

Ordinances & Rules Committee
Meeting Minutes
April 6, 2026

The Chair called the meeting to order at 9:51 p.m.

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

Absent: None.

Councillor Logan moved approval of the minutes from 3/16/2026. The motion was approved by a voice vote.

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

First agenda item: Time extension for Special Permit Order #36591 at 1432 Main Street
Attorney Michael Connors, representing the petitioner spoke on the extension. He is requesting a year's extension to be able to pull a building permit. This is their first request.

Councillors Hanley, Logan, and McLaughlin asked questions. President Logan moved to approve the extension. The motion was approved on voice vote.

Second agenda item: Time extension for Special Permit Order #31842 at 850,910,920,930,940 Winter St

Attorney Michael Connors, representing the petitioner spoke on the extension. He is requesting a year's extension to be able to pull a building permit on building B within the permit. Building A is built. President Logan asked about the length of time since the special permit was approved in 2013. President Logan moved to approve the extension. The motion was approved on voice vote.

Third agenda item: Time extension for Special Permit Order #36590 at 460 Totte Pond Road
Attorney Mula, representing the petitioner, spoke on the matter. Councillor Hanley moved to approve the time extension. The motion was approved by a voice vote.

Fourth agenda item: Resolution to Review and Amend the Snow Removal Ordinance to Improve Sidewalk Safety

President Logan made a request to ask the DPW Director to attend the next meeting to discuss this Resolution. The motion was approved by a voice vote. President Logan moved to table the matter. The motion was approved on voice vote.

President Logan moved to take the special permit application for 220 Moody Street off the table. The motion was approved on voice vote. Attorney McCourt, representing the petitioner, stated that the executive office suggested some façade changes and that the petitioner and the mayor have been in communication to discuss it. The petitioner met with the mayor to discuss architecturally pleasant/a better esthetic looking building. The petitioner also submitted an easement agreement and asked for it to be forwarded to the mayor. The easement is located within the latest submission from the petitioner in section/exhibit C. They also discussed parking passes to purchase through the city for their guests, vans for transporting guests, truck deliveries, resurfacing the parking lot, and parking amenities. President Logan suggested all these items be conditions within the Order. President Logan moved to send the draft easement order to the mayor for consideration. The motion was approved on voice vote.

Councillor Dunn asked about snow removal, fire safety/emergency and swept pass analysis. Mayor McCarthy was able to attend the meeting and was present to discuss the building frontage. President Logan moved to table the matter. The motion was approved on voice vote.

Councillor Hanley moved to take the RCI One Zoning Amendment off the table. The motion was approved on a voice vote. Keir Evans, Chriss Carr, Mark Figere spoke on their amendment. Mr. Carr spoke on the majority of comments submitted from the neighborhood meeting; setback to 100 feet, five story – 75 feet high, light dimming, comply with city noise ordinances, generator concerns, flood plan study, dumpster location, Lincoln woods repaved, trees, exiting to 95N, hiring traffic officer. Most of these answers will be submitted within the special permit process. Mark Figueres, spoke on the traffic impact study and financial recap. He covered the fiscal impact analysis, emergency personnel, schools, etc. Jones Rd gross revenue (above 1.9mm) revenue from taxes, positive economic market for the city. One plus acre for substation, 300 units of affordable housing. Councillor Hanley moved that the mayor attend a meeting and work with the Committee on the development agreement. The motion was approved by a voice vote.

The fire station is being talked about with the mayor and the fire chief. President Logan spoke on the communication received from Planning Director Waters. President Logan made a request that was approved by a voice vote to have the Planning Director engage the services of Community Scale LLC to conduct an independent review of the proposed RCIs 1,2,3 Overlay Zoning Districts. Councillor Dunn spoke on the planning consultant and made a request that was approved by a voice vote to receive a timeline from the planning consultant with respect to the June 26, 2026 deadline. President Logan moved to table the matter. The motion was approved on voice vote.

Councillor Hanley moved to take the RCI Two Zoning Amendment off the table. The motion was approved on a voice vote. Keir Evans and the BXP team spoke on the fiscal impact study. Councillor Hanley moved to place the matter on the table. The motion was approved by a voice vote.

Councillor Hanley moved to take the RCI Three Zoning Amendment off the table. The motion was approved on a voice vote. Rick Vallerelli, Jim Ward, and Nick Skoly spoke on their project. They had one word to change which was changing the story to level as it pertains to parking in being with constituent with the zoning code. Councillor Hanley moved to place the matter on the table. The motion was approved by a voice vote.

Councillor Hanley moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 10:12 p.m.

Respectfully submitted,
Kara Wilson, Clerk of the Ordinances & Rules Committee
April 10, 2026