

Waltham City Council
Minutes of the Meeting of
June 8, 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, Durkee, Harris, Hanley, Katz, King, LaCava, LaFauci, LeBlanc, McLaughlin, Tzioumis, Vidal and President Logan.

Absent: Brasco, Dunn.

Board of Survey & Planning

Present: Brian Moroney, William Creonte, 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 Katz made a motion that was approved by a voice vote to suspend Rule 8 to take the Resolution Honoring Rose Marie Richard on the Occasion of her 100th Birthday out of order. Clerk Vizard read the Resolution. Councillor Katz spoke on the Resolution. Councillor Katz moved to suspend Rule 39 to act on the Resolution without Committee reference. The motion was approved by a voice vote. Councillor Katz moved approval of the Resolution. The motion was approved by a voice vote and the Resolution Honoring Rose Marie Richard on the Occasion of her 100th Birthday was approved.

Councillor Katz made a motion that was approved by a voice vote to suspend Rule 8 to take the Resolution Honoring Jewish Family and Children's Services out of order. Clerk Vizard read the Resolution. Councillor Katz spoke on the Resolution. Councillor Katz made a motion to suspend Rule 9 to hear from JF&CS CEO Gail Schulman, 1430 Main Street, Waltham, MA. The motion was approved by a voice vote. Ms. Schulman spoke on the programs and services offered at JF&CS. Councillor Katz presented the Resolution to Ms. Schulman. Councillor Katz moved to suspend Rule 39 to act on the Resolution without Committee reference. The motion was approved by a voice vote. Councillor Katz moved approval of the Resolution. The motion was approved by a voice vote and the Resolution Honoring Jewish Family and Children's Services was approved.

Councillor LeBlanc moved approval of the regular City Council meeting minutes of 5/26/2026. The motion was approved by a voice vote. Councillor LeBlanc moved approval of the special City Council meeting minutes of 6/1/2026. The motion was approved by a voice vote.

Clerk Vizard read Rule 86.

First Joint Public Hearing: Zoning Amendment at BP Bay Colony LLC and BXP Waltham Woods LLC, both c/o BXP, Inc., 800 Boylston Street, Suite 1900, Boston, MA 02199; Stony Brook Associates LLC, c/o BXP, Inc., 800 Boylston Street, Suite 1900, Boston, MA 02199; and 1265 Main Street, LLC, 77 Fourth Avenue, Suite 310, Waltham, MA 02451;

Clerk Vizard read the public hearing notice. Keir Evans BXP, Inc. Vice President, 800 Boylston Street, Boston, MA and Rick Vallarelli, 1265 Main Street LLC., 77 Fourth Avenue, Waltham, MA representing the petitioners, gave a presentation with updates on the matter. Joe Lester, 23 Old Conant Road, Lincoln, MA gave a presentation in opposition to the zoning amendment. Jerry Dufromont, 66 Lincoln Woods Road, Waltham, MA spoke in opposition of the zoning amendment. 11 people stood in favor of the amendment. 5 people stood in opposition to the zoning amendment. With no one else in favor, no one else in opposition and no one in a neutral position to the zoning amendment President Logan closed that part of the public hearing and opened the hearing up to questions from Councillors. Councillors LaFauci, Bradley-MacArthur, Tzioumis Harris and Katz all asked questions. Mr. Evans and Mr. Vallarelli provided answers. Mr. Moroney, Mr. Creonte and Ms. Tarallo of the Board of Survey and Planning asked questions with Mr. Evans providing answers. Mr. Dufromont spoke in rebuttal of the amendment. Councillor Harris moved approval for a first reading of the zoning amendment. The motion was approved by a voice vote. Councillor Harris moved approval for a first reading of the zoning amendment map. The motion was approved by a voice vote. President Logan closed the public hearing and referred the matter to the Ordinances and Rules Committee. Mr. Moroney announced the Board of Survey and Planning would be meeting on June 10, 2026 at 5:00 p.m.

Second Joint Public Hearing: Zoning Amendment at 1432 Main Street

Clerk Vizard read the public hearing notice. David Ferris, Manager of FD Special Opportunities II-A, LLC and Brian Charvilli, COO in General Counsel of Ferris Companies both at 118 Turnpike Road, Suite 300, Southboro, MA, representing the petitioner, spoke on the matter. Tom Benvides, 308 River Street #3, Waltham, MA spoke in favor of the amendment. 5 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 Katz, LaFauci and Tzioumis asked questions. Mr. Ferris provided answers. Board of Survey and Planning members Moroney and Creonte asked questions with Mr. Ferris providing answers. With no further questions President Logan closed the public hearing and referred the matter to the Ordinances and Rules Committee. Mr. Moroney announced the Board of Survey and Planning would be meeting on June 10, 2026 at 5:00 p.m.

Third Joint Public Hearing: Zoning Amendment at 181-185 Felton Street

Clerk Vizard read the public hearing notice. Attorney Michael Connors, 689 Main Street, Waltham, MA representing the petitioner gave an update on the matter. Tom Benvides, 308 River Street #3, Waltham, MA spoke in favor of the amendment. 4 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 Harris, Bradley-MacArthur and LaFauci asked questions. Attorney Connors provided answers. Board of Survey and Planning members Creonte, Moroney and Keefner spoke on the matter. With no further questions President Logan closed the public hearing and referred the matter to the Ordinances and Rules Committee. Mr. Moroney announced the Board of Survey and Planning would be meeting on June 10, 2026 at 5:00 p.m.

President Logan declared a two minute recess at 11:24 p.m.
City Council reconvened at 11:26 p.m.

Communications from the Mayor

1. The Mayor respectfully requested an appropriation in the amount of \$125,000 to fund Building utility bills for the remainder of FY2026. Referred to the Finance Committee.
2. The Mayor respectfully requested acceptance of a State 911 Emergency Medical Dispatch Grant in the amount of \$20,524.80. Referred to the Finance Committee.
3. The Mayor respectfully requested acceptance of the State 911 Training Grant in the amount of \$123,557.52. Referred to the Finance Committee.
4. The Mayor respectfully requested acceptance of the State 911 Support and Incentive Grant in the amount of \$275,871. Referred to the Finance Committee.
5. The Mayor respectfully requested approval of two Waltham High School Reunion books for the 25th and 50th reunion of the Class of 1940 donated by Susan Kavaleski for the City Hall Museum Room. Referred to the Finance Committee.
6. The Mayor respectfully requested acceptance of a Middlesex News Centennial Edition 1884-1984 and Centennial Scholarship memorabilia from Justin Barrett of Waltham, MA for the City Hall Museum Room. Referred to the Finance Committee.

Councillor Katz made a motion that was approved by a voice vote to take the Mayor's Communications numbered 7, 13, 14 and 16 collectively out of order. Councillor Katz made a motion to hear from off committee member Waltham Police Captain Jeff Rodley. The motion was approved by a voice vote.

7. The Mayor respectfully requested acceptance of a Massachusetts Office of Travel and Tourism Grant in the amount of \$135,000. The Mayor respectfully requests that this be approved without Committee reference. Councillors LaFauci and LeBlanc asked questions with Captain Rodley providing answers. Councillor Katz made a motion for approval. The motion was approved by a voice vote and the Massachusetts Office of Travel and Tourism Grant in the amount of \$135,000 was approved.
8. The Mayor respectfully requested approval of a donation of four pictures of City Hall, Nuttings on the Charles, American Watch Factory, and the E. Howard Watch Factory from Robert Dagostino. Referred to the Finance Committee.
9. The Mayor respectfully asked permission to purchase 48 and 48 BEF Mt Walley Road for the purpose of providing affordable housing preferably for Veterans, The Law Department has been asked to prepare a permanent housing restriction. Referred to the Committee of the Whole.
10. The Mayor respectfully requested that 48 and 48 BEF Mt Walley Road be named Arrigo's Place, in honor of Arrigo Farm. Referred to the Licenses and Franchises Committee.
11. The Mayor respectfully asked permission to purchase 50 Mt Walley Road for the purpose of providing affordable housing, preferably for Veterans. The Law Department has been asked to prepare a permanent housing restriction. Referred to the Committee of the Whole.

12. The Mayor respectfully requested that 50 Mt Walley Road be named Mac's Place. In honor of Mac Moran. Referred to the Licenses and Franchises Committee.
13. The Mayor respectfully requested a placeholder for a grant that the Police Department is expecting to receive for public safety while the French Soccer Team is on Bentley property. Documentation to follow. This matter was taken out of order. Councillor LaFauci asked questions with Captain Rodley providing answers. Councillor Katz made a motion for approval. The motion was approved by a voice vote and the MEMA grant for \$383,392.78 was approved.
14. The Mayor respectfully requested an appropriation in the amount of \$200,000 for the feasibility, design and related costs for the Northeast Elementary roofing project. The Mayor respectfully requests that this be approved without Committee reference. This matter was taken out of order. Councillor Katz moved to suspend Rule 9 to hear from off committee member Mayor McCarthy. The motion was approved by a voice vote. Mayor McCarthy spoke on the matter. Councillor LeBlanc spoke on the matter. President Logan read the order. Councillor Katz moved approval. Roll call required.
In favor: Councillors Bradley-MacArthur, Durkee, Hanley, Harris, Katz, King, LaFauci, LeBlanc, McLaughlin, Tzioumis and Vidal.
Opposed: None.
Absent: Brasco, Dunn, LaCava.
Presiding: Logan.
Approved: 11-0-3-1.
15. The Mayor respectfully requested a placeholder for the purchase and sale agreement and lease for 600 Main Street. Documentation to follow. Referred to the Committee of the Whole.
16. The Mayor respectfully requested an appropriation in the amount of \$100,000 to fund overtime expenses for the Police Department that may be incurred and attributable to the FIFA World Cup event. The Mayor respectfully requests that this be approved without Committee reference. This matter was taken out of order. Councillor LaFauci asked questions with Captain Rodley providing answers. Councillor LaFauci moved to suspend Rule 9 to hear from off committee member Mayor McCarthy. The motion was approved by a voice vote. Mayor McCarthy spoke on the matter. Councillor Katz made a motion for approval. The motion was approved by a voice vote and the \$100,000 in overtime expenses for the Police Department for FIFA World Cup was approved.
17. The Mayor respectfully requested acceptance of a concept plan and vote regarding the DPW relocation to the lower parcel of the former Fernald School. Referred to the Committee of the Whole.

Applications and Licenses

All Applications and Licenses referred to the Licenses and Franchises Committee.

1. Tables & Chairs on Sidewalks Permit – 273 Moody Street – Guanachapi's Restaurant
2. Tables & Chairs on Sidewalks Permit – 457 Moody Street – Pho & Spice
3. Lodging House renewal – 107 Adams Street – Dennis Dyer

Resolutions, Orders and Ordinances

- Resolution Honoring Jewish Family and Children's Services
This matter was handled earlier in the meeting.
- Resolution Honoring Rose Marie Richard on the Occasion of her 100th Birthday
This matter was handled earlier in the meeting.
- Resolution to Add a Big Belly Trash Container Near Railroad Street Parking Lot and Train Shelter
Clerk Vizard read the Resolution. Councillor Bradley-MacArthur spoke on the matter.
Referred to the Public Works and Public Safety Committee.

Councillor Harris moved to suspend Rule 2 to continue the Council meeting beyond 12:00 a.m.
The motion was approved by a voice vote.

- French National Soccer Team Resolution
Clerk Vizard read the Resolution. Councillors Durkee and Vidal spoke on the matter.
Councillor Durke moved for approval of the Resolution. The motion was approved by a voice vote and the French Soccer Team Resolution was approved.

Committee Reports

Finance

1. The Finance Committee recommended the financing transaction totaling \$22,000 to fund the first year of the three-year collective bargaining agreement between the City and the Mechanic's Union for the period July 1, 2025 to June 30, 2028 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 the financing transaction totaling \$129,420 to fund the first year of the three-year collective bargaining agreement between the City and the Manager's Union for the period July 1, 2025 to June 30, 2028 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 the acceptance of a construction grant from MassDOT under the Complete Streets Funding Program in the amount of \$289,982 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.
4. The Finance Committee recommended the funding in the amount of \$59,000 for the construction of the Illicit Discharge & Detection Elimination (IDDE) program 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.
5. The Finance Committee recommended the appropriation in the amount of \$20,000 to purchase two (2) noise meter devices for the Building Inspections Department 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.

Long Term Debt and Capital Planning

1. The Long Term Debt and Capital Planning Committee recommended the approval of an allocation of \$1,130,000 of CPA funds for the purchase and installation of an inclusive playground at Northeast Elementary School be approved. 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.
2. The Long Term Debt and Capital Planning Committee recommended the approval of an allocation of \$8,500 of CPA funds for the restoration of the Revolutionary War Monument on the Waltham Common be approved. 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.
3. The Long Term Debt and Capital Planning Committee recommended the approval of an allocation of \$1,000,000 of CPA funds for the creation of a women's shelter be approved. 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.
4. The Long Term Debt and Capital Planning Committee recommended the approval of an allocation of \$6,895 of CPA funds for the conservation and treatment of Waltham's first book of town records be approved. 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.
5. The Long Term Debt and Capital Planning Committee recommended the approval of an allocation of \$804,900 of CPA funds for the acquisition of 48 and 48 BEF Mount Walley Road be approved. 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.
6. The Long Term Debt and Capital Planning Committee recommended the approval of an allocation of \$944,900 of CPA funds for the acquisition of 50 Mount Walley Road be approved. 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.
7. The Long Term Debt and Capital Planning Committee recommended the approval of \$178,259 for the CPC Fiscal Year 2027 Budget be approved. 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.

Licenses and Franchises

1. The Licenses and Franchises Committee recommended recommends the Grant of Location for National grid at 789 – 937 Main Street be approved with conditions. 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 with conditions.
2. The Licenses and Franchises Committee recommended the Tables and Chairs on Sidewalks permit at 434 Moody Street for Peppino's Dosi 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.

Cable Access Committee

1. The Cable Access Committee recommended Waltham WCAC-TV request for PEG Salary/Expenses/Equipment in the amount of \$108,500.47 be approved. Councillor LaFauci 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.

Tabled Items

- 66 Brewster Road (Tabled 6/9/25)
- Mayor's Communication regarding a potential real estate matter (Tabled 4/13/2026)
- Affordable Housing Zoning Amendment (1st reading 5/26/26)
Councillor Harris made a motion that was approved by a voice vote to take the matter off the table. Councillor Harris moved for a second reading. The motion was approved by voice vote. Councillor Harris made a motion that was approved by a voice vote to table the matter.
- Pet Grooming Zoning Amendment (1st reading 5/26/26)
Councillor Harris made a motion that was approved by a voice vote to take the matter off the table. Councillor Harris moved for a second reading. The motion was approved by voice vote. Councillor Harris moved to suspend Rule 45 for a third and final reading. Roll call required.
In favor: Councillors Bradley-MacArthur, Durkee, Hanley, Harris, Katz, King, LaFauci, LeBlanc, McLaughlin, Tzioumis and Vidal.
Opposed: None.
Absent: Brasco, Dunn, LaCava.
Presiding: Logan.
Approved: 11-0-3-1.

Councillor LaFauci rose to announce the Finance Committee Budget Hearings that would be held on Tuesday June 9, 2026 and Tuesday June 16, 2026.

With no further matters Councillor Bradley-MacArthur made a motion to adjourn. The motion was approved by a voice vote. President Logan declared the meeting adjourned at 12:08 a.m.

Respectfully submitted by:

Cathy Magliarditi

Executive Assistant to the City Clerk

June 16, 2026