

Ordinances & Rules Committee
Meeting Minutes
January 20, 2026

The Clerk called the meeting to order at 8:19 p.m.

Present: Councillors Dunn, Harris, Logan, Hanley, McLaughlin.

Absent: None.

Kara Wilson, Clerk of the Ordinances & Rules Committee accepted nominations for the 2026 Chair position of the Committee. Councillor Dunn nominated Councillor Harris. Councillor McLaughlin moved to close nominations. The Clerk called the roll and asked each Councillor to state the name of the person they are nominating as the Chair for 2026.

Councillor Dunn: Harris

Councillor Hanley: Harris

Councillor Harris: Harris

Councillor Logan: Harris

President McLaughlin: Harris

By a unanimous vote of 5-0 Councillor Harris is the Chairwoman of the Ordinances & Rules Committee for 2025.

Councillor Logan moved approval of the minutes from 12/15/2025. The motion was approved by a voice vote.

Councillor Hanley moved approval of the minutes from 12/22/2025. The motion was approved by a voice vote.

Artie Kronenfeld of The Waltham Times was audio recording the meeting.

First agenda item: Special permit application for MICOL, LLC at 220 Moody

Michael Columba, petitioner, spoke on his application. He is still working on parking and traffic with the Engineering Dept. President Logan moved to table. The motion was approved by a voice vote and matter was tabled.

Second agenda item: Special permit app. for TTGROUP WALLEX, INC at 864 Lexington St Attorney Michael Connors, representing the petitioner, spoke on the application. Councillor McLaughlin asked about using back of building for delivery. Councillor Hanley asked about the cleaning company in this location prior to this business. Councillor Dunn asked about a traffic study. Councillor Hanley moved to table the matter. The motion was approved by a voice vote and matter was tabled.

President Logan moved to take the MIRROD 1 zoning amendment from the table. The motion was approved by a voice vote. Attorney Laughman was present and spoke about her opinion. She stated this is asking us to approve a zone change without any specific plans. Her recommendation is to explore possibility of a master concept plan. We need an independent analysis of the proposed zoning impacts. The zoning path and the development path need to be aligned. Keir Evans of BXP spoke on the matter. Attorney Jim Ward, and Chris Carr of BXP and Rick Vallerelli of 1265 Main were all present. President Logan asked when they would like to put a shovel in the ground. Mr. Evans stated July 2026 would be ideal. This would be the bridge

construction/development with the state. President Logan asked what they need by this date. Mr. Evans responded to the appendix one from Attorney Laughman. President Logan moved to authorize a consultant for the petitioner to conduct an impact study and to reach out to and communicate with department heads and the Mayor to obtain information from the city. The motion was approved by a voice vote. Councillor Hanley asked if they would be open to hosting a community/neighborhood meeting. President Logan moved to table the matter. The motion was approved by a voice vote.

Councillor Hanley moved to take MIRROD 2 from the table. The motion was approved by a voice vote. Mr. Evans spoke. This is the same approach and deliverables. 1500 units within the two districts. President Logan made the same request regarding the impact study for MIRROD 2 (concept plans (defined), development plans and agreement, zoning definitions.) The motion was approved by a voice vote. Councillor Dunn asked for updated and clearly marked maps for all three MIRRODS. President Logan moved to table the matter. The motion was approved by a voice vote.

President Logan moved to take the MIRROD 3 zoning amendment from the table. The motion was approved by a voice vote. Rick Vallerelli spoke on his project. Their process is a bit different since they already have mitigation and phasing area done and approved within their approach to this zone change. President Logan made the same request regarding the impact study for MIRROD 2 (concept plans (defined), development plans and agreement, zoning definitions.) The motion was approved by a voice vote. Councillor Hanley made a request that was approved by a voice vote to have the Superintendent in to next meeting to discuss projected growth within school system. President Logan moved to table the matter. The motion was approved by a voice vote.

The chair called for a two-minute recess.

The committee came back to order at 9:48 p.m.

Third agenda item: Resolution Requesting Amendments to Inclusionary Zoning to Align with MAPC

Solicitor Laughman spoke on the memo she had sent earlier tonight. President Logan moved to release the memo from Attorney Laughman. The motion was approved by a voice vote.

President Logan moved to table the matter. The motion was approved by a voice vote and matter was tabled.

Councillor McLaughlin moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 10:05 p.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
January 27, 2025