

Waltham City Council
Minutes of the Meeting of
April 13, 2026

President Logan called the meeting to order at 7:30 p.m.

Artie Kronenfeld from the Waltham Times was recognized as recording the meeting.

Present: Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaCava, LaFauci, LeBlanc, McLaughlin, Tzioumis, Vidal and President Logan.

Absent: None.

Board of Survey & Planning

Present: Brian Moroney, William Creonte (remote), Wayne Keefner, S. Anthony DeVito and Mila Tarallo.

Absent: M. Justin Barrett.

City Clerk Vizard recited the Council Prayer followed by President Logan leading all present in the Pledge of Allegiance. Councillor Durkee asked for a moment of silence for all the military that have served past and present.

Councillor LeBlanc moved approval of the regular City Council meeting minutes of 3/23/2026. The motion was approved by a voice vote. Councillor LeBlanc moved approval Executive Session minutes of 3/9/2026. The motion was approved by a voice vote. President Logan stated that even though the executive session minutes are approved, they need to go to the Law Department for review and will not be available for the public until returned.

Clerk Vizard read Rule 86

First Joint Public Hearing: Affordable Housing Zoning Amendment

Clerk Vizard read the public hearing notice. Ward 8 Councillor Cathyann Harris gave a presentation on the zoning proposal. Tom Benevides, 308 River Street #3, Genoveva Tavera, 158 Margarite Avenue, Tim Riley, 100 Howard Street #2, Judy Goldberg, 46 Dale Street 2-3, Deb Herman, 3 Grant Place, Dan Semenate, 14 Brook Avenue #2 and Kambiz Maali, 161 College Farm Road all spoke in favor of the matter. 16 people stood in favor of the petition. With no one else in favor, no one in opposition and no one in a neutral position to the petition President Logan closed that part of the public hearing and opened the hearing up to questions from Councillors. Councillors LeBlanc and Bradley MacArthur spoke on the matter. Councillor Harris provided answers. Board of Survey and Planning member Mr. Moroney spoke on the matter. Councillor Harris provided answers. With no further questions President Logan closed the public hearing and referred the matter to the Ordinances and Rules Committee. Mr. Keefner stated the Board of Survey and Planning would meet on the matter on May 6, 2026.

Second Joint Public Hearing: Pet Grooming Zoning Amendment

Clerk Vizard read the public hearing notice. Ward 3 Councillor William Hanley gave a presentation on the zoning proposal. Councillors LeBlanc and Katz spoke in favor of the petition. With no one else in favor, no one in opposition and no one in a neutral position to the petition President Logan closed that part of the public hearing and opened the hearing up to questions from Councillors. Councillors Vidal and Katz spoke on the matter. Councillor Hanley provided answers. Mr. Moroney and Ms. Tarallo spoke on the matter. Councillor Hanley provided answers. With no

further questions President Logan closed the public hearing and referred the matter to the Ordinances and Rules Committee. Mr. Keefner stated the Board of Survey and Planning would meet on the matter on May 6, 2026.

Third Joint Public Hearing: 494 Lincoln Street Zoning Amendment

Clerk Vizard read the public hearing notice. Attorney Joseph Connors, 404 Main Street Waltham, representing the petitioner spoke in favor of the matter. Attorney Connors introduced Richard Pizzi and Anthony Cardillo, the petitioners. Attorney Connors gave a presentation on the property. Tim Riley, 100 Howard Street #2 spoke in favor of the amendment. 12 people stood in favor of the amendment. With no one else in favor, no one in opposition and no one in a neutral position to the petition President Logan closed that part of the public hearing and opened the hearing up to questions from Councillors. Councillors Dunn, Hanley, LeBlanc, Tzioumis and Vidal spoke on the matter. Attorney Connors and Mr. Pizzi provided answers. Mr. Keefner, Mr. Moroney and Ms. Tarallo spoke on the matter. Attorney Connors provided answers. With no further questions President Logan closed the public hearing and referred the matter to the Ordinances and Rules Committee. Mr. Keefner stated the Board of Survey and Planning would meet on the matter on May 6, 2026.

President Logan declared a two-minute recess to clear the chambers at 9:15 p.m.
Council reconvened at 9:17 p.m.

Four Public Hearing: Special Permit at 220 Moody Street for MICOL, LLC.

Clerk Vizard read the public hearing notice. Clerk Vizard gave an update on all new information. Attorney Phillip McCourt, 272 Bacon Street Waltham, representing the petitioner spoke in favor of the matter. With no one else in favor, no one in opposition and no one in a neutral position to the petition President Logan closed that part of the public hearing and opened the hearing up to questions from Councillors. With no questions from Councillors President Logan recessed the public hearing to a continued date and time certain of Tuesday, May 26, 2026 at 7:30 p.m.

Communications from the Mayor

- The Mayor respectfully requested to go into Executive Session for strategy to discuss various real estate matters existing and some new. Councillor LeBlanc made a motion that was approved by a voice vote to table this matter until the end of the meeting.
- The Mayor respectfully requested a transfer of funds in the amount of \$44,950 for the paving of the parking lot located at 92 Felton Street property. Referred to the Finance Committee.
- The Mayor respectfully requests a transfer in the amount of \$20,000 to supplement the Housing Department general expenses account. Referred to the Finance Committee.
- The Mayor respectfully requested approval of the acceptance of a grant in the amount of \$35,000 from the Executive Office of Public Safety and Security to purchase fire safety equipment for the Waltham Fire Department. Councillor King recused himself. Councillor Katz made a motion to suspend Rule 39 to act on the matter without Committee reference. The motion was approved by a voice vote. Councillor Katz moved for approval. The motion was approved by a voice vote and the matter was approved.

- The Mayor respectfully requested approval of a loan authorization in the amount of \$1,450,000 to purchase a high voltage substation to supply power to service the entire property located at 200 Trapelo Road. Referred to the Long Term Debt and Capital Planning Committee.
- The Mayor respectfully requested Council approval of the estimated total project costs for the Library renovation. Referred to the Committee of the Whole.
- The Mayor respectfully requested an appropriation in the amount of \$55,000 for continuing the “Comprehensive Zoning Ordinance and Map Update” services. Councillor Katz made a motion to suspend Rule 39 to act on the matter without Committee reference. The motion was approved by a voice vote. Councillor Katz moved for approval. On the motion Councillor LaFauci questioned the timeline for special projects currently in Committee. Councillor LaFauci made a motion that was approved by a voice vote to hear from off Committee member Solicitor Katherine Laughman. Attorney Laughman spoke on the matter. Attorney Laughman said the information would need to be provided by May of 2026. Councillor LaFauci was satisfied with the answers provided by Attorney Laughman. The motion to approve the appropriation was approved by a voice vote and the matter was approved.
- The Mayor respectfully requested approval of a Restrictive Covenant for HOME project at the Beaverbrook Apartments for ADA upgrades. Referred to the Committee of the Whole.

Applications and Licenses

Clerk Vizard stated that he had received three late filed Table and Chairs permits. Chepes Bakery at 428 Moody Street, La Chapincita at 424 Moody Street and Shiki Shabu Shabu at 342 Moody Street. All Applications and Licenses referred to the Licenses and Franchises Committee.

1. Secondhand Dealers renewal – 88 Maple Street – La Boutiqua
2. Secondhand Dealers renewal – 100 River Street – Four Jwaze LLC
3. Secondhand Dealers renewal – 1250 Main Street – Clean Out Your House, Inc.
4. Tables & Chairs on sidewalks permit – 419 Moody Street – Common Good Company, Inc.
5. Tables & Chairs on sidewalks permit – 474 Moody Street – Tempo
6. Tables & Chairs on sidewalks s permit – 265 Moody Street – Inspired Concepts LLC, dba In A Pickle
7. Tables & Chairs on sidewalks permit – 336 Moody Street – Bistro781

President Logan relinquished the chair to Vice President LeBlanc because he had numerous resolutions to speak on.

Resolutions, Orders and Ordinances

- Council Rule 92 Resolution
Clerk Vizard read the Resolution. Councillor Logan spoke on the Resolution. Referred to the Ordinances and Rules Committee.
- Ordinance Amendment to Chapter 17 Sidewalks, Public Ways, Public Places, Private Ways, and Parking Areas
Clerk Vizard read the ordinance amendment. Councillor Logan spoke on the amendment. Referred to the Ordinances and Rules Committee.

- Ordinance Amendment of Chapter 1 General Provisions-Leaf Blowing
Clerk Vizard read the ordinance. Councillor Logan spoke on the amendment. Referred to the Ordinances and Rules Committee.
- Council Rule 66 Resolution
Clerk Vizard read the Resolution. Councillor Logan spoke on the Resolution. Referred to the Ordinances and Rules Committee.

President Pro Tem LeBlanc relinquished the Chair to President Logan, President Logan resumed presiding from the chair.

- Resolution to Explore Transportation Options in North Waltham
Clerk Vizard read the Resolution. Councillors King, McLaughlin and Hanley spoke on the Resolution. Referred to the Economic and Community Development Committee.

Committee Reports

Economic and Community Development Committee

1. The Economic and Community Development Committee recommended the Year 52 Community Development Block Grant Program be approved. Councillor Hanley moved that the action of the Committee be the action of the Council on the Resolution. The motion was approved by a voice vote, and the Resolution was approved. Councillor Hanley moved that the action of the Committee be the action of the Council for the order. The motion was approved by a voice vote, and the order was approved.

Finance

1. The Finance Committee recommended the FY24 – FY26 MA Telecommunicator Emergency Response Task Force (TERT) Grant in the amount of \$3,500 be approved. Councillor Katz moved that the action of the Committee be the action of the Council. The motion was approved by a voice vote, and the matter was approved.
2. The Finance Committee recommended an appropriation of \$35,339.91 for the Disability Services Commission be approved. Councillor Katz moved that the action of the Committee be the action of the Council. The motion was approved by a voice vote, and the matter was approved.
3. The Finance Committee recommended an appropriation in the amount of \$50,000 to supplement the Police Department medical services account be approved. Councillor Katz moved that the action of the Committee be the action of the Council. The motion was approved by a voice vote, and the matter was approved.

Licenses and Franchises

1. The Licenses and Franchises Committee recommended the Grant of Location at 195 Bear Hill Road for Eversource be approved. Councillor Vidal moved that the action of the Committee be the action of the Council. The motion was approved by a voice vote, and the matter was approved.

2. The Licenses and Franchises Committee recommended the Secondhand dealer's renewal at 471 Main Street for The Tool Shed be approved. Councillor Vidal moved that the action of the Committee be the action of the Council. The motion was approved by a voice vote, and the matter was approved.

Ordinances and Rules

1. The Ordinances and Rules Committee recommended the time extension for Special Permit Order #36591 at 1432 Main Street be approved. Councillor Harris moved that the action of the Committee be the action of the Council. Roll call required.
In favor: Councillors Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaCava, LaFauci, LeBlanc, McLaughlin, Tzioumis and Vidal.
Opposed: None.
Absent: None.
Presiding: Logan.
2. The Ordinances and Rules Committee recommended the time extension for Special Permit Order #31842 at 850,910,920-940 Winter Street be approved. Councillor Harris moved that the action of the Committee be the action of the Council. Roll call required.
In favor: Councillors Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaCava, LaFauci, LeBlanc, McLaughlin, Tzioumis and Vidal.
Opposed: None.
Absent: None.
Presiding: Logan.
3. The Ordinances and Rules Committee recommended the time extension for Special Permit Order #36590 at 460 Totten Pond Road be approved. Councillor Harris moved that the action of the Committee be the action of the Council. Roll call required.
In favor: Councillors Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaCava, LaFauci, LeBlanc, McLaughlin, Tzioumis and Vidal.
Opposed: None.
Absent: None.
Presiding: Logan.

Long Term Dept & Capital Planning

1. The Long Term Debt & Capital Planning Committee recommended the approval of a loan authorization in the amount of \$10,536,466 for the owner's project management (OPM) and design services required for the new Police Station located at 155 Lexington Street be approved for a first reading. Councillor Durkee moved that the action of the Committee be the action of the Council. The motion was approved by a voice vote, and the matter was approved for a first reading. Councillor Durkee made a motion that was approved by a voice vote to table the matter on the Council Floor.

Unfinished Business & Other Business

Tabled Items

- 66 Brewster Road (Tabled 6/9/25)
- Mayor's Communication regarding a potential real estate matter (Tabled 3/23/2026)
- 250th Anniversary of the British Evacuation of Boston March 17, 1776, Resolution

Councillor LeBlanc made a motion to take the Mayor's Communication regarding the Executive Session off the table. The motion was approved by a voice vote. Councillors Durkee and Harris escorted Mayor McCarthy into the chamber. Councillor LeBlanc moved that the City Council go into Executive Session and Councillor LeBlanc moved that the City Clerk be the Clerk of the executive session. Roll call required.

In favor: Councillors Bradley-MacArthur, Brasco, Dunn, Durkee, Hanley, Harris, Katz, King, LaCava, LaFauci, LeBlanc, McLaughlin, Tzioumis, Vidal and President Logan.

Opposed: None.

Absent: None.

Approved 15-0-0. City Council convened in Executive Session at 9:59 p.m.

The City Council reconvened in open session at 10:46 p.m.

With no further matters Councillor LeBlanc made a motion to adjourn. The motion was approved by a voice vote. President Logan declared the meeting adjourned at 10:47 p.m.

Respectfully submitted by:

Cathy Magliarditi

Executive Assistant to the City Clerk

April 21, 2026