

Ordinances & Rules Committee
Meeting Minutes
February 17, 2026

The Chair called the meeting to order at 8:21 p.m.

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

Absent: None.

Councillor McLaughlin moved approval of the minutes from 2/2/2026. The motion was approved by a voice vote.

Leah of The Waltham Times was audio recording the meeting.

Special Permit MICOL LLC at 220 Moody Street

Paul Finger and Attorney Phillip McCourt spoke on behalf of the petitioner. Attorney McCourt reviewed variances and said they would be appearing before the Traffic Commission to talk about some items. The variances and Survey and Planning approvals are subject to the Council granting a special permit. The requested easements are outlined in the filing. Councillor Logan asked about improvements to the Hall's Corner intersection (Pine/Moody/Crecent). Councillor Logan asked for details about the infrastructure payment and said maybe it could be used for signal improvements. Councillor Hanley asked if 29 parking spaces would be enough for the parking needed. Councillor McLaughlin moved to have the clerk provide a transcript or video of the two hearings so that it is part of the record. The request was approved by a voice vote. Councillor Logan said the Embassy owner prefers the two-way traffic pattern near the theatre entering the municipal lot. Councillor Logan moved to lay the matter on the table. The motion was approved on voice vote.

Council Rule 77 Resolution

Councillor Logan reviewed the historical timing of the budget request and the practical need for a schedule change. Councillor Logan moved approval. The motion was approved on a voice vote, and the matter was forwarded to the full Council with a recommendation for approval.

MIRROD 1

Councillor Hanley moved to take the matter from the table. The motion was approved on a voice vote. Kier Evans from BPX reviewed the development agreement, space for a new fire station, bridge funding, a concept plan, a mitigation plan, a phasing plan.

Councillor Hanley moved to lay the matter on the table. The motion was approved on a voice vote.

MIRROD 2

Councillor Hanley moved to take the matter from the table. The motion was approved on a voice vote.

Kier Evans from BPX reviewed the development agreement, space for a new fire station, bridge funding, a concept plan, a mitigation plan, and a phasing plan. Councillor Logan asked about the parking and where the calculations came from. Mr. Evans said they would send the methodology

they used. Councillor Logan moved to hear from Councillors Tzumis. The motion was approved on a voice vote. Councillor Tzumis asked about the distance to Kendall Green.

Councillor Hanley moved to lay the matter on the table. The motion was approved on a voice vote.

MIRROD 3

Councillor Hanley moved to take the matter from the table. The motion was approved on a voice vote.

Rick Vallarelli from 1265 Main St LLC reviewed the development agreement, a concept plan, a mitigation plan, a phasing plan.

Councillor Hanley moved to lay the matter on the table. The motion was approved on a voice vote.

MIRROD 1

Councillor Hanley moved to take the matter from the table. The motion was approved on a voice vote.

Councillor Hanley moved to request a planner to work on all MIRRODs. The motion was approved on a voice vote.

Councillor Hanley moved to request tax implication analysis for all MIRRODs. The motion was approved on a voice vote.

Councillor Dunn asked about the community meeting. Councillor Hanley asked the clerk to send the flier around.

Councillor Logann moved to lay the matter from the table. The motion was approved on a voice vote.

Councillor Logan moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 10:36 p.m.

Respectfully submitted,
Joseph Vizard, City Clerk
February 20, 2026