



Watertown Town Council

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

SPECIAL MEETING OF THE TOWN COUNCIL TUESDAY, JUNE 30, 2015 AT 6:30 PM

RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING

In accordance with the provisions of Rule 2.6 of the Rules of the Town Council, and pursuant to the Call of the Council President, the members of the Town Council of the City known as the Town of Watertown are hereby notified of a Special Meeting of the Town Council to be held on Tuesday, June 30, 2015 at 6:30 pm, in the Richard E. Mastrangelo Council Chamber, Administration Building.

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

MINUTES

1. **ROLL CALL:** a Special Town Council meeting was called to order at 6:30 pm in the Richard E. Mastrangelo Council Chamber, Administration Building. Present for the meeting were Councilors Aaron Dushku, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris. Councilors Falkoff and Kounelis arrived shortly after the call of the roll. Also present were Town Manager Michael J. Driscoll and Town Attorney Mark Reich. Council Clerk Valerie Papas was absent. Councilor Lenk was absent.

2. **PUBLIC HEARING AND VOTE** on proposed amendments to the Zoning Ordinance to implement *Design Standards* and to adopt a separate set of *Design Guidelines* which are not part of the Zoning Ordinance, that together provide requirements and guidance for new development and redevelopment within Watertown.

Amendment to Watertown Zoning Ordinance:

The proposed amendments would modify the following sections of the Zoning Ordinance:

- Article II, *Definitions*; Sections 2.34; 2.42; 2.55
- Article IV, *General Use and Dimensional Regulations*; Sections 4.10; 4.11(a) and 4.11(b)
- Article V, *Tables of District Regulations*; Sections 5.03(2); 5.03(7); 5.04; 5.05(f); 5.05(k); 5.04(s) and 5.05(n)
- Article VI; *Automotive and Bicycle Parking Requirements*; Sections 6.01(b); 6.01(e); 6.01(f); 6.01(g); 6.02(a); 6.02(k) and 6.07(a.1)

- Article VII; *Signs and Illumination*; Sections 7.01(h); 7.01(j); 7.01(k); 7.03(a.1); 7.03(a.5); 7.03(b.1); 7.03(b.2); 7.03(b.4); 7.03(d.2); 7.03(g.3); 7.06(b) and 7.06(e)
- Article IX, *Enforcement and Application Procedures*; Sections 9.03(c.7) and 9.08(e)

The proposed amendments would add the following sections to the Zoning Ordinance:

- ◆ Article IV, General Use and Dimensional Regulations; 4.11(d); 4.11(e) and 4.15
- ◆ Article V, *Tables of District Regulations*; Sections 5.03(12); 5.05(w) and 5.17
- ◆ Article VI; *Automotive and Bicycle Parking Requirements*; 6.01(i) and 6.01(j)
- ◆ Article VII; *Signs and Illumination*; Sections 7.01(e); 7.01(p); 7.01(q); 7.06(h); 7.12 and 7.13
- ◆ Article IX, *Enforcement and Application Procedures*; Sections 9.03(a) and 9.03(d)

The Chair recognized Mr. Steve Magoon, Planning Director/Assistant to the Town Manager who provided an overview of the proposed amendments to the Zoning Ordinance as the first part of the presentation.

The Chair recognized Dave Gamble, Architect and Urban Planner for Gamble Associates who provided a [detailed power point presentation](#).

Following the presentation by Mr. Gamble; Mr. Magoon stated that the Design Guideline and Standards strike a balance between the various interests and noted that the document is not cast in stone and there will be opportunity to adjust as experience is gained. He further noted that the Planning Board voted unanimously to recommend its adoption.

The Chair opened up the hearing to the Council for comments/questions.

Councilor Palomba asked if amendments can be proposed tonight to the document.

Attorney Reich stated that any amendments would have to be within the scope of the document.

Councilor Kounelis stated that she cannot support the document as she cannot support reducing the number of parking spaces and unbundling parking spaces.

Councilor Dushku asked about bumping up the LEAD certifiability that are required.

Mr. Magoon stated that it goes back to earlier comments about tradeoffs. He noted that we needed to strike a balance and came out with a certifiability standard with a LEAD checklist instead of requiring a project to go through the process and paperwork of having a LEAD granted which is a cost burden.

As a follow-up; Councilor Falkoff asked what 3 projects have been reviewed already. Mr. Magoon stated; Elon; Elm Street Hotel; and 480 Arsenal Street.

Councilor Falkoff suggested an amendment to the Guidelines; page 27 as follows:
design must allow for proposed trees to grow to their mature size. Planning document should have specific measures to ensure that there is sufficient space for

water penetration and regrowth and that location is appropriate for the mature size of the tree.

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

1. Elodia Thomas, 67 Marion Road – asked about hotel parking ratios for full occupancy; and if 4-9 units come under Guidelines and about mitigation when projects become more involved than the town planned for.

Mr. Magoon stated that, No, this does not address hotel parking. Yes, 4-9 units will come under design guidelines and design guidelines don't deal directly with mitigation but it is addressed "as a condition".

2. Diane Malania, 61A Pine Street - stated her concern when builds are taken down (Pirolli) and possible damage; air quality; water and rodents to abutting homes.

The Chair stated indicated that the specific project Ms. Malania is asking about is not being discussed tonight but was discussed last night at the Zoning Board of Appeals meeting.

3. Libby Shaw – thanked Councilor Falkoff for introducing language regarding trees.

4. Chris Ranier, Greystar Project Team – stated that his team is very pleased at how the process has worked for his project noting that they have achieved a project people are excited about.

5. Barbara Ruskin, Spring Street – spoke in support of LEAD certification in the Silver range and asked if the on-line plans will be required at an early stage.

There being no further comments, the Chair reopened it up to the Council.

Vice President Corbett commented that this has been an excellent process and the end result of it; is certainly a compromise.

Councilor Woodland commented that we are not all going to agree on all the details but that a general framework is what has been achieved and what is best for the town.

Councilor Piccirilli stated that the idea of asking the public; what do you want to see in a project; is revolutionary. He noted that it is hard to legislate good taste; and that this has turned design standards into what we want developers to do which puts the town in the forefront. He thanked planning department and David Gamble for bringing these ideas forward.

Councilor Kounelis stated that she commends everyone for their input. She warned however that these items are binding. She stated that they can only be used as a tool but that's not what we are doing; we are putting a lot of weight on these documents and residents are not going to realize that until it's in their own backyard.

Councilor Dushku stated that while the document does not go far enough in some aspects; there is so much good in this document and that he will accept it for what it is. He indicated that this document is too good for him not to support and that we should all be proud of it.

Councilor Palomba stated that he will be supporting the document and thanked everyone involved noting that we have achieved so much in a quick process. He lastly stated that he is hoping that the guidelines serve their purpose.

Councilor Falkoff stated that in this instance, we are way out ahead of other towns; that this will go a long way in dealing with the stress of projects. She noted that she is pleased and proud.

The Chair stated that this came as a result of the Elon project; and that we chose a fast track of design guidelines and standards instead of a moratorium. The document is a guide and though he has a number of concerns, such as parking – overall he is supporting the document noting that it had a tremendous amount of public input.

Councilor Piccirilli moved to accept the Design Guidelines and Standards, seconded by Councilor Dushku.

The document was adopted by a roll call vote of 7 for and 1 against with Councilors Aaron Dushku, Susan Falkoff, Anthony Palomba, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative and Councilor Kounelis voting against.

Councilor Falkoff moved to amend the guidelines as follows:

Guidelines; page 27 as follows: **design must allow for proposed trees to grow to their mature size. Planning document should have specific measures to ensure that there is sufficient space for water penetration and root growth and that location is appropriate to the mature size of the proposed tree.** Seconded by Councilor Piccirilli and adopted by unanimous roll call vote with Councilors Aaron Dushku, Susan Falkoff, Anthony Palomba, Angeline B. Kounelis, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

Attorney Reich announced that the Council has accepted and then amended the document with no further action needed.

The Chair asked for a moment of silence at the passing of former Councilor and Selectman, Philip Pane who passed away at the age of 103.

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

[Addendum Ordinance](#)

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above minutes were adopted on July 14, 2015 by unanimous voice vote.

Mark S. Sideris, Council President