at the initial and final phase – is the cost of the feasibility study for the project.



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Kris Moussette
(617) 378-4194
kmoussette@hinckleyallen.com

October 5, 2023

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – High School Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of additional funds to pay costs of the new High School project:

ORDERED: That Order No. 2022-O-18 of the City Council passed March 22, 2022 authorizing a borrowing in the amount of \$198,844,252 for the High School Project is hereby amended to increase the authorized borrowing amount for such project to \$216,118,750, which amended order shall read as follows in its entirety: "ORDERED: That City hereby appropriates the amount of Two Hundred Sixteen Million One Hundred Eighteen Thousand Seven Hundred Fifty Dollars (\$216,118,750) for the purpose of constructing a new Watertown High School located at 50 Columbia Street in Watertown, Massachusetts, including the payment of all costs related to designing the project, demolishing the existing building, equipping and furnishing the school, site improvements, and all other costs incidental and related thereto (the "Project"), which appropriation shall be in addition to all amounts previously appropriated to pay costs of the Project, including the feasibility study and schematic design phase of the Project, and which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the Watertown School Building Committee; that to meet this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow said amount pursuant to G.L. c.44, §7(1) or G.L. c.70B, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) forty-nine and thirty-three one hundredths percent (49.33%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA; and that the design/bid/build delivery method is hereby authorized to carry out the Project pursuant to the provisions of G.L. c.149."

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

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

Sincerely,

A handwritten signature in blue ink, reading "Kris G. Moussette". The signature is written in a cursive style with a prominent initial "K" and a stylized "M".

Kris A. Moussette

WATERTOWN HIGH SCHOOL PROJECT
Presentation of Budget Summary to SBC on 9/20/23

TOTAL PROJECT BUDGET					Delta (From PFA)	Delta (From May)
Feasibility Study					\$0	\$0
Administration					\$0	\$0
(Legal, OPM, Permitting, Insurance, Advertising, Other Misc)						
Architecture & Engineering					\$0	\$0
(DD thru CA, plus all Consultants)						
Construction - (Base Estimate + PV Alt) + Current COs					\$7,657,887	(\$1,651,878)
Construction Contingency					\$0	\$0
Swing Spaces					\$10,218,791	\$314,176
Misc. Project Costs					(\$100,000)	\$0
(Utility Fees, 3rd Party Testing,)						
Moving					\$150,000	\$0
FF&E					\$0	\$0
Technology					\$0	\$0
Owner's Contingency					(\$652,176)	(\$314,176)
TOTAL PROJECT BUDGET WITH MSBA					\$17,274,498	(\$1,651,878)
Additional Funding from City (HS Stabilization, Borrowing, ARPA/IRA, etc.)					(\$17,274,498)	\$1,651,878
TOTAL PROJECT BUDGET WITH ADDITIONAL CITY FUNDING					\$0	\$0
Maximum Reimbursement from MSBA					\$0	\$0
Estimated Reimbursement from WCATV					\$800,000	\$800,000
Maximum Eversource Mass Save Rebate					\$0	\$0
TOTAL MSBA PROJECT BUDGET W/ REIMB., CITY FUNDING & REBATES					\$800,000	\$800,000

Total Project Budget without Feasibility Study	\$216,118,750
Value formerly voted by Council on 3/22/22	\$198,844,252
Value of additional funding requiring Council vote	\$17,274,498



Order Confirmation

Marilyn Pronvost
Watertown City Council
149 Main Street
Watertown, MA 02472

Thank you for placing your Legal Notice in The Boston Globe.

Your order information and a preview of your notice are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1314 or email legals@globe.com.

Any and all proposed edits, revisions, and/or other changes to the notice must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
Boston Globe Classified Sales

617-929-1314
Monday - Friday 9:30 am - 4:30 pm
legals@globe.com

Order Number	723041	Order Price	\$1,339.44
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	10/14/2023	Last Run Date	10/14/2023
Payment Type			

AD PREVIEW:

Legal Notice

The City Council of Watertown hereby gives notice of a public hearing and vote on Tuesday October 24, 2023 at 7:00 PM, in the Richard E. Mastrangelo Chamber, Administration Building, 149 Main Street Watertown, MA on a proposed Loan Order as follows:

Ordered: That Order No. 2022-O-18 of the City Council passed March 22, 2022 authorizing a borrowing in the amount of \$198,844,252 for the High School Project is hereby amended to increase the authorized borrowing amount for such project to \$216,118,750, which amended order shall read as follows in its entirety: "ORDERED: That City hereby appropriates the amount of Two Hundred Sixteen Million One Hundred Eighteen Thousand Seven Hundred Fifty Dollars (\$216,118,750) for the purpose of constructing a new Watertown High School located at 50 Columbia Street in Watertown, Massachusetts, including the payment of all costs related to designing the project, demolishing the existing building, equipping and furnishing the school, site improvements, and all other costs incidental and related thereto (the "Project"), which appropriation shall be in addition to all amounts previously appropriated to pay costs of the Project, including the feasibility study and schematic design phase of the Project, and which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (the "MSBA"), said amount to be expended under the direction of the Watertown School Building Committee; that to meet this appropriation the Treasurer, with the approval of the City Manager, is authorized to borrow said amount pursuant to G.L. c.44, §7(1) or G.L. c.70B, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; that the City acknowledges that the MSBA's grant program is a nonentitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City; that any grant that the City may receive from the MSBA for the Project shall not exceed the lesser of (1) forty-nine and thirty-three one hundredths percent (49.33%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; that the amount of the borrowing authorized by this order shall be reduced by any grant amount set forth in and received pursuant to the Project Funding Agreement that may be executed between the City and the MSBA; and that the design/bid/build delivery method is hereby authorized to carry out the Project pursuant to the provisions of G.L. c.149.

A copy of the proposed Loan Order is available for inspection at the Administration Building, 149 Main Street, Watertown, MA 02472 in the City Council Office, Monday through Friday, 10:00 am to 2:00 pm, and at the City Clerk's Office, Monday through Thursday 8:30 am through 5 pm, on Tuesday evening up to 7 pm, and Friday, 8:30am through 2pm; and on the City's website page: www.watertown-ma.gov



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Acting City Manager 

Date: October 5, 2023

RE: Proposed Amendment to the Fiscal Year 2024 Budget

Below please find, for your review and consideration, a Proposed Amendment to the Fiscal Year 2024 Budget. The Proposed Amendment is related to the following:

- New Growth number updated from the adoption of the Fiscal Year 2024 Budget.
- Receipt of actual Fiscal Year 2024 Cherry Sheet Estimated Receipts and Charges (Attachment I).

REVENUE	INCREASE (DECREASE)	TO READ
Real Estate And Property Taxes	\$4,600,026	\$157,286,627
State Aid	\$118,137	\$16,064,530
Hotel Excise	\$150,000	\$1,125,000
Investment Income	\$525,000	\$1,500,000
Opioid Settlement	\$60,000	\$60,000
OFS – Transfer from Opioid Settlement	\$(60,000)	\$7,192,414
TOTAL REVENUE ADJUSTMENT	\$5,393,163	

EXPENDITURES	INCREASE (DECREASE)	TO READ
School Choice Assessment 0182056-560629	\$(11,609)	\$273,751
Charter School Assessment 0182056-560630	\$1,500	\$459,137
Transfer to Watertown Square Stabilization Fund 0194000-596810	\$1,800,000	\$1,800,000
Transfer to Capital Projects Stabilization Fund 0194000-596802	\$1,800,000	\$1,800,000
City Council Reserve 0111152-570780	\$1,803,272	\$5,483,835
TOTAL EXPENDITURE ADJUSTMENT	\$5,393,163	

I respectfully request this Amendment be placed on the October 10, 2023 City Council Agenda as a First Reading amending the Fiscal Year 2024 Budget.

Thank you for your favorable consideration in this matter.

FISCAL YEAR 2024 BUDGET AMENDMENT #1

REVENUE	INCREASE (DECREASE)	TO READ
REAL ESTATE AND PROPERTY TAXES	\$ 4,600,026	\$ 157,286,627
STATE AID	\$ 118,137	\$ 16,064,530
HOTEL EXCISE	\$ 150,000	\$ 1,125,000
INVESTMENT INCOME	\$ 525,000	\$ 1,500,000
OPIOID SETTLEMENT	\$ 60,000	\$ 60,000
OTHER FINANCING SOURCES- TRANSFR FROM OPIOID SETTLEMENT	\$ (60,000)	\$ 7,192,414
TOTAL REVENUE ADJUSTMENT	<u>\$ 5,393,163</u>	
EXPENDITURES	INCREASE (DECREASE)	TO READ
SCHOOL CHOICE ASSESSMENT 0182056-560629	\$ (11,609)	\$ 273,751
CHARTER SCHOOL ASSESSMENT 0182056-560630	\$ 1,500	\$ 459,137
TRANSFER TO WATERTOWN SQUARE STABILIZATION FUND 0194000-596810	\$ 1,800,000	\$ 1,800,000
TRANSFER TO CAPITAL PROJECTS STABILIZATION FUND 0194000-596802	\$ 1,800,000	\$ 1,800,000
CITY COUNCIL RESERVE 0111152-570780	\$ 1,803,272	\$ 5,483,835
TOTAL EXPENDITURE ADJUSTMENT	<u>\$ 5,393,163</u>	



Boston Globe Media

Order Confirmation

Marilyn Pronvost
Watertown City Council
149 Main Street
Watertown, MA 02472

Thank you for placing your Legal Notice in The Boston Globe.

Your order information and a preview of your notice are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1314 or email legals@globe.com.

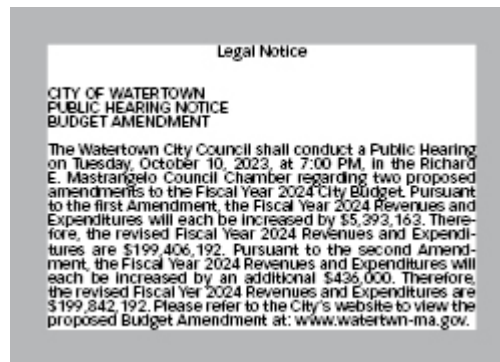
Any and all proposed edits, revisions, and/or other changes to the notice must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
Boston Globe Classified Sales

617-929-1314
Monday - Friday 9:30 am - 4:30 pm
legals@globe.com

Order Number	723042	Order Price	\$440.30
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	10/14/2023	Last Run Date	10/14/2023
Payment Type			

AD PREVIEW:



The Boston Globe | Classified Advertising Proof | Printed on: Oct 13 2023



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

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

To: Honorable City Council

From: Emily Monea, Acting City Manager

Date: October 5, 2023

RE: Proposed Amendment to the Fiscal Year 2024 Budget

I respectfully request your favorable consideration of the attached Proposed Amendment to the Fiscal Year 2024 Budget.

The Proposed Amendment is related to the Memorandum of Agreement Between City of Watertown and Watertown Firefighters' Association, Local 1347 for Successor Collective Bargaining Agreement that was signed on September 29, 2023.

I respectfully request this Amendment be placed on the October 10, 2023, City Council Agenda as a First Reading amending the Fiscal Year 2024 Budget.

Thank you for your favorable consideration in this matter.

FISCAL YEAR 2024 BUDGET AMENDMENT #2

REVENUE	INCREASE (DECREASE)	TO READ
OTHER FINANCING SOURCES- TRANSFER FROM COLLECTIVE BARGAINING STAB	\$ 436,000	\$ 436,000
TOTAL REVENUE ADJUSTMENT	<u>\$ 436,000</u>	
EXPENDITURES	INCREASE (DECREASE)	TO READ
CITY COUNCIL RESERVE 0111152-570780	\$ 436,000	\$ 5,919,835
TOTAL EXPENDITURE ADJUSTMENT	<u>\$ 436,000</u>	

Order Confirmation

Marilyn Pronvost
Watertown City Council
149 Main Street
Watertown, MA 02472

Thank you for placing your Legal Notice in The Boston Globe.

Your order information and a preview of your notice are displayed below for your review. If there are any changes or questions, please contact the Classified Department at 617-929-1314 or email legals@globe.com.

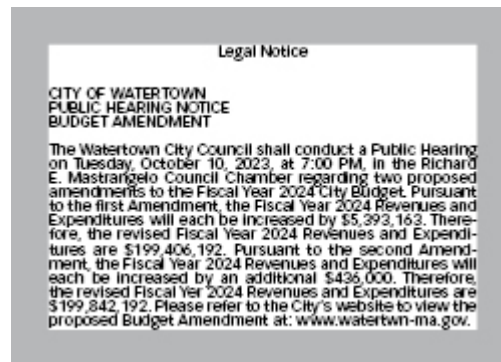
Any and all proposed edits, revisions, and/or other changes to the notice must be communicated to us in writing prior to the deadline specified in the Advertising Specs + Deadlines page located at <https://www.bostonglobemedia.com/specs-deadlines>.

Thank you,
Boston Globe Classified Sales

617-929-1314
Monday - Friday 9:30 am - 4:30 pm
legals@globe.com

Order Number	723042	Order Price	\$440.30
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	10/14/2023	Last Run Date	10/14/2023
Payment Type			

AD PREVIEW:



The Boston Globe | Classified Advertising Proof | Printed on: Oct 13 2023

Fiscal Year 2024

Tax Classification Hearing
November 14, 2023



Summary Highlights

Item	FY23	FY24
Average Residential Assessment	\$802,987	\$840,331
Residential Tax Rate	\$13.58	\$11.70*
Average Tax Bill	\$10,904	\$9,832
Residential Exemption (Tax Dollars)	-\$3,598	-\$3245*
Average Residential Tax Bill with Residential Exemption	\$7,306	\$6,587
Total Residential Value	\$8,100,534,759	\$8,502,470,850
Total CIP Value	\$2,850,351,099	\$3,428,833,774
Total Real and Personal Property Value	\$10,950,885,858	\$11,931,304,624

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

WATERTOWN HISTORIC ASSESSMENTS/CLASSIFICATION REPORT

TEN YEAR LOOKBACK

Fiscal Year	Total Value		Residential Value	Residential Percentage		Commercial Industrial Personal Property Value	Commercial Industrial Personal Property Percentage
2024	\$11,931,304,624		\$8,502,470,850	71.26%		\$3,428,833,774	28.74%
2023	\$10,950,885,858		\$8,100,534,759	73.97%		\$2,850,351,099	26.03%
2022	\$10,049,624,325		\$7,602,271,296	75.65%		\$2,447,353,029	24.35%
2021	\$9,398,370,344		\$7,342,750,000	78.13%		\$2,055,620,344	21.87%
2020	\$9,098,604,508		\$7,209,091,371	79.23%		\$1,889,513,137	20.77%
2019	\$7,998,921,648		\$6,382,738,095	79.79%		\$1,616,183,553	20.21%
2018	\$7,193,842,933		\$5,808,343,439	80.74%		\$1,385,499,494	19.26%
2017	\$6,615,124,690		\$5,387,245,133	81.44%		\$1,227,879,557	18.56%
2016	\$6,272,536,699		\$5,088,998,429	81.13%		\$1,183,538,270	18.87%
2015	\$5,444,172,323		\$4,423,338,299	81.25%		\$1,020,834,024	18.75%
2014	\$5,167,075,222		\$4,170,633,977	80.72%		\$996,441,245	19.28%

Levy Limit, Single Tax Rate

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

Calculating the Levy Limit				Calculating a Single Tax Rate	
FY23 Levy Limit	\$144,133,270				
Plus 2.5%	\$3,603,332			Total Tax Levy	\$158,336,628
FY24 New Growth	\$10,600,026	*		÷Total Assessed Value	\$11,931,304,624
FY24 Levy Limit	\$158,336,628	9.85%		=Single Tax Rate	\$13.27
* New Growth Further Detailed Next Page		Increase over FY23			

Fiscal Year 2024

New Growth – Further Detail



Historically:

Permits, Conversions New Construction	Actual New Growth Tax Dollars			Three Year Average	FY24 Actual New Growth Tax Dollars
	FY21	FY22	FY23		
Single Family	\$73,635	\$29,389	\$54,166	\$52,397	\$78,240
Condominium	\$228,153	\$217,920	\$270,610	\$238,894	\$279,604
Two & Three Family	\$103,123	\$45,374	\$82,008	\$76,835	\$40,652
Apartment, Mixed Use	\$197,230	\$271,491	\$70,712	\$179,811	\$162,428
Commercial	\$1,585,148	\$1,076,673	\$966,561	\$1,209,461	\$1,149,340
Industrial	\$314,322	\$5,534,371	\$4,202,589	\$3,350,427	\$7,827,667
Personal Property	\$900,936	\$716,974	\$708,029	\$775,313	\$1,062,095
	\$3,402,547	\$7,892,192	\$6,354,675	\$5,883,138	\$10,600,026
	<i>Significant:</i>	<i>Significant:</i>	<i>Significant:</i>		<i>Significant:</i>
	<i>Arsenal Yards (967K)</i>	<i>705 Mt Auburn St (\$3.3M)</i>	<i>85 Walnut St (\$1M+)</i>		<i>Arsenal Yards (\$2M)</i>
	<i>Personal Property (900K)</i>	<i>Arsenal Yards (\$1.3M)</i>	<i>Arsenal on Charles (\$1M+)</i>		<i>Arsenal on Charles (\$1.8M)</i>
	<i>Arsenal on Charles (614K)</i>	<i>Personal Property (\$717K)</i>	<i>Arsenal Yards (\$1M+)</i>		<i>99 Coolidge Avenue (\$1.2M)</i>
	<i>65 Grove Street (197K)</i>	<i>Arsenal on Charles (\$425K)</i>	<i>99 Coolidge Avenue (\$803K)</i>		<i>85 Walnut St (\$1.2M)</i>
	<i>650 Pleasant Street (100K)</i>	<i>650 Pleasant Street (\$410K)</i>	<i>580 Pleasant Street (\$791K)</i>		<i>Personal Property (\$1M+)</i>
	<i>80 Elm Street (90K)</i>	<i>64 Grove St (\$379K)</i>	<i>Personal Property (\$717K)</i>		<i>66 Galen Street (\$737K)</i>

Classification

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

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

Under Chapter 200,

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

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

In August of 2022, the Honorable City Council passed a resolution enabling city to file special legislation seeking ability to lower the minimum allowable residential burden from 61.6240% to 50% provided the shift doesn't exceed 175%. Watertown's delegation worked diligently to secure passage of this legislation. Special thanks to Representative Steve Owens, Representative John Lawn and Senator William Brownsberger for shepherding this legislation through. Special legislation (H2910) passed in October of 2023. Watertown's commercial, industrial, personal property base continues to expand. Lowering the minimum amount the residential class tax burden from 61.24% to 50% allows for a maximum shift of 173.985%.

If the Council shifts the maximum allowed by law in Fiscal Year 2024, the shift will save the Residential taxpayers **\$33,665,310**. This amount is an additional \$14,915,105 over last year's amount of \$18,750,205.

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

No Shift/Shift Comparison

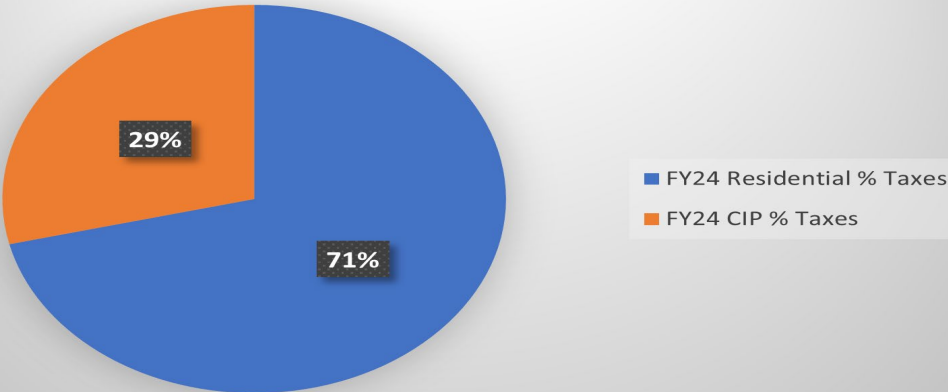
No Shift			
Class	Total Assessed Value	Single Tax Rate	Taxes
Residential	\$8,502,470,850	\$13.27	\$112,833,740
Commercial, Industrial, Personal Property	\$3,428,833,774	\$13.27	\$45,502,888
	\$11,931,304,624	Total	\$158,336,628

*Residential Tax Rate Without Residential Exemption

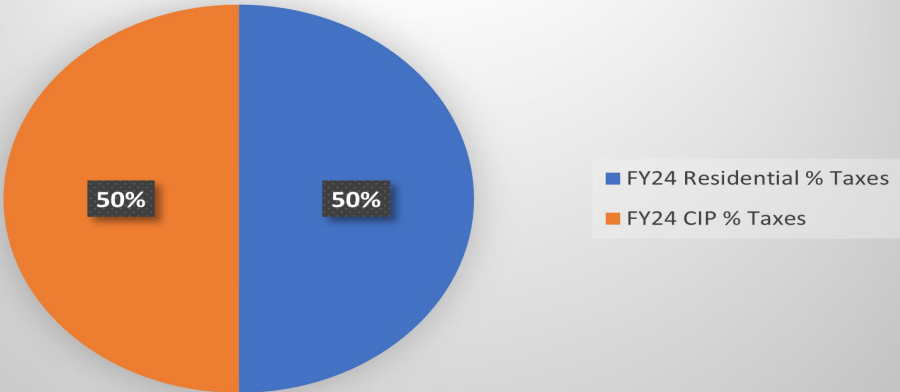
Maximum Shift by Law 173.985%			
Class	Total Assessed Value	Split Tax Rates	Taxes
Residential	\$8,502,470,850	\$9.31	\$79,168,430
Commercial, Industrial, Personal Property	\$3,428,833,774	\$23.09	\$79,168,198
	\$11,931,304,624	Total	\$158,336,628

**Residential Tax Rate Without Residential Exemption

No Split Tax Burden



Maximum Split Tax Burden



Community Comparison

When considering the impact of tax rates and shifts, it is useful to look beyond our borders to discover how nearby communities are dealing with similar issues. The next page provides a view of the tax structure of other nearby cities and towns for Fiscal Year 2023. Some of our neighbors have split tax rates while others do not. Generally, the smaller the commercial/industrial and personal property (CIP) share is of the total assessed value, the less benefit there is to shifting the tax rate. Arlington and Belmont both have very low CIP shares while Boston and Cambridge have high CIP shares. Boston and Cambridge also offer a larger residential exemption percentage, which coupled with large commercial tax bases, serves to push down the average residential tax bill. While Newton does have a commercial shift, they have chosen not to utilize the residential exemption and consequently the average residential tax bill is higher. Waltham, which is most like Watertown in its socio-economic structure, has a much larger commercial tax base which results in a lower residential tax rate.

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

COMMUNITY COMPARISON

For Fiscal Year 2023

FISCAL YEAR 2023

MUNICIPALITY	RES TAX RATE	COMM TAX RATE	Share of Value RES % CIP %	2017 SHIFT	2018 SHIFT	2019 SHIFT	2020 SHIFT	2021 SHIFT	2022 SHIFT	2023 SHIFT	AVE RES VALUE FY2023	RES EXEMPT.	RES EXEMPT. SAVINGS	AVE RES TAX
BELMONT	\$11.24	\$11.24	95.18 4.82	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,202,411	no	\$-	\$ 13,515
NEWTON	\$10.18	\$19.07	90.90 9.10	1.75	1.75	1.75	1.75	1.72	1.75	1.74	\$1,262,792	no	\$-	\$ 12,855
ARLINGTON	\$11.21	\$11.21	94.53 5.47	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$849,336	no	\$-	\$ 9,521
WATERTOWN	\$13.58	\$19.73	73.97 26.03	1.75	1.75	1.75	1.75	1.75	1.59	1.5	\$802,987	33%	\$3,599	\$ 7,306
CAMBRIDGE	\$5.86	\$10.38	52.66 47.34	1.71	1.66	1.64	1.59	1.51	1.45	1.39	\$1,569,411	30%	\$2,759	\$ 6,438
BOSTON	\$10.74	\$24.68	66.69 33.31	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$919,526	35%	\$3,457	\$ 6,419
WALTHAM	\$10.32	\$21.95	65.29 34.71	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$744,154	35%	\$2,688	\$ 4,992

Historic Shifts in Watertown, Median Bill Changes

HISTORY			RESIDENTIAL							COMMERCIAL & INDUSTRIAL			
	Fiscal Year	tax shift	tax rate	average assmnt	average tax	exempt dscnt	exempt amount	tax bill	tax bill change	tax rate	average assmnt	tax bill	tax bill change
	2014	1.75	14.96	\$ 427,057	\$ 6,389	20	\$ 1,278	\$ 5,111	3.41%	27.96	\$ 1,680,711	\$ 46,993	12.83%
	2015	1.75	15.03	\$ 451,638	\$ 6,788	20	\$ 1,358	\$ 5,430	6.25%	27.87	\$ 1,728,848	\$ 48,183	2.53%
	2016	1.75	13.68	\$ 517,701	\$ 7,082	20	\$ 1,416	\$ 5,666	4.33%	25.40	\$ 2,048,119	\$ 52,022	7.97%
	2017	1.75	13.89	\$ 547,540	\$ 7,605	22	\$ 1,673	\$ 5,932	4.70%	25.32	\$ 2,108,193	\$ 53,379	2.61%
	2018	1.75	13.47	\$ 587,413	\$ 7,912	23	\$ 1,820	\$ 6,093	2.71%	24.63	\$ 2,412,502	\$ 59,420	11.32%
	2019	1.75	12.88	\$ 643,680	\$ 8,291	23	\$ 1,907	\$ 6,384	4.78%	23.95	\$ 2,846,621	\$ 68,177	14.74%
	2020	1.75	12.14	\$ 723,586	\$ 8,784	24	\$ 2,108	\$ 6,676	4.58%	22.53	\$ 3,259,984	\$ 73,447	7.73%
	2021	1.75	12.25	\$ 733,688	\$ 8,988	25	\$ 2,247	\$ 6,741	0.98%	22.97	\$ 3,546,313	\$ 81,459	10.91%
	2022	1.59	13.25	\$ 757,802	\$ 10,041	30	\$ 3,012	\$ 7,029	4.28%	21.28	\$ 4,282,020	\$ 91,121	24.06%
	2023	1.50	13.58	\$ 802,987	\$ 10,905	33	\$ 3,598	\$ 7,307	4.0%	19.73	\$ 5,097,743	\$ 100,578	10.38%
							Median Increase Past 10 Years		4.31%		Median Increase Past 10 Years		10.64%
Line	OPTIONS		tax rate	average assmnt	average tax	exempt dscnt	exempt amount	tax bill	tax bill change	tax rate	average assmnt	tax bill	tax bill change
1	2024	1.74	11.7	\$ 840,331	\$ 9,832	33	\$ 3,245	\$ 6,587	-6.3%	23.09	\$ 6,063,711	\$ 140,011	39.21%
2	2024	1.74	11.8	\$ 840,331	\$ 9,916	34	\$ 3,371	\$ 6,544	-6.9%	23.09	\$ 6,063,711	\$ 140,011	39.21%
3	2024	1.74	11.9	\$ 840,331	\$ 10,000	35	\$ 3,500	\$ 6,500	-7.5%	23.09	\$ 6,063,711	\$ 140,011	39.21%

Snapshot FY2024's Inventory, Assessments, Value Changes & Residential Exemptions.



Total Residential Properties (1,2,3 Family and Condos) 9827				
Assessment	% of Properties	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under 500K	15.39%	1512	4.23%	3.89%
500K-750K	33.78%	3320	4.53%	4.12%
751K-1M	37.75%	3710	4.50%	3.20%
1M+	13.08%	1285	5.80%	3.74%
Total		9827		

Who Gets Residential Exemption			
Use	Inventory	# Exemptions	Percentage Receiving Exemption
Single Family	2849	2385	84%
Condominium	3,997	2521	63%
Two-Family	2,627	1196	46%
Three-Family	354	110	31%
Total	9827	6212	63%

CONDOMINIUM				
Assessment	% of Condos	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under \$600K	37.05%	1,481	4.37%	3.91%
\$600K-\$799K	47.41%	1,895	4.67%	3.88%
\$800K-\$1M	11.93%	477	5.50%	3.77%
\$1M+	3.60%	144	7.49%	4.53%
		3,997		

SINGLE FAMILY				
Assessment	% of Single	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under \$600K	5.27%	150	3.48%	4.28%
\$600K-\$799K	51.98%	1481	5.02%	4.44%
\$800K-\$1M	25.80%	735	7.80%	7.58%
1M+	16.95%	483	12.16%	10.20%
		2849		

TWO FAMILY				
Assessment	% of 2-Fam	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under \$800K	15.72%	413	2.20%	2.37%
\$800K-\$899K	35.93%	944	2.80%	3.03%
\$900K-\$1.1M	41.04%	1,078	3.56%	2.98%
1.1M+	7.31%	192	6.89%	4.70%
		2,627		

THREE FAMILY				
Assessment	% of 3-Fam	Number of Properties	Avg. Asmt. Change	Median Asmt. Change
Under \$900K	14.69%	52	2.17%	0.99%
\$900K-\$999K	31.64%	112	2.65%	1.67%
\$1M-1.1M	36.16%	128	2.38%	2.23%
\$1.1M+	17.51%	62	4.55%	3.01%
		354		



Board of Assessors' Thoughts on Residential Exemption

- The Board of Assessors recommends maintaining the residential exemption at 33%. The passage of special legislation has provided significant tax relief to the residential class.
- Going forward, the Board of Assessors policy is to review the impact change of the residential tax bills and if the average residential tax bill increases more than the previous ten-year median, the Board will consider recommending a further increase. The maximum exemption allowed by law is 35%.

Residential Exemption Consideration

The Residential Exemption is a reduction of a fixed assessment amount off every qualified taxpayer's assessment. To qualify, you must apply, and you must own and occupy your home as your primary residence (domicile) as of January 1st, 2023. The Residential Exemption is revenue neutral within the residential class meaning the reduction is paid for by a higher residential tax rate, high valued properties and taxpayers that don't qualify for the exemption.

The Residential Exemption Benefits:

- Owner occupants that purchased their primary residence home prior to 1/1/23, have applied for the exemption, and their assessment is less than \$1,358,000.
- Because the reduction is the same fixed amount (33% of the average residential assessment) off every bill, lower assessed properties reap more of the benefit by having a larger percentage of their taxes reduced.

The Residential Exemption is Paid by:

- All residential properties with an assessment greater than \$1,358,000.
- Investor-owned property.
- Home buyers that purchase for the first time after January 1, 2023 (qualify for FY25 but miss FY24).
- Taxpayers that have transferred their home into a Trust and have given up being a trustee and beneficial interest.
- Taxpayers that have a second home in which they have declared that home as their primary residence.

Actual Fiscal Year 2023 Average Assessments and Average Tax Bills

Description	FY23 Average Assessment	FY23 Tax Rate	33% Residential Exemption	Residential Exemption Amount	Avg Tax Bill With Res Ex	FY23	Last Year	Avg Tax Bill No Res. Ex.
Single Family	\$775,833	\$13.58	3,598	\$264,986	\$6,938			\$10,536
Condominium	\$548,372	\$13.58	3,598	\$264,986	\$3,849			\$7,447
Two Family	\$881,526	\$13.58	3,598	\$264,986	\$8,373			\$11,971
Three Family	\$1,009,175	\$13.58	3,598	\$264,986	\$10,107			\$13,705

Residential Exemption Scenarios For Fiscal Year 2024

No Res Ex.

Description	FY24 Average Assessment	Projected Tax Rate	33% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY23	Tax Bill Change % From FY23	Avg Tax Bill No Res. Ex.	Dollar Difference From FY23	Tax Bill Change % From FY23
Single Family	\$833,543	\$11.70	\$3,245	\$277,309	\$6,507	-\$430	-6.20%	\$9,752	-\$783	-7.44%
Condominium	\$578,637	\$11.70	\$3,245	\$277,309	\$3,525	-\$324	-8.41%	\$6,770	-\$677	-9.09%
Two Family	\$911,557	\$11.70	\$3,245	\$277,309	\$7,420	-\$953	-11.38%	\$10,665	-\$1,306	-10.91%
Three Family	\$1,036,362	\$11.70	\$3,245	\$277,309	\$8,880	-\$1,226	-12.13%	\$12,125	-\$1,579	-11.52%

Description	FY24 Average Assessment	Projected Tax Rate	34% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY23	Tax Bill Change % From FY23	Avg Tax Bill No Res. Ex.	Dollar Difference From FY23	Tax Bill Change % From FY23
Single Family	\$833,543	\$11.80	\$3,369	\$285,712	\$6,467	-\$471	-6.79%	\$9,836	-\$700	-6.64%
Condominium	\$578,637	\$11.80	\$3,369	\$285,712	\$3,459	-\$390	-10.13%	\$6,828	-\$619	-8.31%
Two Family	\$911,557	\$11.80	\$3,369	\$285,712	\$7,387	-\$986	-11.77%	\$10,756	-\$1,215	-10.15%
Three Family	\$1,036,362	\$11.80	\$3,369	\$285,712	\$8,860	-\$1,247	-12.33%	\$12,229	-\$1,476	-10.77%

Description	FY24 Average Assessment	Projected Tax Rate	35% Res Ex	Res Ex Value Amount	Avg Tax Bill With Res Ex	Dollar Difference From FY23	Tax Bill Change % From FY23	Avg Tax Bill No Res. Ex.	Dollar Difference From FY23	Tax Bill Change % From FY23
Single Family	\$833,543	\$11.90	\$3,495	\$294,115	\$6,424	-\$514	-7.40%	\$9,919	-\$617	-5.85%
Condominium	\$578,637	\$11.90	\$3,495	\$294,115	\$3,391	-\$458	-11.90%	\$6,886	-\$561	-7.53%
Two Family	\$911,557	\$11.90	\$3,495	\$294,115	\$7,353	-\$1,021	-12.19%	\$10,848	-\$1,124	-9.39%
Three Family	\$1,036,362	\$11.90	\$3,495	\$294,115	\$8,838	-\$1,269	-12.56%	\$12,333	-\$1,372	-10.01%

SHIFT = 1.73985

		\$ 9.31	\$ 11.40	\$ 11.70	\$ 11.80	\$ 11.90	\$ 11.40	\$ 11.90
	Discount %	0%	30%	33%	34%	35%	non qualifying property at 30% factor	non qualifying property at 35% factor
	Exemption	Exemption	Exemption	Exemption	Exemption			
	value credit	0	\$252,099	\$277,309	\$285,713	\$294,116		
	tax credit	0	\$ 2,874	\$ 3,245	\$ 3,371	\$ 3,500		
	Assessment	taxes	taxes	taxes	taxes	taxes	taxes	taxes
	\$ 250,000	\$ 2,328	\$ 285	\$ 293	\$ 295	\$ 298	\$ 2,850	\$ 2,975
	\$ 350,000	\$ 3,259	\$ 1,116	\$ 850	\$ 759	\$ 665	\$ 3,990	\$ 4,165
low	\$ 450,000	\$ 4,190	\$ 2,256	\$ 2,020	\$ 1,939	\$ 1,855	\$ 5,130	\$ 5,355
	\$ 550,000	\$ 5,121	\$ 3,396	\$ 3,190	\$ 3,119	\$ 3,045	\$ 6,270	\$ 6,545
	\$ 650,000	\$ 6,052	\$ 4,536	\$ 4,360	\$ 4,299	\$ 4,235	\$ 7,410	\$ 7,735
	\$ 750,000	\$ 6,983	\$ 5,676	\$ 5,530	\$ 5,479	\$ 5,425	\$ 8,550	\$ 8,925
avg	\$ 840,331	\$ 7,823	\$ 6,706	\$ 6,587	\$ 6,544	\$ 6,500	\$ 9,580	\$ 10,000
	\$ 850,000	\$ 7,914	\$ 6,816	\$ 6,700	\$ 6,659	\$ 6,615	\$ 9,690	\$ 10,115
	\$ 950,000	\$ 8,845	\$ 7,956	\$ 7,870	\$ 7,839	\$ 7,805	\$ 10,830	\$ 11,305
	\$1,050,000	\$ 9,776	\$ 9,096	\$ 9,040	\$ 9,019	\$ 8,995	\$ 11,970	\$ 12,495
upper	\$1,150,000	\$ 10,707	\$ 10,236	\$ 10,210	\$ 10,199	\$ 10,185	\$ 13,110	\$ 13,685
	\$1,250,000	\$ 11,638	\$ 11,376	\$ 11,380	\$ 11,379	\$ 11,375	\$ 14,250	\$ 14,875
breakeven	\$1,358,000	\$ 12,643	\$ 12,607	\$ 12,644	\$ 12,653	\$ 12,660	\$ 15,481	\$ 16,160
	\$1,500,000	\$ 13,965	\$ 14,226	\$ 14,305	\$ 14,329	\$ 14,350	\$ 17,100	\$ 17,850
	\$2,000,000	\$ 18,620	\$ 19,926	\$ 20,155	\$ 20,229	\$ 20,300	\$ 22,800	\$ 23,800

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



Board of Assessors' Recommendations

- Council adopt the maximum shift allowed by law which is 173.985%.
- Council accepts the provisions of Chapter 59, section 5C approving a residential exemption of 33% off average assessed value for residents that are domiciled in Watertown for Fiscal Year 2024.



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
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: October 18, 2023

RE: Agenda Item – Acceptance of Gift of Tangible Personal Property

I am very pleased to share with you the attached email from Steven Magoon, Assistant City Manager for Community Development and Planning regarding a generous offer of numerous pieces of office furniture intended for City and School Departments from Athena Health, formerly of Watertown.

Pursuant to Massachusetts General Laws Chapter 44, Section 53A1/2, municipalities are authorized to accept gifts of personal property with the approval of the City Council.

I respectfully request the attached Resolution accepting this gift of tangible personal property be placed on the October 24, 2023, City Council Agenda.

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

Resolution #

R – 2023 -

RESOLUTION APPROVING A GIFT OF TANGIBLE PERSONAL PROPERTY

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

WHEREAS: Athena Health, formerly of Watertown, has offered to generously donate numerous pieces of office furniture intended for City and School Departments; and,

WHEREAS: . This generous gift of office furniture will assist with furnishing many City and School Departments, including the Parker Annex.

NOW THEREFORE BE IT RESOLVED: That the City Council of the City of Watertown, hereby accepts pursuant to Massachusetts General Laws Chapter 44, Section 53A1/2, a gift of office furniture from Athena Health, formerly of Watertown.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on October 24, 2023.

Council Clerk

Mark S. Sideris, Council President

Osmond, Marsha

To: Magoon, Steve
Cc: Hand, JoAnna
Subject: FW: Athena Furniture

Good morning,

Thank you.

Regards, Marsha

From: Magoon, Steve <smagoon@watertown-ma.gov>
Sent: Wednesday, October 18, 2023 9:08 AM
To: Osmond, Marsha <mosmond@watertown-ma.gov>; Hand, JoAnna <jhand@watertown-ma.gov>
Subject: RE: Athena Furniture

I am pleased to note the very generous contribution from Athena Health to the City of Watertown. It is unfortunate that they are moving out of the City, but we are fortunate to benefit from that move.

After an initial contact from Bridger McGaw, we were able to identify a number of desks, chairs, monitors, and furniture items that they graciously donated to both the City offices and to the School Department. The City portion included 75 sit to stand desks, 150 monitor support arms (2 for each desk), over 100 chairs (some used to replace the third floor conference room chairs), as well as some cabinets and shelves. We now have furnishings to give us a great start at the Parker annex as well. As the items were donated to the City, I do not have a specific dollar value, but it is considerable.

Therefore, I would respectfully request an acceptance of this generous gift to the City from Athena Health.

Steve Magoon
Assistant City Manager for Community Development and Planning
Watertown Administration Building
149 Main Street
Watertown, MA 02472
Office 617 972-6417
Direct 617 715-8661
Cell 617 987-1136



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: October 19, 2023

RE: Agenda Item – Approval of Gift and Expenditures

I am pleased to inform you that Kathi Morrison, Assistant Treasurer/Collector received a generous donation of \$250.00 from Peter Fuller to offset expenditures related to this year's annual Haunted Joyride. The Haunted Joyride will be held at the Commander's Mansion, 440 Talcott Avenue this Saturday, October 28th, 6 PM to 8 PM.

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

I respectfully request the attached Resolution approving this gift expenditure be placed on the October 24, 2023, City Council Agenda.

Thank you for your consideration and action on 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 inhabitants lives; and

WHEREAS: A generous donation from Peter Fuller was given to offset expenditures related to this year's Haunted Joyride; and,

WHEREAS: The Haunted Joyride will be held at the Commander's Mansion, 440 Talcott Avenue this Saturday, evening, October 28th, 6 PM to 8 PM.

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, monetary gift in the amount of \$250 received from Peter Fuller for the 2023 Haunted Joyride Event.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on October 24, 2023.

Brendan McCarthy, Council Clerk

Mark S. Sideris, Council President



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
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: October 19, 2023

RE: Agenda Item – Acceptance of Gift of Tangible Personal Property

I am very pleased to share with you the attached email from Peter Centola, Director of Recreation regarding a generous donation from the Boston Bruins Foundation of assorted hockey equipment valued at \$2,500.00. This generous donation was offered to the city in conjunction with the upcoming PFC Richard Moxley Field Court Dedication Ceremony being held this Wednesday, October 25th, 4 PM to 5 PM.

Pursuant to Massachusetts General Laws Chapter 44, Section 53A1/2, municipalities are authorized to accept gifts of personal property with the approval of the City Council.

I respectfully request the attached Resolution accepting this gift of tangible personal property be placed on the October 24, 2023, City Council Agenda.

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

Resolution #

R – 2023 -

Resolution approving the Acceptance of a Gift of Tangible Personal Property

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

WHEREAS: The Boston Bruins Foundation has offered a generous donation of assorted hockey equipment valued at \$2,500.00; and,

WHEREAS: This generous donation was offered to the city in conjunction with the PFC Richard Moxley Field Court Dedication Ceremony being held this Wednesday, October 25th, 4 PM to 5 PM; and,

WHEREAS: This generous gift of hockey equipment shall assist the Recreation Department's mission to provide a variety of comprehensive active and passive recreational, leisure and seasonal opportunities for a wide range of age groups and abilities.

NOW THEREFORE BE IT RESOLVED: That the City Council of the City of Watertown, hereby accepts pursuant to Massachusetts General Laws Chapter 44, Section 53A1/2, a gift of hockey equipment from the Boston Bruins Foundation.

Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of ____ for, ____ against and ____ present on October 24, 2023.

Council Clerk

Mark S. Sideris, Council President

TO: Mr. George Proakis, City Manager
FROM: Peter Centola, Director of Recreation
CC: Emily Monea, Deputy City Manager
Megan Langan, Auditor
DATE: October 18, 2023
RE: Equipment Donation from Boston the Bruins Foundation

As part of the Moxley Court Renovation Dedication – Boston Bruins Clinic, the Bruins Foundation donated hockey equipment which will be utilized at the event on Wednesday, October 25, 2023.

The estimated value of this equipment is \$2500

Pursuant to our rules and regulations, I am formally requesting this item be included in the agenda for the City Council's meeting on Tuesday, October 24 so they may consider and vote on accepting the donation of this equipment.

Item Description	Quantity
NHL BRUINS 40" FUSED STICK	10
NHL POWER 1040 FUSED STICK 40"	12
NHL BRUINS 48" FUSED STICK	10
NHL COMP100 GOALIE SET JR L/XL	2
NHL GCP 1150 JR OSFA	2
NHL BRUINS GFM 1500	2
NHL BRUINS HCKY BLL BULK	24
NHL HI DENSITY BALL / BULK	24
NHL 1000 PWR FRC JR 48" 18" BL	3
NHL 72" STEEL QUIKST GOAL 1.5"	2
NHL BRUINS BFIT BALL SET	4
NHL BRUINS BFIT ACCESSORIES	4
NHL POWER 1040 FUSED STICK 48"	12

Regards,

Peter Centola
Director of Recreation



PFC **RICHARD MOXLEY FIELD**

Court Dedication Ceremony

WEDNESDAY, OCTOBER 25, 2023



4:00 p.m. Welcome

Peter Centola, Watertown Director of Recreation
Mark Sideris, Watertown City Council President
George Proakis, Watertown City Manager

4:10 p.m. Bob Sweeney, Boston Bruins Foundation President

4:15 p.m. Jerry York, Hockey Hall of Fame, Watertown Legend

4:20 p.m. Ceremonial Puck Drop

4:25 p.m. Street Hockey Clinic

4:55 p.m. Photos & Closing Remarks

@WatertownRecreation | @WatertownRec | @NHLBruins | @BostonBruinsFoundation



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: October 18, 2023

RE: Agenda Item - Transfer of Funds Request
Watertown Firefighters, IAFF Local 1347

I am pleased to inform you an Agreement has been reached with the Watertown Firefighters, IAFF Local 1347 for a three year contract covering July 1, 2022 – June 30, 2024. Enclosed please find a copy of the Memorandum of Agreement.

I urge your support of the Agreement. The Agreement is fair to the taxpayers of Watertown, the City and the Union and its members alike.

I respectfully request the attached transfer be placed on the October 24, 2023 City Council Agenda.

Thank you for your consideration in this matter.

**MEMORANDUM OF AGREEMENT BETWEEN
CITY OF WATERTOWN
AND
WATERTOWN FIREFIGHTERS' ASSOCIATION, LOCAL 1347
FOR SUCCESSOR COLLECTIVE BARGAINING AGREEMENT**

The City of Watertown and the Watertown Firefighters' Association, Local 1347 hereby agree, subject to appropriation by the City Council, to a three-year collective bargaining agreement effective July 1, 2022, through June 30, 2025, which shall contain the same terms and conditions as the parties' most recent collective bargaining agreement, except as modified by the terms below. Should the City Council fail to fund this Agreement, the City and the Union expressly reserve the right to return to on-the-record negotiations and their original lists of proposals.

1. Replace references to "he" and senior "man" with gender-neutral references throughout.
2. ARTICLE XI (Longevity): Effective 7/1/24, longevity eligibility will be calculated each year during the month of July. Employees who will attain the requisite number of years of service for a given longevity level during the ensuing fiscal year will be eligible to receive the full longevity amount for that level when paid during that fiscal year.
3. ARTICLE XII (Ordinance): Delete Article.
4. ARTICLE XXVII (Agency Service Fee): Delete Article.
5. ARTICLE XXXVII (Direct Deposit): All employees will be paid via direct deposit with pay stubs sent electronically to the City's email address or other email address.
6. ARTICLE XXXVIII (Duration of Agreement): Modify dates to reflect the successor three (3) year agreement.
7. Paramedics:
The Department will continue to hire paramedics, up to 32, in a 1:1 ratio with candidates from the standard resident's list. The Chief of the Department, at their discretion, shall have the ability to hire up to three recruits in one category before having to match that amount in the other.
8. Add CORI check MOA as an attachment to CBA.
9. Wages:

7/1/22	2.5%
7/1/23	2.5%
7/1/24	2.5%
10. A one-time payment of \$900.00 for a change in uniforms will be issued to all employees who are members of the bargaining unit at the time of ratification of this Agreement.

11. Article XI (Longevity Pay): Eliminate the \$900.00 portion of the longevity benefit at all levels effective July 1, 2022, and adjust the longevity pay program benefit for FY23, FY24, and FY25 to the following percentages:

Longevity	Current (with \$900)	7/1/2022	7/1/2023	7/1/2024
Beginning with the 5 th year through 9 years	2.282%	4.175%	4.675%	4.675%
Beginning with the 10 th year through 14 years	3.222%	5.115%	5.615%	5.615%
Beginning with the 15 th year through 19 years	4.162%	6.055%	6.555%	6.555%
Beginning with the 20 th year through 24 years	6.041%	7.934%	8.434%	8.434%
Beginning with the 25 th year through 29 years	8.156%	10.049%	10.549%	10.549%
Beginning with the 30 th year through retirement	8.861%	10.754%	11.254%	11.254%

12. Article XXVI (Career Incentive Pay Program): Eliminate the \$900.00 portion of the career incentive pay program benefit at all levels effective July 1, 2022, and adjust the career incentive pay program benefit for FY23, FY24 and FY25 to the following percentages:

Education	Current (with \$900)	7/1/2022	7/1/2023	7/1/2024
3 to 30 credits	\$12 per credit	\$12 per credit	\$12 per credit	\$12 per credit
31 to 59 credits	\$17 per credit	\$17 per credit	\$17 per credit	\$17 per credit
60 credits plus A.A. degree in Fire Science	5.107%	7.000%	7.500%	7.500%
B.S. or B.A. degree plus A.A. degree or 60 credits in Fire Science program	8.861%	10.754%	11.254%	11.254%

13. New Hires: New hires will not be counted toward the time off request limits while they are attending the Fire Academy.
14. HazMat response pay: Effective 7/1/24, all bargaining unit members shall receive annual compensation equivalent to 2.5% of their base pay for HazMat response. Such compensation shall be considered part of a member's base for all contractual purposes.

The City will provide for up to 12 members of the Department, as determined by the Chief, to receive training to become HazMat Technician certified.

15. Article IIIA (Night Shift Differential)/Article IIIB (Staff Personnel Differential): Effective 7/1/24, increase night shift and staff personnel differentials to fifteen and one-half (15.5%) of sixty percent (60%) of the weekly base pay.

16. Private Detail Rates:

Effective upon funding of CBA, increase rate to \$62.00.

Effective upon funding of CBA, add a new night detail rate at \$5.00/hour above the then applicable day rate for details that are scheduled to begin at 4 p.m. or later and before 7 a.m. Details that are scheduled to begin after 4 p.m. and go beyond 7 a.m. shall only receive the night rate for hours worked before 7 a.m.

17. Retroactivity

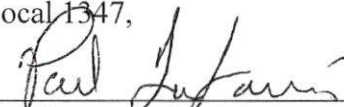
Only individuals who were members of the bargaining unit at the time of ratification of the successor collective bargaining agreement or who retired during the period covered by the agreement shall be eligible to receive any retroactive amounts to be paid under this Agreement.

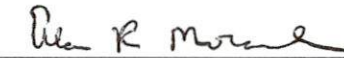
For the City of Watertown


George Proakis, City Manager

Dated: 9/29/2023

For Watertown Firefighters' Association,
Local 1347,


Paul LaFauci, President


Alan Morash


Ryan Gleason

Dated: 9/29/2023

TRANSFER AMOUNT: \$ 1,157,000

FROM:	FY 2024 CITY COUNCIL RESERVE 0111152-570780	\$ 1,157,000
TO:	FIRE PRIOR YEAR FULL TIME SALARIES 0122051-511111	\$ 202,000
	FY24 FIRE FULL TIME SALARIES 0122051-510111	\$ 390,000
	FIRE PRIOR YEAR OVERTIME 0122051-511130	\$ 56,000
	FY24 FIRE OVERTIME 0122051-510130	\$ 70,000
	FIRE PRIOR YEARS HOLIDAY PAY 0122051-511142	\$ 28,000
	FY24 FIRE HOLIDAY PAY 0122051-510142	\$ 45,000
	FIRE PRIOR YEAR LONGEVITY 0122051-511143	\$ 101,000
	FY24 FIRE LONGEVITY 0122051-510143	\$ 126,000
	FIRE PRIOR YEAR EMT DEFIB 0122051-511144	\$ 19,000
	FY24 FIRE EMT DEFIB 0122051-510144	\$ 40,000
	FIRE PRIOR YEAR CAREER INCENTIVE 0122051-51191	\$ 30,000
	FY24 FIRE CAREER INCENTIVE 0122051-510191	\$ 50,000

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

10/20/2023
DATE


CITY AUDITOR



Committee on Climate and Energy Meeting Minutes

September 18, 2023

Administration Building
149 Main Street
Watertown, MA 02472

The Climate and Energy Committee met on Monday September 18th in the Richard Maestrangelo room of City Hall. The purpose of the meeting was to continue conversations and get updates on the Climate Action Plan. This was a hybrid meeting. Attending in person were Tony Palomba (Chair), Caroline Bays (Vice Chair) and John Airasian (secretary), Mary Rose, Syllas Fyler Energy Manager, Ernesta Krakiewicz, Jeanne Trubek, Brian Heibeson and Laurel Schwab Senior Environmental Planner. On zoom were James Briand, Pat Rathbone, Susan Ladue, Libby Shaw, Ellen Rothman, Larry Raskin, Katie Swan, Susan Falkoff, Deb Peterson, Director of Finance Mike Albano and Assistant City Manager Steve Magoon.

The meeting was called to order at 5:30 with the Chair explaining the goal of the meeting was to go over what has been and will be implemented followed by questions and comments.

The meeting was turned over to Laurel who gave a detail presentation that was broken into 2 sections, items to launch in year 1 and items to launch in year 2. Some key points in the presentation are listed below. Full detail can be seen in attachment A

- Of the 33 actions aimed to launch in year 1, 28 are underway.
- Metrics will be much more meaningful in 5-year increments as trends will be easier to be evaluated
- The new energy advocate that has been hired will do direct outreach for residents as well as businesses. He will be plugged in immediately via presentations, events and office hours.

Chair asked about Energy Advocate start date and a priority list when he does begin. Laurel explained there is an onboarding process and items will be prioritized.

Silas Fyler then gave updates on the Building and Energy aspect of the plan. Some of the highlights

- Adoption of the stretch code
- Working to eliminate fossil fuels
- Incentivizing transition to heat pumps and providing assistance for energy efficiency through financing opportunities.

Other aspects that were discussed were Transportation and Mobility as well as Natural Resources.

Transportation and Mobility is moving forward as

- Charging stations are being enhanced
- City is moving toward an all-electric fleet
- The hiring of a Transportation Planner.

Also discussed were Natural resources and

- Establishing a Tree Ordinance
- Increase more tree planting
- The DPW received a grant to plant more street trees.

Lastly, Infrastructure and Waste continue to improve as free composting currently reaches 2,600 households as well as all the schools. Recycling of our textiles has been about 1,900 pounds per month. All in all, Watertown has decreased waste tonnage by 10% between 2021 and 2022.

There was discussion on BERDO (Building Emissions Reduction and Disclosure Ordinance) and when it would become available, it was the consensus that it would be a couple months out.

There were several public comments summarized below.

Ernesta Krackiewicz – Would like more focus on local transit and asking developers to share the goals of the CAP.

Susan LaDue – Happy to see Alexandria RE have a plan for a micro forest.

Libby Shaw – Excited to see a Tree Ordinance in the works and believes there are many opportunities to collaborate regionally to improve the urban forest.

Brian Hebeisen – Proud of all the work the city has done but stressed that work will increase, and staff and funding needs to be appropriate.

Chair Palomba suggested having more specific meetings so we can focus on certain aspects of the plan to see actions and implementations. After some discussion, it was agreed to continue the path we are on and have quarterly meetings to continue the progress.

Councilor Bays made a motion to adjourn, seconded by Councilor Airasian which passed 3-0. Meeting adjourned at 7:22pm

Minutes prepared by John Airasian

ELECTED OFFICIALS

Anthony Plomba,
Chair

Caroline Bays,
Vice Chair

John M. Airasian,
Secretary



Laurel Schwab, AICP

Senior Environmental Planner

Silas Fyler

Energy Manager



Watertown City Council Subcommittee Meeting, Sept. 18, 2023

Resilient Watertown Climate & Energy Plan: 1-Year Implementation Update



Agenda

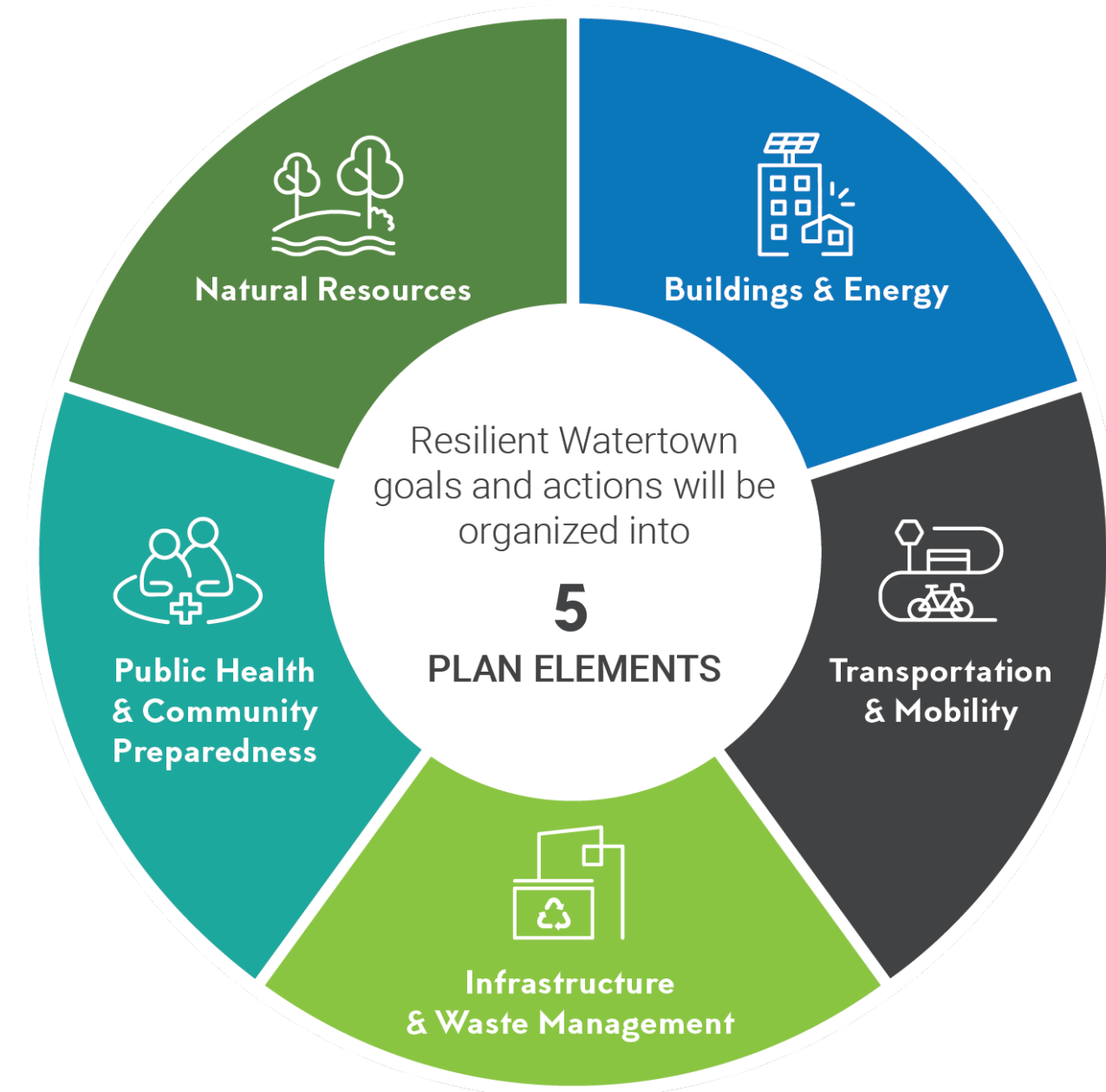
1. Brief Background
2. Implementation Overview
3. Strategy and Action Updates as of Sept. 2023
4. Next Steps



Plan Background

- April 2022: final plan complete
- Summer 2022: City Council committee review → request for a mid-year update and an annual update
- **August 9, 2022:** Plan adopted unanimously by City Council
- Review schedule:
 - Internal staff review every year
 - Substantial review and revision every 5 years

Plan Elements and Organization



- Each Plan Element follows the structure:
 - Goal: what we want to accomplish; broad statement
 - Strategy: How we will accomplish it as a general approach
 - Action: *Specific activity that will be undertaken*
 - Action
 - Etc.
- Each Plan Element has quantifiable metrics for tracking our progress
- For every Action we identify a lead entity, cost magnitude, timeframe, and contribution to mitigation, resilience, or both
- The plan will be reviewed internally every year and will undergo a substantial re-evaluation every 5 years to update actions and targets according to new trends, technologies, and issues



Year 1 Priorities

- Actions were split into two groups: those to be launched in Year 1 and those to be launched in Year 2 (roughly 30-35 in each group)
- Aspirational list, given fluctuating staff capacity during Year 1
- Criteria for Year 1: items already underway; “low hanging fruit;” larger-effort Actions that are community priorities; alignment with state and federal efforts/grants; at least one from each plan element
- Of the 33 Actions we aimed to launch in Year 1, 28 are underway, and 1 from Year 2 is underway as well.



Plan Metrics

- Each plan section contains a set of metrics to use as a method of tracking our progress
- A mix of locally generated data and data from external sources, most of which are not updated annually
- More meaningfully useful at 5-year increments
- Full tracking spreadsheet will be made available

Metric	Baseline Year	Baseline Data	2023 Data
IW: # households signed up for composting	2021	400	2,600
NR: % public tree sites occupied	2018	49%	63%
TM: # publicly available EV chargers	2021	17	23



Cross-Cutting Strategies Updates

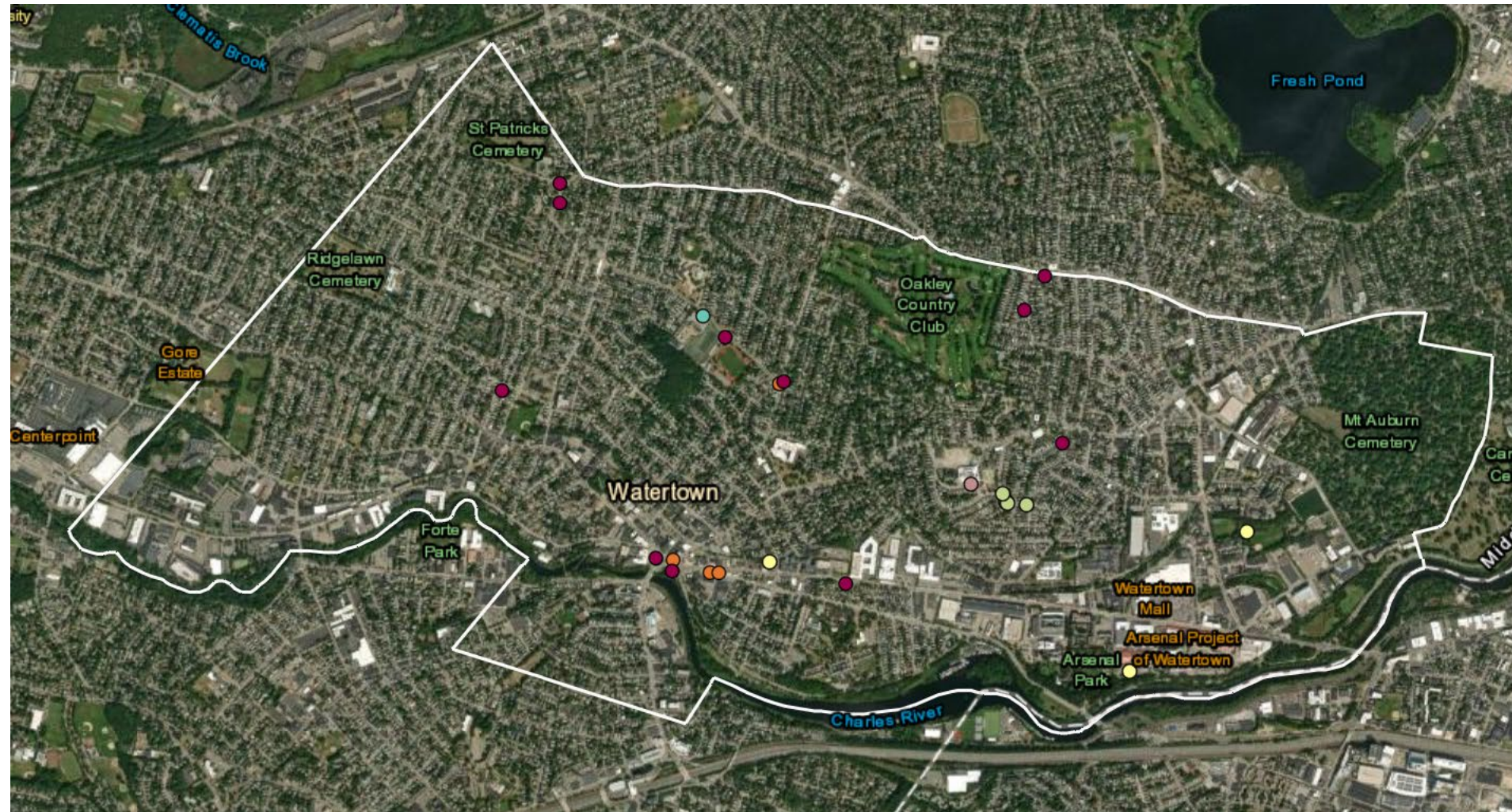
- CC1: Add capacity and resources to the Energy Manager's Office, the DPW Forestry Division, and DCDDP in order to successfully implement the plan
 - Energy Manager position bumped up to full-time and filled (Silas Fyler)
 - New Environmental Planner position created and filled (Katie Swan)
 - New Recycling Coordinator position created and filled (Anya Pforzheimer)
 - New Part-time Energy Advocate position funded via Mass Save CFP Grant (Ryan Hamilton)
- CC2: Create an overarching *Resilient Watertown* Outreach & Education Campaign
 - See next slide
- CC3: Develop assistance mechanisms and resources for renters and landlords
 - Mass Save CFP Grant will help us identify gaps to fill locally
- CC4: Collaborate regionally with other communities and entities
 - Resilient Mystic Collaborative; Charles River Climate Compact; MAPC Metro Mayors Coalition; Multi-town gas leaks working group; statewide Building Electrification Accelerator
- CC6: Encourage and require sustainable, climate-resilient development patterns
 - Sustainability and climate resilience highlighted throughout Comprehensive Plan update
 - Watertown Square Plan (just launched)



Outreach and Education Updates

- CC2: Create an overarching *Resilient Watertown* Outreach & Education Campaign
- Actions BE1.3, BE3.2, TM1.3, NR2.2, NR3.1, NR3.2, NR4.3, IW1.2, PH1.1, PH3.3
 - Formed a WE3C Working Group dedicated to plan-related outreach- current focus is revamping the RW website (resilient.watertown-ma.gov)
 - Launched the Resilient Watertown Newsletter
 - Hired part-time Energy Advocate to do direct outreach with residents and businesses on Mass Save energy efficiency programs
 - Creating consistent themed social media posts (several per month)
 - Tabling at Farmers Market (monthly) and Faire on the Square
 - Staff participated in ACR Garden Interns program this summer; Katie Swan participated in multiple engagement events with WPS classes and groups
 - CM signed the Mayor's Monarch Pledge and conducting associated promotion of pollinator efforts
 - Created publicly available pollinator garden map and EV charging station map
 - Installing pollinator garden signage and informational tags on newly planted street trees
 - Arts and Culture tie-ins with "Edible Watertown" and other efforts
 - Coordinating with WE3C, Stormwater, Bike/Ped, and Solid Waste Advisory Committees, Hatch Makerspace, as well as local advocacy groups to enhance each other's efforts

Outreach and Education Updates



Pollinator garden map



Pollinator garden signage



Resilient Watertown Newsletter

- Launched September 2023
- Goal: monthly emails
- Includes:
 - Upcoming events
 - Program spotlights
 - Ways to get involved

→ [Sign up here!](#)



Resilient Watertown Newsletter Launch!

Hello! Welcome to the first installment of the new Resilient Watertown newsletter. You are receiving this because you signed up for email updates about sustainability in Watertown. This newsletter is how you'll find out about upcoming events, programs, relevant news items, and more. Please forward to friends and family so [they can sign up too!](#)

Watertown's Climate Plan Turns One



Happy first birthday to the Resilient Watertown Climate and Energy Plan! The plan was unanimously adopted by the City Council in August 2022. Since then, City staff and residents have been hard at work implementing key actions. City staff will soon be providing an update on plan progress to the City Council Subcommittee on Climate and Energy. See meeting details below.

Council Subcommittee on Climate and Energy: Annual Review of Plan Progress
When: Monday, Sept. 18th, 5:30pm
Where: Council Chambers or [virtually on Zoom](#)

Upcoming Events

Faire on the Square: Saturday, September 23rd, 11am-4pm

Buildings & Energy Updates



- BE 2.1: Adopt the state's net-zero energy standard as soon as permissible 
 - Watertown was the first municipality in the state to adopt the net-zero code in Jan '23. New code went into effect July 2023.
- BE 2.4: Work with municipalities to eliminate fossil fuels
 - Staff participating in Multi-Town Gas Leaks Initiative and statewide Building Electrification Accelerator
- BE 3.3: Incentivize the transition to heat pumps through HEAT Smart or other program
 - Actively discussing strategy and options (Mass Save and IRA funds)
- BE 4.1: Enact a Building Energy Use Disclosure Ordinance with a reporting requirement
 - WE3C working on a draft- See following slide
- BE 4.2: Provide technical assistance for clean energy, energy efficiency, and financing activities
 - Mass Save Community Grant awarded Feb '23 to fund a part-time Energy Advocate for two years
 - Currently updating and improving Resilient Housing Resource Center webpage
- BE 4.3: Upgrade major existing municipal facilities to achieve net zero energy performance
 - DPB study of City Hall, library, and Parker office building underway

Buildings & Energy Updates



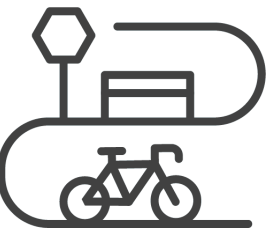
- BE 4.1: Enact a Building Energy Use Disclosure Ordinance with a reporting requirement

To meet our goals for building energy reduction we need to tackle both new and existing buildings. The specialized stretch code only covers new buildings. We need to have a reduction plan for our existing stock of buildings. The Building Energy Use and Reduction Ordinance accomplishes this by having building owners report their carbon footprint data and then apply a compliance plan to incentivize reductions.

In comparing programs from Boston, Cambridge, Newton, and Lexington the WE3C focus group is considering items like:

- Commercial and Municipal Building Size
- Multi-unit Residential Building Size
- Timeline of Implementation, Reporting and Compliance
- Types of Data to Report
- Benchmarking and Goals
- Alternative Compliance Payments
- Review Board for Exceptions
- Administration and Program Review
- 3rd Party Review / Audits
- Future Review of Ordinance
- Watertown Similarities / Differences with our Neighbors

Transportation & Mobility Updates



- TM 1.1: Install well-shaded bike/ped-only infrastructure, especially in densely developed areas and areas of high traffic volume
 - Taylor Street segment of Watertown Community Path complete
 - Charles River Path connection behind 580 Pleasant Street (Blue Heron Bridge-Cannalunga Park)
 - *Mount Auburn Street “complete streets” redesign construction starting this winter*
 - *Off-street path along Howard/Bacon Streets nearly complete*
- TM 1.3: Increase use of transit, bike, and pedestrian travel through outreach, incentives, and policy changes
 - Acquired easements along Arsenal Street for approx. 6 additional bus shelters
 - Expansion of bikeshare, TMA, and other TDM practices via new developments
- TM 2.1: Develop and implement an EV Roadmap for Watertown
 - Watertown Connector (Pleasant Street route) converted to EV buses
 - Collecting baseline data of EV registrations and mapping existing/planned charging stations
 - *Fleet electrification and EV infrastructure study launched August 2023 (FY24 budget item)*
- TM 2.5: Increase the availability of charging stations on municipal property
 - Hosmer & Cunniff School chargers online (7 heads); expanded capacity for DPW fleet; 2 new chargers installed for Pleasant Street electric shuttle bus route at old Police Station; Howard Street parking lot chargers in process
 - Several locations submitted for Eversource Make-Ready grants
 - *Partnering with Witricity to create demonstration site for wireless EV charging*

Natural Resources Updates

- NR 1.3: Acquire more open space, where possible, and create more open space on private property
 - Walker Pond parcel acquired Jan. '23; *CPC application for passive and active recreation spaces*
 - Multiple acres of public open spaces planned/underway at 66 Galen/99 Water; 99 Coolidge St; Watertown Mall site
- NR 2.1: Establish an enforceable tree ordinance focused on preservation, diversification, and equitable distribution of tree canopy on public and private property
 - Draft tree ordinance under departmental review
- NR 2.3: Increase tree plantings and prioritize plantings in areas at risk for urban heat impacts
 - 162 trees planted in 2022; *goal for 2023 is 360 (180 each in Spring and Fall)*
 - Annual fall tree giveaway established- in 2022, 65 “bare root” trees were given to residents
 - New and publicly accessible tree inventory created through Urban Forestry Grant, Fall '22
 - *Sept '23 Urban Forestry/IRA Grant award for \$100,000*
- NR 3.3: Update current development regulations to require the use of appropriate native plants for new- and re-development and de-emphasize non-native lawn spaces
 - DCDP staff reviewing all regs/policies that need to be updated or augmented
- NR 4.1: Expand and accelerate existing Green Stormwater Infrastructure (GSI) policies and management programs for public projects (was originally a Year 2 Action)
 - Francis St reconstruction project incorporating new street trees and stormwater tree trenches
 - \$240,000 federal grant for additional stormwater tree trenches

Infrastructure & Waste Updates



- IW 1.3: Create convenient and free organics recycling program 
 - Free curbside composting program in partnership with Black Earth launched Aug '22 and *currently serves 2,600 households*
 - Composting available in all school cafeterias (back of house); goal of all elementary students composting by end of fall '23
 - Watertown has already diverted 230 tons of food waste from landfill
- IW 1.5: Investigate opportunities to pursue a circular economy in Watertown or within the Metro Boston region
 - Textile recycling program launched Nov '21; 1,900 pounds per month diverted from landfill
 - Recycling Advisory Committee restarted Fall '22 per order of City Council
 - *“Fix It” Clinic planned for Nov '23 in coordination with Hatch Makerspace*
- IW 2.3: Advocate with partners for the safe removal of the Watertown Dam
 - City Council submitted letter to DCR supporting removal of Dam Winter '22
 - CRWA tabling at Faire on the Square 2023 to highlight dam removal efforts
- IW 2.4: Investigate local back-up power, microgrid, and battery options in coordination with utilities
 - Battery storage installed at new Hosmer Elementary School

Public Health & Community Preparedness Updates

- PH 2.2: Mitigate existing and prevent new urban heat islands in Watertown
 - Forestry and DCDP working to focus new tree plantings in hotter neighborhoods in 2023
 - *Staff considering options for planting “micro-forests” on City property*
- PH 3.4: Enhance emergency preparedness information on City website
 - IT Department making website upgrades and changes to citizen notification system
 - New 311 communication system
- PH 4.2: Enhance the existing Live Well Watertown coalition and its programs to incorporate neighborhood connections to nature and to each other
 - *Completed a pilot project with the Riverside Neighborhood Group. Now creating a toolkit for neighborhood groups to enhance social and practical communications (fostering climate resiliency as well as social wellbeing)*
 - Enhanced sustainability presence at Farmers Market for the 2023 season



Next Steps

- Utilize Energy Advocate via community events, presentations, in-person and virtual office hours, etc.
 - Please let us know of any events or meetings you think he should attend! email Ischwab@watertown-ma.gov
- Internal annual review of plan (ongoing)
- Launch outstanding Year 1 Actions and begin Year 2 Action implementation



Thank you!