

Ordinances & Rules Committee
Meeting Minutes
May 18, 2026

The Chair called the meeting to order at 8:57 p.m.

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

Absent: None.

Councillor McLaughlin moved approval of the minutes from 5/4/2026. 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 1265 Main Street LLC at 1265 Main Street

Jim Ward, representing the petitioner, spoke on the extension. They would like to extend project out two years from June 23, 2026 to June 23, 2028, and for work to commence within the year by June 23, 2027. Councillor McLaughlin moved approval of the time extension. The motion was approved on voice vote.

Second agenda item: RCI-1 Zoning Overlay District

Solicitor Laughman spoke and went over her review of the project thus far with the hired contractor's suggestions. Keir Evans of BXP, Rick Vallerelli of 1265 Main, Jim Ward of Nutter, Chris Carr of BXP, Nick Skoly of VHP, and Valerie Moore of Nutter were all present and prepared to go through the entirety of the projects with the Committee and Attorney Laughman. It was a working session throughout the meeting with discussions on all Law Department comments and edits.

8.8 RCI Overlay

8.81 Establish RCI Overlay Districts

Caps of units: RCI 1&2 1500 each, RCI-3 500 max. There were two subsections added to RCI1 (RCI- 1A & RCI- 1B) with RCI1a being of a higher density area with 65 units per acre and RCI1B being 14 units per acre. Councillor Hanley asked about there being three different variations of protection of development with the city and these projects; zoning, development agreements and special permits. Solicitor Laughman commented on the traffic mitigation, adding some more flexibility within the traffic impact on special permits. Councillor Hanley moved to accept Solicitor Laughman's amendment. The motion was approved on voice vote.

On page 3 of the opinion the Use Table for age restrictive housing should be defined and added within the respective contracts/developments/covenants but things like active adult and hospice are a bit different so we need to find the right way to capture all possibilities under one roof.

Solicitor Laughman looked up definition and suggested we use assisted living dwelling. President Logan moved to amend the draft ordinance and to replace senior multifamily with assisted living dwelling. The motion was approved on voice vote. On the Uses Chart President Logan moved to undelete the suggestion made by Solicitor Laughman in the margins. The motion was approved on voice vote. Commercial uses

Solicitor Laughman questioned whether there should be a narrower scope of mixed uses within this zone. The Solicitor added there are now 2 more sub zones in RCI1-1A & 1B. this will limit one to no retail/commercial/office, just residential unlike 1B with all 3 allowed. Councillor Hanley moved to limit the RCI-1A district to retail. The motion was approved on voice vote.

RCI-1B uses needed to be changed in the table of uses. Councillor Logan moved to change all the Ps in the chart (Uses) to Ys for municipal uses. The motion was approved on voice vote. Councillor Logan moved to strike all Rec Uses in the area Indoor etc. from S1 to N in Recreation Uses. The motion was approved on voice vote. Solicitor Laughman spoke on RCI-3 and the original proposal allowing all zones to be allowed in this district; office, industrial, hotel, commercial. Rick Vallerelli stated research and labs should also be included, and assessor uses all be changed to S1 as well. President Logan moved to accept all abovementioned changes. The motion was approved on voice vote.

Solicitor Laughman continued speaking on page 4 Residential Use Requirements and Use Criteria. She proposed language and asked if the Council wanted to have the residential component allowed but make it more specific or stricter language for anything else that may come before/after residential build outs. Could an entire gym go in before any residential units are built? It's really a policy conversation that needs to be had. Rick Vallerelli stated he would prefer not because they really don't know what the phasing may be at this time. It would kind of depend on markets etc. as to what may come first. His concern was traffic/infrastructure and housing components based on MEPA. Councillor Logan moved to remove the 25% requirements and be consistent with the current market values. The motion was approved on voice vote.

8.8462 Attorney Ward stated the minimum residential requirements; a. current market conditions warrant B, and C and D. Lack of residential units is consistent with market and rely on current zoning ordinances. President Logan moved to amend language to state above from Attorney Ward. The motion was approved on voice vote. Councillors McLaughlin, Dunn, and Hanley all asked questions.

The mayor asked the petitioner who is going to be the developer? Mr. Evans from BXP, and Attorney Ward spoke and stated that it depends on the subject but will need a special permit for any RCI district overlay area and that in 8.8462 Mixed Use Developments it should be defined. President Logan asked if the development agreement is binding for successors? Yes, it will carry with the land.

8.851 General Dimensional Standards (page 5)

Mr. Evans accepted the suggestive language from Solicitor Laughman.

President Logan moved to amend the totality of the tables to just be feet and delete stories. The motion was approved on voice vote. The following changes were amended within section 8.852; structured parking to feet, maximum lot coverage, min. lot size, frontage, setback, interior lot lines stated the same. Mr. Evans stated there were building codes that would need to be followed for fire in RCI, minimum open space is not changed, footnote #3 was deleted in the FAR section of RCI-3, max far calculation, notes for #2 accept the strikeouts.

8.871 Parking

Councillor Hanley moved approval of subsection A, not B, in the parking area.

#3 should say ...add in max. lot coverage 40-50%.

In parking requirements table Councillor Hanley asked if one space was enough for RCI-1A&B. Councillor Dunn spoke about parking requirements for residential uses, office uses, and institutional uses. Solicitor Laughman noted to add in the assisted living requirements to this table. It's the .75 ratio – existing underlying zoning. Councillor Hanley moved approval. The motion was approved on voice vote.

Commercial Uses

Councillor Dunn moved approval of language. The motion was approved on voice vote.

Retail Uses

Councillor Hanley moved approval of language. The motion was approved on voice vote.

Mr. Evans noted the RCI-1B to read N/A and all others to remain the same.

There were no changes in municipal use, shared, and intermodal transit facilities.

Councillor Dunn moved to go past midnight. The motion was approved on voice vote.

Hotels. Motels – no change, Cafes etc. for 1B make N/A

Restaurants, Taverns, Fast Food, Micro Brewery allowed in 1A and per 1,000 square feet. 1B is N/A, 3 is underlying zoning. Councillor Dunn moved approval of these matters as amended.

The motion was approved by a voice vote.

8.86 Special Permits

Mr. Evans and Attorney Ward proposed edits to 8.862. President Logan moved to approve the amended language. The motion was approved by a voice vote.

President Logan moved to delete section 8.864. The motion was approved by a voice vote.

Mr. Evans and Mr. Vallerelli spoke of a height definition. They asked for it to reflect post construction ground elevation and strike the existing elevation. And where it says level say story. President Logan moved to approve the amended language. The motion was approved by a voice vote.

President Logan moved to strike senior multi-family. The motion was approved by a voice vote.

Accessory Research & Development

Attorney Laughman spoke on the definition. Attorney Ward stated there are pilot programs and R&D is used to a certain degree. President Logan moved to accept the amended language. The motion was approved by a voice vote.

8.8461 Affordable Housing Language (page 4)

Attorney Laughman spoke. Councillors Logan, Dunn, Hanley, all spoke on this section.

Councillor Dunn moved approval of language as presented. The motion was approved by a voice vote.

Councillor Hanley moved to make sure all changes were made throughout RCI 1,2, & 3. The motion was approved by a voice vote.

President Logan asked why we need another public hearing. Attorney Laughman stated you run the risk of someone questioning changes that were never presented in the hearing. President Logan moved to send all three matters out to the full Council and to have the Clerk schedule a joint public hearing with the Board of Survey and Planning on June 8, 2026. The motion was approved by a voice vote.

President Logan moved to take the Affordable Housing Inclusionary Zoning matter off the table. The motion was approved by a voice vote. President Logan moved to send the matter out to the full Council for a first reading. The motion was approved by a voice vote.

Councillor Hanley moved to take the Pet Grooming Resolution off the table. The motion was approved by a voice vote. Councillor Hanley moved approval of the Resolution. The motion was approved by a voice vote.

Councillor Hanley moved to take the Pet Grooming Ordinance Amendment off the table. The motion was approved by a voice vote. Councillor Hanley moved to send the matter out to the full Council for a first reading. The motion was approved by a voice vote.

Councillor Logan moved to adjourn. The motion was approved by a voice vote and Chairwoman Harris declared the meeting adjourned on Tuesday 5/19/26 at 12:33 a.m.

Respectfully submitted,
Kara Wilson, Clerk of the Ordinances & Rules Committee
May 27, 2026