



## Watertown Town Council

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

### ELECTED OFFICIALS:

Mark S. Sideris,  
Council President

Stephen P. Corbett,  
Vice President

Aaron Dushku,  
Councilor At Large

Susan G. Falkoff,  
Councilor At Large

Anthony Palomba,  
Councilor At Large

Angeline B. Kounelis,  
District A Councilor

Cecilia Lenk,  
District B Councilor

Vincent J. Piccirilli, Jr.,  
District C Councilor

Kenneth M. Woodland  
District D Councilor

### **SPECIAL TOWN COUNCIL MEETING TUESDAY, APRIL 7, 2015 @ 6:00 PM RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING MINUTES**

In accordance with Rule 2.6 of the Rules of the Town Council, and pursuant to the Call of the Town Council President, a Special Meeting of the Town Council of the City known as the Town of Watertown is hereby called, to be held on Tuesday, April 7, 2015 at 6:00 pm, in the Richard E. Mastrangelo Council Chamber, Administration Building, to consider and act on the following matters:

1. **ROLL CALL:** A Special Town Council meeting was called to order at 6:00 pm, in the Richard E. Mastrangelo Council Chamber. Present for the meeting were Councilors Susan Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were Town Manager Michael J. Driscoll, Town Attorney Mark Reich and Council Clerk Valerie Papas. Councilors Dushku, Corbett and Woodland arrived shortly after the call of the roll.

2. **EXECUTIVE SESSION - 6:00PM:** Councilor Piccirilli moved to go into executive session as stated below, seconded by Councilor Palomba and adopted by unanimous roll call vote with Councilors Susan Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris voting in the affirmative.

a) To discuss strategy with respect to Collective Bargaining with the DPW Union, Town Hall Associates Union, Library Union, Fire Union, Police Patrol Union, Police Supervisors Union, as an open meeting may have a detrimental effect on the Town's bargaining position.

3. **RETURN TO OPEN SESSION - 6:30 PM**

4. **MOTIONS, ORDERS AND RESOLUTIONS:**

a) Resolution authorizing a transfer of funds in order to fund an Agreement with the Library, AFSCME Council 93 Union covering the period of July 1, 2013 through June 30, 2016. The Manager provided a brief overview of the transfer. Councilor Piccirilli moved the resolution, seconded by Councilor Woodland and adopted by unanimous roll call vote with Councilors Aaron Dushku, Susan Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

b) [Resolution](#) authorizing a transfer in the amount of \$1,041,518 from the Fiscal Year 2015 Town Council Reserve to various Fiscal Year 2015 Snow and Ice Removal Accounts in order to fund the Snow and Ice Removal Deficit. The Town Manager provided a brief overview of the transfer.

Councilor Piccirilli moved the resolution, seconded by Councilor Woodland and adopted by unanimous roll call vote with Councilors Aaron Dushku, Susan Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

## 5. PUBLIC HEARINGS AND VOTES:

### a) [Amendment to Article VII: Signs & Illumination](#)

The proposed amendment to Article VII – Signs and Illumination of the Watertown Zoning Ordinance would create a New Section 7.11 - Hotel and Motel Signs to address the size and number of permitted wall signs (no more than 200 square feet total and no individual sign over 100 square feet) and to not allow wall signs to be placed or project above the building wall or parapet. The amendment also creates specific standards for banner signs, limiting the maximum size of banners to be no more than 2% of a total wall area, requiring signs to be located no lower than 9' above ground level or closer than 2 feet from the curb line, as well as limiting height to 50% of total building height and width to 15% of height.

The Chair recognized Mr. Steve Magoon, Community and Planning Director who provided a brief overview of the proposed amendment.

Gideon Schreiber, Town Planner provided an in-depth explanation of the three amendments creating a new section 7.11.

The Chair opened up the hearing to the public. There being no comments, the hearing was closed.

Councilor Piccirilli moved to approve the amendments, seconded by Councilor Woodland and adopted by unanimous roll call vote with Councilors Aaron Dushku, Susan Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

### b) [Amendment to Section 5.16: Pleasant Street Corridor District \(PCSD\):](#)

The proposed amendments to Section 5.16 would incorporate sub-districts within the Pleasant Street Corridor District to define two new areas where a commercial component is required in new development and another where new development would not allow residential. The language would also modify the build-to-line, clarify the maximum façade length, and require further step-backs for buildings. The amendments would also update the Table of Uses and Notes to the Table of Uses to

reflect the new zoning. The amendment also includes a zoning map with the new districts (PSCD-1, PSCD-2, & PSCD-3), and the boundary with adjoining T zone.

The Chair recognized Mr. Steve Magoon who provided a brief overview of the proposed amendments.

Gideon Schreiber provided an in-depth explanation of the amendments to the Pleasant Street Corridor.

The Chair opened up the hearing to the public and recognized:

1. Brian \_\_\_ 46 Rosedale Road – stated his concern with the proposed reduction of parking noting that he does not see the benefit of it.
  2. Jarod Igerman, Attorney for Sphere Street Capital – (Riverworks and the vacant lot across from Russo's) – stated his opposition to the proposed FAR; (floor area ratio) noting that it doesn't make any sense and will have a chilling effect on getting the site cleaned up.
  3. Linda Rando, Repton Place - concurred with the concern over the proposed reduction of parking. She noted that the parking at Repton Place is not enough.
  4. Maria Sinese, 83 Hovey – spoke in support of the proposed changes and in the reduction of automobiles in this area. She noted that we need to encourage development to figure out how to reduce traffic and not add more.
  5. Elodia Thomas, Marion Road – noted the Newton/Waltham/ Watertown Charles River Mills District and asked how that will tie in with Pleasant Street Corridor.
- Mr. Magoon stated that several jurisdictions together can have a more significant voice.
6. Joan Gumbleton, 47 Waltham Street – spoke in concern with the proposed reduction of parking and the need for visitor parking spaces.
  7. Barbara Ruskin, 140 Spring Street – spoke in opposition to the proposed ban on housing up to the Waltham Line noting that we will end up with a dead and dark area.
  8. Ed Criscitelli, 261 Pleasant Street – stated that his property will be devalued by the proposed changes noting that his family has owned the property since the late 1800s.
  9. Marianne Mulligan, 23 Falmouth Road – thanked Councilor Woodland for his years of dedication to this area and issue. She spoke in support of the proposed amendments.
  10. Linda Rando, Repton Place – spoke against cars turning into Repton Place in order to navigate Pleasant Street as the properties are not numbered correctly and cause confusion to drivers.

11. Barbara Ruskin, 140 Spring Street – stated that the proposed areas where it calls for all commercial is too large.

There being no further comments, the hearing was closed with the Chair noting that he will open it up again after the Councilors have had a chance to comment.

Councilor Woodland stated that this proposal has been a long time coming. He noted that they have received a lot back from developers and these changes have put more teeth into the zoning laws. He spoke in support of a diverse tax base and the additional amenities for residents and stated that he supports the proposed amendments.

Councilor Lenk note that this is a good first step; but that the PSCD-3 be looked at again as it excludes residential development and that she could envision a residential area for this location.

Councilor Palomba spoke in support of a sunset clause and echoed Councilor Lenk's concerns over the PSCD-3 being all commercial.

Vice President Corbett stated that he agrees with the goals and objectives of the proposed amendments in general; but there is an overreaction specifically with the PSCD-3 district being all commercial and the proposed FAR reduction. He spoke against mandating publically accessible space; noting that it should be part of mitigation and negotiation.

Councilor Kounelis stated that overall it is a step in the right direction but that she has a concern over the proposed parking reduction provision and stated that she does not want to see parking spill over into neighborhoods.

Councilor Piccirilli stated that he is satisfied with the changes and that it strikes the right balance and that the changes were based on the Design Guidelines and Standards. He spoke in support of the proposed amendments as a huge improvement although not perfect noting that zoning is not static and is always changing.

Councilor Falkoff agreed with other councilors in that the PSCD be 25% residential or as a possibility for that. She noted that this is not smart growth as we do not have public transportation and that we should not kid ourselves about that with respect to the density issue.

Councilor Dushku stated that he is not sure if everyone is ready to vote these changes tonight; and that he has a list of issues around the PSCD-3 district being all commercial; traffic and parking; the maximum façade length being too long and the proposed FAR.

The Chair suggested that the public hearing be continued to allow the Planning staff to address some of the issues brought up tonight. He [read a petition](#) by 20 residents of Pilgrim, Puritan, Rosedale and Acton Roads in which they asked that the vote tonight be delayed.

The Chair re-opened the public hearing and recognized:

Elodia Thomas, Marion Road – agreed with councilors comments on PSCD-3. She spoke in opposition to the reduction of parking. She spoke in support of restaurants and against shopping malls.

Attorney Igerman – spoke to the issue of the proposed FAR and the laws of geometry; asking that it be looked at again and re-check the math.

Kathy McGill, 37 Puritan Road – thanked everyone for their hard work on this issue. She asked that the PSCD-3 be kept as a small space for shops.

Marianne Mulligan – concurred with Ms. McGill's comments.

Barbara Ruskin, Spring Street – spoke in support of residential units and Artists studio units. She spoke in support of the 25% on the River.

Elodia Thomas, Marion Road – spoke in support of mixed use.

The Chair closed the public hearing.

Councilor Woodland spoke in support of the proposed changes to the PSCD-3 as commercial use.

Councilor Lenk spoke in support of 25% residential for the PSCD-3 and a re-think at the FAR.

Councilor Piccirilli spoke in support of not voting on this proposal tonight and having the Planning staff take another look at this.

Councilor Palomba moved to continue the public hearing to a later date to be announced, seconded by Councilor Falkoff and adopted by voice vote with Councilor Woodland voting no and Councilors Aaron Dushku, Susan Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

The Chair asked that the Planning staff provide maps and other visuals when they return with the proposed revisions.

6. ADJOURNMENT: there being no further business to come before the Special Town Council meeting, Councilor Woodland moved to adjourn at 9:00 pm, seconded by Councilor Palomba and adopted by unanimous voice vote with Councilors Aaron Dushku, Susan Falkoff, Angeline B. Kounelis, Cecilia Lenk, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

### [Addendum](#)

#### [Addendum by Councilor Dushku](#)

I hereby certify that at a regular meeting of the Town Council the above minutes were adopted by voice vote on May 12, 2015.

Mark S. Sideris, Council President