

Ordinances & Rules Committee
Meeting Minutes
June 15, 2026

The Chair called the meeting to order at 8:20 p.m.

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

Absent: None.

Councillor Logan moved approval of the minutes from 6/1/2026. The motion was approved by a voice vote.

Steve Nuemer, of The Waltham Times, was audio recording the meeting.

First agenda item: RCI 1,2,3 Zoning Amendments

Keir Evans of BXP, Rick Vallarelli of 1265 Main St LLC, Jim Ward of Nutter LLC, Chris Carr of BXP were all present to speak on the zoning amendments. Mr. Evans gave his latest updates.

Councillor Hanley asked about the bid package and MBTA, and bridge. Councillor Hanley moved to approve the ordinance language and to send the amendments to the full council for a second and third reading. On the motion Councillor McLaughlin asked how many votes they will need. Attorney Laughman stated a two-thirds vote. Off committee Councillor LaFauci thanked everyone for all their work and due diligence and questions over the last eight months.

Councillor Logan spoke on the historical aspect of Waltham's growth and vision. The motion was approved on voice vote.

Mr. Evans spoke on his comments received by the Engineering Dept. President Logan spoke on the bulletin and moved to accept the changes in the bulletin for the zoning amendment map. The motion was approved on voice vote. President Logan moved to send the zoning amendment map out to the full council for a second and third reading. The Clerk read the letter from the Board of Survey and Planning into the record. The motion was approved on voice vote.

Second agenda item: Zoning Amendment at 181-185 Felton Street

Attorney Mike Connors, representing the petitioner, spoke in the zoning amendment. President Logan asked if there is a deeded rights on this property. President Logan made motion to send this to the Law Dept to opine and to review. The motion was approved on voice vote. President Logan moved to table the matter. The motion was approved on voice vote.

Third agenda item: Zoning Amendment at 1432 Main Street for Ferris Development Group LLC

Attorney Brian Charville, representing the petitioner, updated the committee on their latest submissions. The Clerk read the Board of Survey and Planning letter into the record. Councillor McLaughlin moved to send any new information received in the Clerk's office to the Law Department for review. Councillor McLaughlin moved to table the matter. The motion was approved on voice vote.

Fourth agenda item: Compensation Amendment for Assistant Fire Chief

Councillor Hanley moved to send the amendment to the Law Department for review. The motion was approved on voice vote. Councillor Hanley moved to table the matter. The motion was approved on voice vote.

Fifth agenda item: Compensation Amendment for Human Resources

Councillor Hanley moved to send the amendment to the Law Department for review. The motion was approved on voice vote. Councillor Hanley moved to table the matter. The motion was approved on voice vote.

Sixth agenda item: Compensation Amendment for Payroll Dept

Councillor Hanley moved to send the amendment to the Law Department for review. The motion was approved on voice vote. Councillor Hanley moved to table the matter. The motion was approved on voice vote.

Seventh agenda item: Compensation Amendment for DPW Dept

Councillor Hanley moved to send the amendment to the Law Department for review. The motion was approved on voice vote. Councillor Hanley moved to table the matter. The motion was approved on voice vote.

Councillor Dunn moved to take the zooming amendment for 495 Lincoln Street off the table. The motion was approved on voice vote. Attorney Joseph Connors, representing the petitioner, Rick Pizzi and Anthony Cardillo, owners of property were all present to discuss the amendment. Attorney Connors handed out his latest communication and a sample of what their quitclaim deed we could use. Deed restriction or limit of units or limit to over-developing the area more than the thirteen units suggested could all be included. He found that around 1986 the city did something similar at 1030 Main Street. Assistant Solicitor Learned was present to discuss. She stated we can accept development restrictions, but we can't do contract zoning. This needs to be thoughtfully vetted. We need to show objection to a reasonable choice. Why is this particular property different than the A4. President Logan moved to send this matter out to the full Council for a first reading.

President Logan moved to take the specials permit application for MICOL LLC at 220 Moody Street off the table. We received an email from the Law Department referencing proposed air rights easement, traffic and parking. Mr. Paul Finger from Finger Associates was present at the meeting. President Logan made a request that was approved by a voice vote to have the petitioner, and his attorney provide to the Committee a detailed response on the status of each item and a timeline for addressing each of the points in the Solicitors email. President Logan moved to table the application. The motion was approved on voice vote.

President Logan moved to take the 181-185 Felton Street zoning amendment matter off the table. The motion was approved on voice vote. The Clerk read the letter received from the board of Survey and Planning into the record. President Logan moved to table the matter. The motion was approved on voice vote.

Councillor Hanley moved to adjourn. The motion was approved by a voice vote and Chairwoman Harris declared the meeting adjourned at 10:39 p.m.

Respectfully submitted,

Kara Wilson, Clerk of the Ordinances & Rules Committee

June 22, 2026