

City of Waltham
Zoning Board of Appeals
March 24, 2026

The Zoning Board of Appeals held a public hearing at 7:00 P.M. on Tuesday, March 24, 2026 in the Public Meeting Room of the Arthur Clark Government Center, 119 School Street, Waltham, MA.

In attendance were John Sergi, Chair, and members Mark Hickernell, Matt Deveaux, Glenna Gelineau and Stephen Taranto.

Mr. Sergi: Tonight we have three cases, a continued 40B case, a continued case on Main Street and an extension request.

We don't have minutes to approve tonight, so I guess we'll jump right into the formal extension request that we have on Case 2022-04, 89 Vernon Street, Waltham by Mr. Donald Alexis.

Is there anyone in the audience that would like to step up to the microphone to request that request.

(No one came forward.)

Mr. Sergi: So I guess Donald Alexis is not here.

Mr. Hickernell: Do you want to come back to this in case he shows up?

Mr. Sergi: Good idea, Mark. I'll put this aside, if he does show up then we'll do it later.

We'll go into Case 2026-01, Petitioner, Paul Yu. May we hear from the petitioner or the petitioner's representative please.

Paul Yu, 719 Main Street, Waltham: Good evening Mr. Chairman and members of the board. Since the last hearing I have prepared findings to the procedural questions that came up just for clarification on my end and based on that my understanding is that Board of Appeals approval comes prior to seeking special permit approval from the city council and, therefore, there are additional items I am continuing to work through including engaging legal counsel and compiling case study that address the hardship discussion. In the interest of presenting a completed and well supported records for the board's consideration, I respectfully request a continuance.

Mr. Sergi: Okay. Any questions of board members? Hearing none, let's see what we have.

Mr. Deveau: How long do you need?

Mr. Yu: Three, four weeks.

Mr. Sergi: We don't have a hearing on the 21st. We have two cases on the 28th of April.

Mr. Yu: The 14th?

Mr. Sergi: April 14th? Are you guys available on April 14th? Is that a good date?

Every member was available on the 14th.

Mr. Sergi: April 14th, does that work for you?

(Mr. Yu nodded yes.)

Mr. Sergi: May I entertain a motion to continue Case 2026-01 until April 14th.

On motion of Mr. Hickernell, seconded by Mr. Taranto, the board voted to continue Case 2026-01 until April 14, 2026.

Roll call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveau, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. Sergi: So it's continued to April 14, 2026. We'll see you back then.

Mr. Yu: Thank you.

Mr. Sergi: Okay, the next case we are going to hear is the 40B Comprehensive Permit, 245-265 Winter Street. May we hear from the Petitioner or the Petitioner's representative, please.

Attorney Philip B. McCourt, Jr., 272 Bacon Street, Waltham came forward representing the petitioner. I am here with Co-Counsel, Jim Ward, tonight and of course with many of the team to answer any questions you might have. But Mark Baranski who is really the development chief for the petitioner will give you an update of where we stand and how we see the future going here, we hope. So Mark will speak.

Mark Baranski, Trammel; Crow, 500 Washington Street, Wellesley, MA: As I believe you know, we've submitted a range of documents earlier this week including the draft decision which is a red line from the 1362 Main Street base document, waiver list and then final responses to a range of city departments.

As you know this process started in early July of last year and including two extensions it's gone through two hundred and sixty two days. It's worth noting at this stage that with the board's guidance and encouragement we've done an extensive amount of outreach to neighbors to the south who are here to the north to the east and you know those adjustments while impacting the project well in excess of one million dollars have resulted in letters of support for the project. I believe we are closer to the board, the city and the neighbors and peer reviewers to arrive at a better project than one that was originally proposed. I think this is a better project through that process. With that in mind my team in design and engineering professionals are available should you have any further questions with regard to any of the letters that were provided by the city staff. All peer review is closed. To my knowledge all technical city department head comments have been responded to. In most cases due to the financial nature we had deferred to some of them to be addressed in broader context and mitigation to the project.

We are anxious to move forward and we'll hear questions.

Mr. Sergi: I've been stressing the sidewalks. I'm curious to hear what your responses are on that.

Mr. Baranski: Ya, so one of the reasons that our draft decision took a while to get out was that we didn't know there was another developer who has also been asked on sidewalks and so we've waited for their feedback so we can we understand more or less what the direction is in terms of conditions to proceed. We are prepared to either write a check for the sidewalk or perform the sidewalk. The caveat is that there is many unknowns.

There's really no basis of design right now. So the ability to price this sidewalk is not eminently available. We have very broad senses of what we think it would cost.

Mr. Sergi: I believe that the other case had an estimate, so I would suggest that maybe you could request that of the legal department or maybe - - -

Mr. Baranski: Okay.

Mr. Sergi: They did give her an estimate .

Mr. Baranski: My construction team has tried to estimate again and the caveat being that we don't have specifications or not a lot of details, we are assuming so you have to kind of go in and assume that lots of things are happening or may not happen. But we're perfectly comfortable coordinating that with the legal department.

Mr. Sergi: And the city to get it done. We'd like to see those sidewalks completed before the occupancy of the project or with the occupancy. So that would be the goal.

Mr. Baranski: I understand. I think we have to think about the language that protects our interest as well as the city's but certainly we understand the intent of the city.

Mr. Sergi: And there's also the matter of the bus stop that I guess needs to be talked about.

Mr. Baranski: So again that was broadening the context of the sidewalk and we weren't clear if that was a priority vs. the sidewalks down lower Totten Pond Road.

Mr. Sergi: Both sides.

Mr. Baranski: Again, not having specifications we have had as always as I mentioned many times an estimate for building that sidewalk is about, off the top of my head, 360 lineal feet of Totten Pond Road to the park. We just want to make sure that we are focussed on the things that the city is focussed on and so we are glad to incorporate that in the decision.

Mr. Sergi: Any other questions of board members?

Mr. Taranto: When we talked about the sidewalks did we also talk about the eastern sidewalk that went east of the project and up around onto Wyman St?

Mr. Baranski: You know, that was referenced in a letter from the DPW that's kind of new to us. I have no pricing basis for that. I would say that the sidewalk supporting both sides of Totten Pond Road is a very expensive piece of engineering, very expensive.

Mr. Taranto: I feel that that sidewalk that is going to the east and up around the corner just from what I've seen patterns of individuals staying there walking from there especially from that bus stop to what were other temporary, um - - -

Mr. Baranski: From that bus stop on our side - - -

Mr. Taranto: Continuing up around to the - —

Mr. Baranski: And then crossing the street and going up?

Mr. Taranto: From where we are at, east to the intersection and then on Wyman Street right there. There's a relatively short distance from the Wyman Street entrance to Totten Pond Road, the bus stop there.

Mr. Baranski: To be perfectly frank, there's a bucket of money that can be allocated to a variety of things and again what we are trying to do is without sort of guessing what your priorities are because that probably doesn't makes a lot of sense, it's hearing that. What I've heard is that the lower Totten Pond Road sidewalk is a priority. It's also a very costly priority.

Mr. Sergi: It's both sides, I mean when we talked about sidewalks there's a big impact here for pedestrians, you know, that needs to be covered.

Mr. Baranski: It's my understanding again and we are relying on kind of what we've heard on the public record from conversations with the other developer is that they talked about doing the north side of it.

Mr. Sergi: However you guys talk about it is separate but we would want to feel comfortable that the sidewalks are going to happen.

Mr. Baranski: Both?

Mr. Sergi: Both.

Mr. Baranski: That will very much inform the financial negotiations because a \$2 Million commitment means that there's nothing left for anything else.

Mr. Sergi: I mean we have to look at it independently. So just in case that that development doesn't go through and yours goes through or if they both go through, I mean it doesn't really matter to me where the funding comes from but pedestrian safety is very important to the board and to the city and we view that sidewalk to be a priority the whole sidewalk with the bus stop.

Mr. McCourt: I think that one of the things that we discussed with the other petitioner which is crucial in doing this is if the city would get all the permitting done for us and then we would build it because permitting falls all sorts of you know driveway entrances and things that we really don't have- - -

Mr. Sergi: We talked about that a little bit the last time. I mean that became a two lane road. It was originally a four lane so I believe there is enough. I think there's enough room on both sides to build sidewalks but also a bike path.

Mr. McCourt: We'd like to have the city get the permitting and then obviously we will consider building it, seriously consider building it.

Mr. Sergi: I want you to have those conversations directly with the DPW and talk about it. He has the plans there. There's estimates of construction. There's also plans if shrubs. I think they are going to be more than willing to help put the sidewalks in.

Mr. McCourt: Yes, exactly.

Mr. Taranto: I just want to comment. If I had said easterly from our project, that was in error. I'm talking west.

Mr. Baranski: That's actually what I thought because easterly has already is already being discussed.

Mr. Taranto: Going graded up and going around to the right by the Shell Station. Once again I just see that as a well travelled of a frequently occupied bus stop of either people going to work or coming home for that distance around from Wyman Street and back around walking eastward towards the project.

Mr. Sergi: So, Sidewalks are important. I know when answering your questions that I think you agreed to the majority of what was requested. Am I saying that correctly from the different departments?

Mr. Baranski: I think the letters kind of speak for themselves. You know, Building Commissioner Bower had some questions about waivers but those waivers are a function of changing the geometry of the buildings and changing parking stacks to accommodate different retaining walls. So we think that should absolutely happen because it makes our neighbors happier but ultimately we are in a position to do it.

Ya, I think broadly we understand, I think we understand, the focus and the concerns of the board and I think it's time to kind of sit down and start getting into details.

Mr. Sergi: So you submitted the red lined decision. Since we have our city solicitor here I'm going to ask her to speak to that a little bit but before we do that are there any other questions?

I know Glenna, you had affordability issues.

Ms. Gelineau: I am just curious in reading those several items were. Are we no where with any of those things, no projections, or no ideas, or no - - -

Mr. Baranski: I think back in July or maybe August the affordable was in the lower teens is what my colleague said.

Ms. Gelineau: What's your understanding of affordable? Is that 60%?

Mr. Baranski: That was at 60%. The 80% is - - -

Ms. Gelineau: And what is low teens?

Mr. Baranski: Eleven, Twelve, Thirteen. So one thing I will introduce just for consideration is, again, not knowing the priorities of the board necessarily we've heard a lot of things. We thought that creating more 60% affordable housing would be very desirable to the board.

Ms. Gelineau: More than in the low teens.

Mr. Baranski: More than in the low teens, correct.

Ms. Gelineau: More than eleven.

Mr. Baranski: Right.

Ms. Gelineau: And where did you get the idea that that wasn't.

Mr. Baranski: Well. I mean, the math is the math. There's always so much money that we have available to allocate to various mitigations. If we were to give more 60% units, we have less money to build sidewalks and to do other funds of mitigation. It sounds like the sidewalks are the priority which means that our ability to give more 60 percents doesn't exist. If on the other hand the city said, well, maybe it's half a sidewalk or maybe it's a dollar contribution that's really finite and understood then we could look at adding 60% units. That's always been something that we thought to be valuable but, again, my read, what I am hearing is that the sidewalks are a priority. If you do more 60% - - -

Mr. Deveau: There's two priorities here safety and affordability.

Mr. Baranski: I understand.

Ms. Gelineau: I don't remember that I led you to believe one was more important than the other.

Mr. Baranski: There's one bucket of money that we can draw from and from that we can pay for sidewalks.

Ms. Gelineau: Do you know what the bucket number is?

Mr. Baranski: It's in the mid one's. I would say that, and I kind of eluded to this, If we were to have an obligation to build both sides of Totten Pond Road and again with a rough estimate of about a million dollars aside, I guess, we are already well beyond what our bucket is that's available.

Ms. Gelineau: Because there are other things that you haven't yet allocated to.

Mr. Baranski: Yes.

Mr. Taranto: To follow up a comment from the other board member when you said lead priority, I don't think there is any lead priority. I just want to make sure you have the sentiment.

Mr. Baranski: The context is that if you said, Mark, give me three more 60% units from eleven. So fourteen is an example. There's a math to that. We can do the analytics of what our lower and our line income is and extrapolate that cost is a dollar value and then we just say, well okay we have this amount for the sidewalks, we now deduct it, this is what we have to apply to the sidewalks. It's similarly if someone were to say, hey, Mark, a donation to the school department is really important. Okay, well then we can take away, you know we have this one bucket and we start to allocate it, we take a little away from the

sidewalk, we can keep the 60% units there and we can use some money there. It's literally just one kind of bucket and what we are looking for is guidance on where to label the money.

At some point, as I mentioned earlier, we've incurred meaningful costs in additional retaining wall costs to change a project to comply with the interest of our neighbors and that's already been maintained and we're fine with that. But you know at some point there isn't an infinite budget, these projects have to be financed and have to meet yields with both that and equity providers and once you cross into too much money the deal even if we agree to it the project isn't financeable. It doesn't work. And you know we are very aware of that and we watch that very closely. I think most developers do. So, you know, it's something we keep a very close eye on because as important obviously this process is, after this process the project must be financeable. If its not financeable, it doesn't help anybody. And so we have to keep a close look at that and that's why we have the bucket.

Mr. Sergi: I only want to speak for myself. I think if you could find a way of getting that number up from eleven to thirteen, sixty percent, I'd be more amenable to that.

Ms. Gelineau: I would. Thirteen is not going to work for me..

Mr. Baranski: Again, I can look at a way of sixty percent but again what it does it takes away = = =

Ms. Gelineau: If you said to us oh we are going to do the sidewalks for you but you're not. You're just taking that 1.5 and saying oh I'll throw that money into sidewalks.

Mr. Baranski: Well ya, because the sidewalks are expensive.

Ms. Gelineau: I know. But you're just taking it away from something else. You're not adding into it. You're not doing anything for us. You're just saying the sidewalks are important to you then we're going to take all this money away. You started your conversation with like you're doing this huge favor for us and you're not.

Mr. Baranski: Well I respectfully disagree with I have to earn some dollars for mitigation to the town. That's a great value. That's an exceedingly great value.

Ms. Gelineau: Mitigation for problems you're creating by building your development.

Mr. Deveau: Because if there's no build, none of this has to happen.

Mr. Sergi: I'll throw this out also. Say both developments you get approved and you go forward, I'm sure you guys are going to talk about sidewalks and money and so forth. What happens if you split the costs, I mean then you have enough money to satisfy the - - -

Mr. Baranski: We've already gone on the premise that the other developer would own one side of the road, we would own the other and again either side of that road we believe is - - -

Mr. Sergi: But you split the cost.

Mr. Baranski: But it's a million dollars to start build one half of the sidewalk, two million to build all of it. We're not including a westerly sidewalk to Wyman Street so again if we were adding those costs other things have to be pared back.

Mr. Sergi: Glenna, I think you heard your answer.

Ms. Gelineau: Thank you.

Mr. Sergi: Matt do you have any further questions?

Mr. Deveau: No.

Mr. Sergi: Mark?

Mr. Hickernell: No.

Mr. Sergi: As far as addressing the other issues, the engineering issues.

Mr. Baranski: I think I have a little lack of clarity. I had an email from Engineer Winn on February 20th. I no longer believe there should be a sewer capacity issue on Totten Pond Road. That's my understanding of where we are. I have heard that that maybe that isn't case but I really don't have details on what that means. You know my understanding it turns out that there was is the sewer that was built fifteen or so years ago and it was in good shape. So again I need guidance. I don't have enough information to say well we can do this or that.

Mr. Sergi: Okay. If there's no further questions, I'd like to hear from the Assistant City Solicitor Michelle Learned if you wouldn't mind.

Assistant City Solicitor Michelle Learned, Counsel for the City of Waltham: I first want to address, I haven't had an opportunity to go through the Draft Decision that they presented. They did submit it yesterday so I will do that next for you.

I did want to address the sewer capacity issue. I did have a chance to speak with the City Engineer today. It is still a problem. What has occurred I think I said on the 455 Totten Pond Road matters, it was once perceived to be a giant problem. The location of plans that identified some work had been done made it a less giant problem but it still is a problem where the addition of the number of units that this development is proposing will cause overflows with our current sewer system and it's not the combination of the two. Obviously two of them is going to make it in a huge problem but with one development, the problem exists. I will ask the city engineer to provide the applicant with the photographs and analysis that he presented to the board for the 455 Totten Pond Road at our last meeting. I think they are very clear. They showed photographs of particular sewer manholes that are at a very high capacity, eighty five percent, ninety percent now before any additional sewer flows capacity problems that will be added to the system from this particular development as well as the other development.

So when we were here last we were talking about the possibility of perhaps the two developments sharing the cost of those upgrades and I did ask their counsel, their counsel is the same counsel for both matters. We did ask that they come back with a proposal to us to tell us how in fact they may want to propose a share of the upgrade cost in the event that that is something that they iron out between the two developments.

This is not a, let's give the city mitigation money extra situation. We are under an amended consent order with DEP. We could be fined and I looked back recently it's a thousand dollars per occurrence per day for any overflow that occurs and this will happen with the addition of their units. And so, it would be my advice, that the board, if this is not remedied, this is a ground that we could succeed on appeal. And, in fact, there are many arguments that could be made with respect to the regulations as they are drafted now and how they are at odds with DEP requirements with respect to our amended consent order. So that I would say if you wanted priorities that is one of the city's highest priority is that

the flow that you are adding the sewage capacity flow issues that are coming directly from your build are handled and resolved by the applicant. And so, that's the first thing.

With respect to the sidewalks we did mention as well and we had asked the attorneys for 455 again to reach out and look at the possibility of sharing the costs of the requested Wyman Street sidewalk build. We had thought that it was a fair division with respect to the Totten Pond Road sidewalks with 455 Totten Pond Road doing the northerly side and with these applicants doing the southerly side. But when it came to the city traffic engineer's request that involved the Wyman Street property sidewalks we had suggested that perhaps there be some cost sharing. And again, they've done the invitation to come back to us with a proposal on how they would like that handled. I point out that these are direct requests that you have a request for a reduction of parking and it's significant and that means that the applicant is creating safety concerns. So that they will have pedestrians in the area in a business area that it was never planned or designed to be for residential use. And so you have folks that will need to get to walk to bus stops, walk to go to a bus stop to find a grocery store. The use of those sidewalks is imperative to sustain the existence of this development in a non residential zoned area. So again, it's not a far reaching request that the sidewalks be done particularly because of that let's take this residential development and put it in a business zoned area. And so that's the city's position with the request to making sure the sidewalks are done.

Mr. Sergi: Michelle, before you move on from the sidewalks, this applicant was favorable in building the sidewalks but he needs some help and, I guess, providing some planning to do it from the city. Is that possible?

Attorney Learned: So we are looking into that for 455 Totten Pond Road as well and I think the last time someone had made a motion to vote to have me speak directly. It would be good to do that for this applicant as well to possibly iron out the idea that the city do some of the design work and the construction work be done. We are also looking into if

they maybe don't want the hassle that's involved with that. If you can figure out a way to have the 1.5 Million raised there might be a way that the city would be able to wrap all of that together and put out for bid something that handles all of the projects that would make it a lesser amount that the city would be burdened with. But that's something that I think we would have to speak about and make sure that there's a commitment to have the work all done and timed correctly. So that's something that I think we could speak about but it's not doable with what we've been calling it a pot of money under the 1.5 that's been offered thus far.

Mr. Sergi: May I have a motion to allow City Solicitor Learned to speak to the developer regarding the coordination of the construction of the sidewalks on Totten Pond Road.

Mr. Taranto: I most certainly make that motion.

Attorney Learned: And with if the motion could include, anything that we discuss outside of this proceeding will be reported back by me to the board so that the public knows everything.

Mr. Taranto: My motion includes that.

Mr. Sergi: We'll include that as well in the motion. Thank you for the motion. May I have a second.

Mr. Hickernell seconded the motion.

Roll call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveaux, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. Sergi: Okay so we did that motion.

Attorney Learned: Okay. And so I will discuss with the applicant sewer issues, sidewalk issues, the idea of getting that proposed figure from eleven up for the 60 percent units and I will look through what the draft decision has put forward and at our next meeting be able to share with you comments regarding that.

We received from the applicant yesterday their answers to various department's submissions to the board. I have spoken with the department heads and they do want the opportunity to review those comments and make sure everything is okay.

When I spoke with the city engineer today he did inform me that he finds the stormwater plan acceptable presented by this applicant and I'm just trying to think if there is anything else. I think that may be it for now.

Mr. Sergi: Okay. All right, thank you for the update Michelle. We have our consultant here. Joe, do you have any updates for us at all that you think might be appropriate.

Mr. Peznola: No, Mr. Chair.

Mr. Sergi: All right, with that said, is there anyone in the audience that would like to comment on the project?

Sima Zaslavsky, 255 Winter Street, small condo, unit 402: I am a member of the Board of Trustees for this condominium. I would just would like to mention that on our first appeal, we asked about an independent review of the school capacity to accept a huge volume of units that has to be built in our area. You never reply. What is the status? How can our schools accept huge volume of the units?

Mr. Sergi: We did get an analysis of that early on and there is some mitigation that's going to be done for that.

Ms. Zaslavsky: Okay can we see what kind of mitigation because we never received any response on that.

Mr. Sergi: You can go to our legal department and ask Pam and she will share whatever we have.

Ms. Zaslavsky: Okay. Another issue, traffic issue. At the last meeting there was discussion that the developers have to receive approval to mitigate their proposal to change lights (?).

Mr. Sergi: That's been discussed in length as well and I believe that's going to be handled appropriately. They have been discussing directly with our traffic engineer. They are going to coordinate lights and so forth.

Ms. Zaslavsky: So developer did not received approval yet.

Mr. Sergi: I'm sorry.

Ms. Zaslavsky: That developer received approval to mitigate based on their proposal.

Mr. Sergi: Well, we are still discussing that in the draft decision but it's being discussed and - - -

Ms. Zaslavsky: So it's not completed yet. So you did not give approval because too many issues - school issues, traffic issues and public safety.

Mr. Sergi: We are going through that now.

Ms. Zaslavsky: Because public safety it has to be included for emergency vehicles.

Mr. Sergi: The fire department has looked at that as well.

Ms. Zaslavsky: It's not completed yet.

Mr. Sergi: No. It's going to be. Thank you.

Ms. Zaslavsky: Okay.

Mr. Sergi: Is there anyone else in the audience that would like to speak on this project?

Dave DiGregorio, Sr., 34 Phillips Terrace, Waltham: The reason why I am here, I know that there's four things going on at one time. This must be the Totten Pond Road and then Winter Street and we've already gone over that. I'm just here to, no veterans are here, just I and they know I'm here is that we wanted to ask those that have not been notified that if they would adopt our bill. Okay, the thing is too, is that the City of Waltham adopted this. Not only did the state it become a bill. So I think that the city would like to see somebody come forward and try to help us out to do this. Okay. I just don't want to get lost in it. I know there's talk about, oh, were not going to do this, we're not going to do that, well I wish that we were at 60 percent, that's where we are at. The law says we get ten percent of the low income. That's what the law says. If they don't want to adopt it then they are going against the city that they want it done. So that's just what I

wanted to project. So please don't forget us because I'm not here we need you guys to keep an eye on it for us. Thank you very much.

Mr. Sergi: Thank you. Is there anyone else in the audience?

Mr. Baranski: Thank you, sir. Within the draft decision, Item 12 - "Petitioners shall provide a preference for Veterans for ten percent of the affordable units pursuant to the zoning ordinance of the city. (Mr. Baranski went on to read Item 12 of the Draft Decision into the record.)

So I cannot speak intelligently about what the gentleman said, but I believe that it is our intent to comply with the spirit of his request.

Mr. Sergi: Okay. Thank you. All right. Seeing no further discussion, I think we need probably to extend the case. I think we've made some good progress on the case but I think we need to probably extend it.

Mr. Deveau: We've got to go to May 31st. When do you want to conclude the public hearing?

Mr. McCourt: We'd like to do it on April 9th if we could. If Michelle and we can work together to get that done. Is that a Thursday?

Mr. Sergi: That's a Thursday.

Mr. Deveau: I am not here.

Mr. Taranto: I'm not here on the 9th.

Mr. Sergi: We'll extend it to April 14th.

Mr. McCourt: So, to April 14th. We can do that. And then we'll need an extension date obviously we'll need a little bit longer. Then we can always extend it on the 14th. They are just asking because we are here on the 14th and if we can conclude it we extend that just to the 15th and then you have forty days obviously to make your decision. We want to end the shut off date to April 15th. Then everything is closed and you have forty days without any further extensions. So the most important date is the 14th.

On motion of Mr. Deveau, seconded by Mr. Taranto, the board voted to continue the case deadline to April 15, 2026.

Roll call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveau, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. McCourt: And then the public hearing to the 14th, right?

Mr. Sergi: Do you want to make one more motion, Matt?

On motion of Mr. Deveau, seconded by Mr. Taranto, the board voted to extend the public hearing for the 40B to April 14, 2026.

Roll call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveau, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. Sergi: I want to recall Case No. 2022-04. It's 89 Vernon Street, Waltham. There's a request by Donald Alexis. Again I'll ask is Donald Alexis or somebody representing him in the audience?

Mr. McCourt: He's not here currently. He couldn't be here tonight but if you could give him that extension it would be helpful for that young man.

Mr. Sergi: Do you want to read the extension for him.

Mr. McCourt: Sure. So this is the letter sent by him. I Donald Alexis, the property owner of 89 Vernon Street respectfully request that the Zoning Board of Appeals grant my family home a six month extension to complete the construction work. The current ZBA variance is due to expire on March 9, 2026. I am requesting an extension to June 9, 2026.

Mr. McCourt: That isn't very long. This might only be for the construction. He's already working on it he's just completing construction. So he's saying that it expires this month so he is asking to complete the project and get his inspection on June 9th.

Mr. Sergi: Any questions from board members on this?

(There were no questions.)

Mr. Sergi: Do we have a motion to extend the approvals to June 9, 2026.

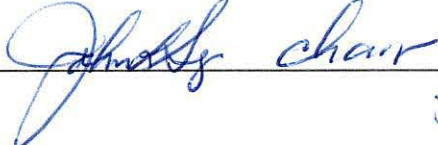
On motion of Mr. Hickernell, seconded by Ms. Gelineau, the board voted to grant a three month extension to June 9, 2026 to complete this project.

Roll call: Mr. Taranto, yes; Ms. Gelineau, yes; Mr. Deveaux, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. Sergi: So we've extended that to June 9, 2026.

One more motion is in order.

On motion of Mr. Hickernell, seconded by Mr. Deveau, the board voted to adjourn
at 7:51 P.M.


3/31/26