

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 (comments are attached).

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.

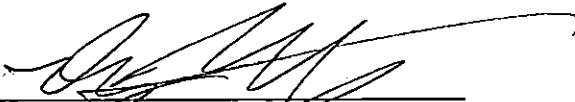
16. ADJOURNMENT

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 9 for, 0 against, 0 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
8. Attached Comments from Elodia Thomas

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



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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

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1. ROLL CALL
 2. PLEDGE OF ALLEGIANCE
 3. PUBLIC FORUM
 4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. City Council Meeting Minutes – 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.



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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

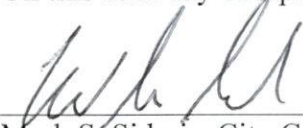
WHEREAS: The Genocide represents an atrocity against humanity which we must be continually reminded of; and

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.



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District C Councilor

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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.



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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.



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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
0111152-570780

\$ 12,000

TO: FY 23 COUNCIL ADVERTISING
0111152-530301

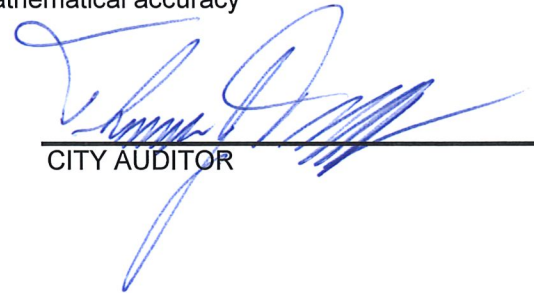
\$ 12,000

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.

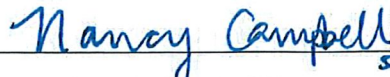
FOR THE EMPLOYER:

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

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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.

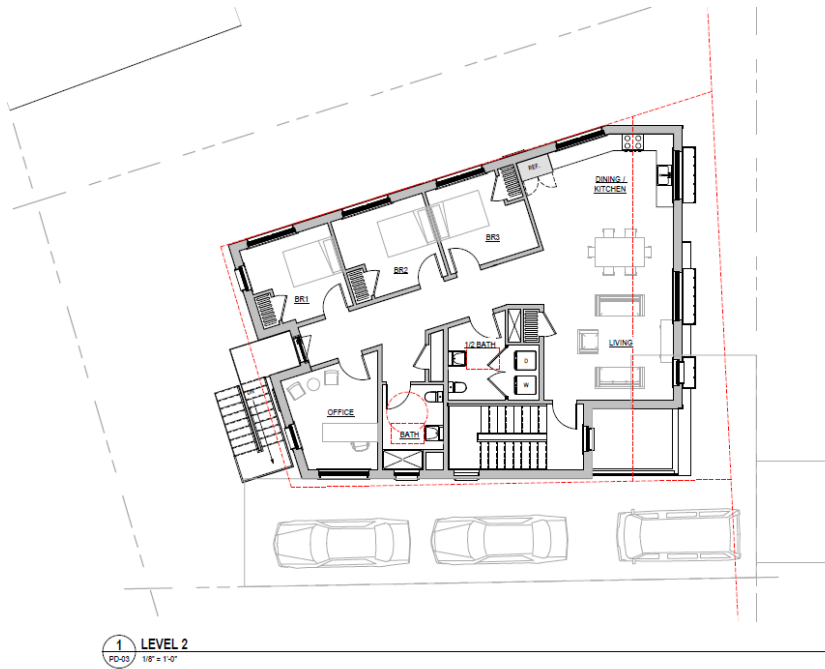
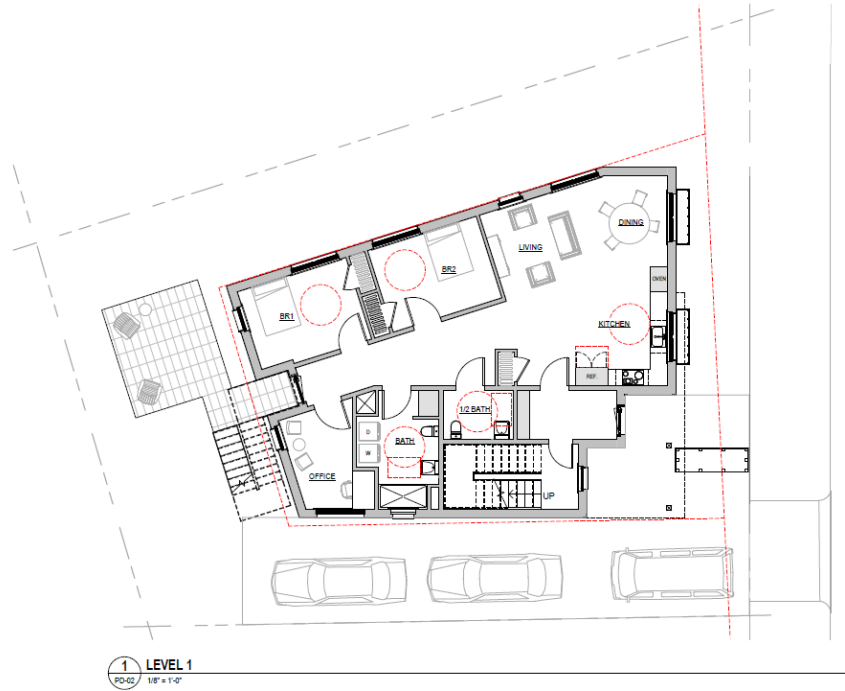
As a former gas station, the site underwent remediation in the 1990s. At that time, underground petroleum storage tanks and 200 cubic yards of contaminated soil were removed. Meeting the Massachusetts Department of Environmental Protection (MassDEP) standards of that time, the MassDEP file was closed. 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)

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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

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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 Cergueira Print: CARLOS Cergueira
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

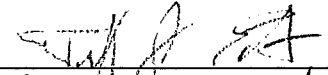
2/25/2023

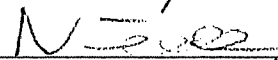
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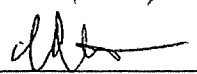
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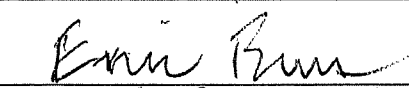
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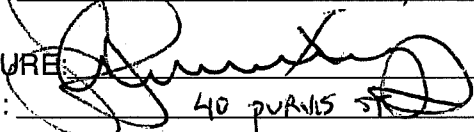
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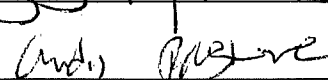
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ADDRESS: 35 Olney Street Watertown MA

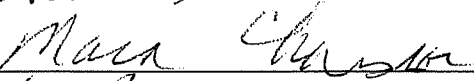
2. SIGNATURE:  Print: Ninos Hanna
ADDRESS: 31 Olney Street Watertown MA

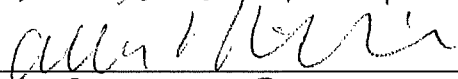
3. SIGNATURE:  Print: christina gleason
ADDRESS: 16 Purvis St

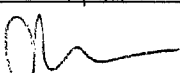
4. SIGNATURE:  Print: Eric Brus
ADDRESS: 24 Purvis St.

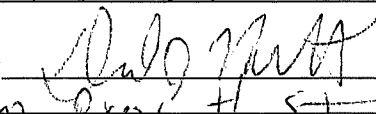
5. SIGNATURE:  Print: SCOTT T CUMMINGS
ADDRESS: 40 PURVIS ST 02472

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 Ponggou-Phillips
ADDRESS: 36 Prescott St.

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

2/25/2023

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

2. SIGNATURE: Kris Gerzbelkian Print: Kris Gerzbelkian
 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 Villiotto Print: Tom Villiotto
 ADDRESS: 75 Puritan

6. SIGNATURE: Joe Rooney Print: Joe 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 arden 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

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

2/26/2023

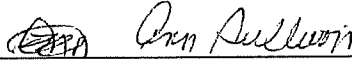
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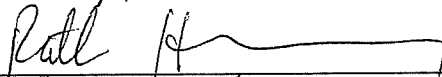
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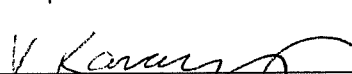
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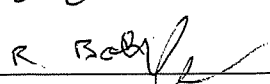
1. SIGNATURE:  Print: Ann Sullivan
ADDRESS: 94 Jensen Rd WATERTOWN

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

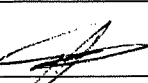
3. SIGNATURE:  Print: Leann Lally
ADDRESS: 30 Pine St Watertown

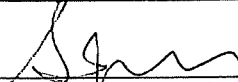
4. SIGNATURE:  Print: Arthur Kostikian
ADDRESS: 10 PINE ST WATERTOWN

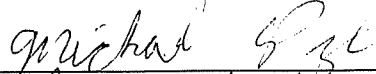
5. SIGNATURE:  Print: Vikon Koraguosian
ADDRESS: 88 Evans St Watertown

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.

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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: Patricia Varrin Print: Patricia 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: 51 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
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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 CORNELAND ST WATERTOWN
10. SIGNATURE: Stephen Balley Print: STEPHEN BALLEY
ADDRESS: 75 CORNELAND ST

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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

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

2. SIGNATURE: PEI LIN Print: PEI 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

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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: _____

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Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

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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 Waverley 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

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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

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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

84 3/4/23

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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

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Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

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1. SIGNATURE: [Signature] Print: Michael Purriai
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 Road
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
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1. SIGNATURE: [Signature] Print: JANORAH NARINIAN
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: _____
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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: 1A 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

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

2. SIGNATURE: [Signature] Print: Milee Rogers
ADDRESS: 59 Olcott St 4/3/23

3. SIGNATURE: [Signature] Print: Lolita Sab 3/5/23
ADDRESS: 45 Olcott St

4. SIGNATURE: [Signature] Print: MARIVEL RAMOS
ADDRESS: 45 HANCOCK ST. 3/5/23

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

6. SIGNATURE: [Signature] Print: Mane Chilingaryan
ADDRESS: 30 Alabach Road 3.5.23

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

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

9. SIGNATURE: [Signature] Print: Richard Surrlette
ADDRESS: 15 Berkeley St., Watertown 3/5/23

10. SIGNATURE: [Signature] Print: Sarah Surrlette
ADDRESS: 15 Berkeley St., Watertown 3/5/23

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Chapter 155 Zoning Code — Article IX — Sections 9.20 and 9.21

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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 HERMANSEN 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

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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. Prossini Print: E. Prossini B.B. 3/1/23
ADDRESS: 100 Franklin St. Watertown, MA 02472 3/1/23
4. SIGNATURE: Cheryl M. Mays Print: Cheryl Mays
ADDRESS: 24 Highland Ave Watertown 3/2/23
5. SIGNATURE: Polina Roca Print: 3-1-23
ADDRESS: 253 Highland Ave Watertown 3-1-23
6. SIGNATURE: Carl Paulson Print: Carl Paulson
ADDRESS: 75 Park St 3-2-23
7. SIGNATURE: Bridget Kimmins Print: Bridget Kimmins 3-2-23
ADDRESS: _____
8. SIGNATURE: Mary C. Clonan Print: _____
ADDRESS: 20 Spring St. 3/2
9. SIGNATURE: Paula Fies Print: _____
ADDRESS: 9 Winter St. 3/2/23
10. SIGNATURE: Susan M. Fish Print: SUSAN M. FISH
ADDRESS: 46 Palfrey St, Watertown, MA

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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 02112 3/1/23
2. SIGNATURE: Carole Berney Print: Carole Berney 3/1/23
ADDRESS: 91 Standish Rd. Watertown MA 02138
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

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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

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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

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1. SIGNATURE: Donna B. Doucette Print: Donna B. Doucette
ADDRESS: 17 Langdon Ave., Watertown 5/16/23

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: _____

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ADDRESS: _____

9. SIGNATURE: _____ Print: _____
ADDRESS: _____

10. SIGNATURE: _____ Print: _____
ADDRESS: _____

City Council Meeting, April 25, 2023
Comments RE: 103 Nichols Project, CPC
Submitted by: Elodia Thomas

You have just voted to approve initial funding of \$175,000 for the 103 Nichols Street Project submitted by the Watertown Housing Authority.

I did not support this project and I am briefly sharing my reasons in the hope that they will serve as a guide for future deliberations in the vetting of this project and other CPA projects. If you read your material, you'll note the vote was 6 to 3 in favor. This was the WHA's second attempt to secure CPA funding. They pulled out last year for a variety of reasons. The WHA has now divided their application. This round, Part 1, is for predevelopment & design.

The applicant's modus operandi has not reflected the issues we keep talking about in our community - transparency, accountability, and most importantly collaboration and partnership.

Here are some of my key concerns:

- I hope you all realize that the city has absolutely no oversight of the WHA operational activities, staff, or budget.
- The WHA, a state public body, is just now attempting to comply with open meeting law given the complaint that I filed given issues I was hearing.
- A lack of collaborative communication e.g., including the CPC in key strategy or funding meetings with Community Economic Development Assistance Corporation (CEDAC); the Cambridge Housing Authority; the Planning office.
- The economic feasibility, funding, and proforma cost information. As it stands this is about a \$2 million dollar project for a 5-bedroom group home. It shocks people when they hear that price tag. I'm not saying that it is not a proper price tag, but it's something that needs to be seriously vetted. For example, it was strongly suggested by several councilors that the applicant seek a home rule petition whereby local contractors could bid on this project (keeping the money in the community) at prevailing wages to build this 5-bedroom group home. This would also bring down the cost. The applicant has not followed up on this suggestion. The applicant also said they couldn't get a mortgage. I contacted MHP and they said that they would qualify for a small mortgage based on rent collection.

- The application. Most information was provided after the application was submitted and in response to CPC and housing consultant questions. Many documents submitted at that time were irrelevant or expired contracts.
- Tenant demographics and Beaverbrook STEP selection process. My interest in the tenant pool comes from a desire to ensure that there are individuals from Watertown to fill the local preference slots. Beaverbrook serves 5 communities – Belmont, Cambridge, Somerville, Waltham, & Watertown. I asked about the applicant pool by community and the potential number of folks needing housing. I could not get an answer to this question.
- Accessibility & support needs are unknown. The home design presented to date offers full accessibility only on the first floor for both residents and visitors. How does this allow for socialization, communal dinners and activities, and aging in place? The configuration shown appears to be a two-family home with two full kitchens, two living rooms, two laundry rooms, two offices, and 2 accessible full baths and 2 accessible half baths. The clientele's needs to be supported are unknown.
- Site amelioration to be determined and location. This site had a 21E. A former town councilor raised serious environmental concerns. It has been stated that the issues can be resolved by a vapor barrier and venting. Location is not as accessible to bus stops and other amenities as stated in the application.

All of us must be held to high standards – applicants, CPC members, board members, and councilors. This is not our money; it's the taxpayers' money and they deserve the best we have to offer. I don't think it is appropriate for a councilor to come to our meeting and say - This has been vetted, just fund it, we have the money. You can say that at the Council discussion. I don't think it belongs at the table in our discussion.

Finally, I urge everyone to review the CPC plan and the DOR regulations regarding CPA funding. We are not being whimsical in what we are doing here; we are following the law. I am not happy about the denigrating comments that have been made regarding the vetting efforts of the CPC. I'll be happy to submit a more detailed follow-up of these issues.

I thank you for allowing me to express these opinions. We can do better, and we should do better. This is an important opportunity for our community. There has been a lot of discussion on the committee that we are not getting enough applications/projects. I urge you to talk with your constituents and bring ideas to us. But know that in speaking with other communities it takes 3 -5 years to get off the ground. And as we know this was a long time coming. I am totally dedicated to this committee. I am totally dedicated to very solid vetting. I hope you will join me in that effort in the future. Thank you.