



## Watertown Town Council

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

### MINUTES

**SPECIAL TOWN COUNCIL MEETING  
TUESDAY, AUGUST 18, 2015 AT 6:30 PM  
RICHARD E. MASTRANGELO COUNCIL CHAMBER  
ADMINISTRATION BUILDING**

In accordance with provisions of Rule 2.6 of the Rules of the Town Council, and pursuant to the Call of the Town Council President, I hereby call a Special Meeting of the Town Council of the City known as the Town of Watertown to be held on Tuesday, August 18, 2015 at 6:30 PM, in the Richard E. Mastrangelo Council Chamber, Administration Building.

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 Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris. Also present were the Town Manager Michael J. Driscoll and Town Attorney Mark Reich. Councilor Dushku arrived after the call of the roll.

The purpose of this meeting is to discuss, consider, and act on the following:

1. [First reading](#) and referral to the Planning Board – Proposed zoning amendment to create a Regional Mixed Used Development (RMUD) Zoning district:

Mr. Steve Magoon, Community Development and Planning Director provided a brief overview of the matter. Councilor Piccirilli moved the referral, seconded by Councilor Woodland and adopted by unanimous voice vote with Councilors Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

2. Ratification and confirmation of vote to move the Preliminary Election date to Thursday, September 17, 2015

The Chair provided a brief overview of the confirmatory vote. Councilor Piccirilli moved the matter, seconded by Councilor Woodland and adopted by unanimous voice vote with Councilors Susan G. 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 and Councilor Lenk abstaining from the vote.

3. [Public hearing](#) on proposed amendments to the text and mapping of the Pleasant Street Corridor District (PSCD), said text and mapping as on file in the Office of Community Development.

The Chair recognized Mr. Magoon who provided an overview of the request to make additional adjustments to a zoning amendment.

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

1. Brian Coop, 46 Rosedale Road – spoke in concern about parking.
2. Chuck Lanahagan, 111 Pleasant Street – spoke in concern about the 25% reduction.
3. Ed Criscetelli, Pleasant Street – owner of a garage on Pleasant Street; spoke in concern with the property value of his lot since the rezoning.
4. Bill Hillicker, Repton Place – spoke in concern with the MBTA service on Pleasant Street.
5. Robert McCarthy, Bromfield Street – spoke in concern with all the units and traffic on Pleasant Street.
6. Elodia Thomas, Marion Road – spoke in concern about the large footprint of the commercial area on Pleasant Street.
7. Joan Gumbleton, Waltham Street – spoke in concern with the impact of reducing parking.

8. Marianne Mulligan, 23 Falmouth Road – thanked Councilor Woodland for all the work he has done on this and stated that it is time to take a vote.

9. John McDonald, Trustee of property along Bridge Street/Pleasant Street – spoke in concern with instability of the zoning of Pleasant Street noting that we are trying to regulate the demand instead of letting the market take over.

The Chair opened up the hearing to councilors and recognized:

Councilor Piccirilli moved to adopt the proposed amendments as presented tonight with the stipulated that a typographical error on paragraph D-4A be corrected, seconded by Councilor Woodland.

Councilor Woodland spoke in support of the amendments.

Vice President Corbett spoke in support of the amendments despite some concerns.

Councilor Dushku spoke with respect to concerns he has regarding facade lengths; and noted he would like to make an amendment.

Councilor Kounelis spoke with respect to her concerns with parking requirement and reduction to a possible 25%.

Councilor Falkoff stated that we all have some doubts but that she agrees we all have to move on.

Councilor Lenk stated that despite her reservations, this has been well vetted and she will be voting in favor.

Councilor Piccirilli stated that he will vote in favor; and noted that the town has gone above and beyond in incorporating everyone's comments and concerns.

The Chair stated that we see what happened to some of the developments; such as Hartz-Mason. He stated that the town put in place design guidelines; and now these proposed amendments. He noted that he is not sure if this will stop big developments or stop more residential units; but he stated that something needs to be put in place; and therefore he will vote in favor of the amendments.

Councilor Dushku moved: require all property managers' of developments over 10,000 square feet to comply with parking, transportation, demand management, data collection and reporting requirements of the town.

Mr. Magoon stated that the idea of collecting data is a good idea; with minor concerns.

Councilor Falkoff stated that she prefers to consider this separately and not as an amendment.

The Chair suggested that Councilor Dushku's amendment be withdrawn and instead referred to subcommittee.

Attorney Reich stated that this needs to be fully fleshed out and properly defined so it can be implemented with specific language.

Councilor Piccirilli stated that he is intrigued by the idea but would like to opportunity to think about it more closely with more analysis on it.

Councilor Palomba stated that he would like to make an amendment to the amendment to allow 1 and 2 family homes within the pscd-3 district.

Attorney Reich stated that the issue is one of scope and this amendment is less restrictive and is within the scope of what we are considering.

Seconded by Councilor Dushku. And defeated by a roll call vote of 2 in favor and 7 against with Councilors Dushku and Palomba voting in the affirmative and Councilors Falkoff, Lenk, Piccirilli, Woodland, Kounelis, Corbett and Sideris voting against.

Councilor Kounelis moved E 3 – not exceed 15% instead of the proposed 25%, no second.

Upon a roll call vote; on the amendment itself; the zoning amendment was adopted 8 for and 1 against with Councilor Kounelis voting no and Councilors Dushku, Falkoff, Lenk, Palomba, Piccirilli, Woodland, Corbett and Sideris in favor.

Councilor Dushku moved to refer to EDP subcommittee – data collection and management, seconded by Councilor Falkoff and adopted by unanimous voice vote with Councilors Aaron Dushku, Susan G. Falkoff, Anthony Palomba, Angeline B. Kounelis, Cecilia Lenk, Vincent J. Piccirilli, Jr., Kenneth M. Woodland, Vice President Stephen P. Corbett and Council President Mark S. Sideris voting in the affirmative.

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

#### [Addendum](#)

I hereby certify that at a regular meeting of the Town Council for which a quorum was present, the above minutes were adopted on September 9<sup>th</sup>, 2015 by voice vote.

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Mark S. Sideris, Council President