

**City of Waltham
Zoning Board of Appeals
July 14, 2026**

The Zoning Board of Appeals held a public hearing at 7:00 P.M. on Tuesday, July 14, 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, Joseph Attardo, Glenna Gelineau and Matthew Deveau.

Mr. Sergi: Tonight we have a new case and an extension.

The first order of business tonight is to approve the minutes of June 23, 2026. May I have a motion to approve the minutes of June 23, 2026, please?

On motion of Mr. Hickernell, seconded by Ms. Gelineau, the board voted to approve the Minutes of June 23, 2026.

Mr. Sergi: So we have approved the minutes of June 23, 2026.

Okay, the first case we are going to hear tonight is a new case, Case No. 2026-18, Petitioner/Owner Scott Douglas and Callaghan McCarthy. If the clerk would be kind enough to read the petition, please?

The clerk then read the Petition in Case No. 2026-18, Petitioner/Owner: Scott Douglas and Callaghan McCarthy. Nature Of Appeal/Petition: Variance. Subject Matter:

To allow for the construction of a second floor over the existing single-story. Location And Zoning District: 11 Kingston Road; Residence A-3 Zoning District. Provisions Of Zoning Ordinance Involved: § 4.11 – Side-yard Setbacks. Specific Relief Sought: Petitioners require relief for construction of a second story over the existing single-story ranch home that will sit 14.82 feet from the northern side-yard lot line and 14.57 feet from the southern side-yard lot line where 15 feet is required.

Mr. Sergi: May we hear from the Petitioner or the Petitioner's representative, please.

Attorney Bret Francis, Law Office at 10 Hammer Street, Waltham came forward and presented each member with a copy of his brief.

Attorney Francis then read his brief into the record and submitted photos of the proposed addition.

Mr. Sergi: What about on the side of the house?

Mr. Francis: I don't have a rendering for the side of the house but it's only going straight up. It won't be coming out at all.

Mr. Kelejo: It's a pretty house but it's the side of the house that's important.

Mr. Sergi: So it looks like this is going to fit in the neighborhood because I know that the house next door is two stories, right, and the house on the other side is two stories. So this is just something that's similar to what's there in the neighborhood.

Mr. Francis: That's correct.

Mr. Sergi: And it looks like you're using the typical siding and all that.

Mr. Francis: Pretty traditional.

Mr. Sergi: I'll open it up to the board. Joe, do you have any questions?

Mr. Attardo: No questions.

Mr. Sergi: Glenna?

Ms. Gelineau: No.

Mr. Sergi: Matt?

Mr. Deveaux: No.

Mr. Sergi: Mark?

Mr. Hickernell: No.

Mr. Sergi: I don't have any questions. All right, I'll open it up to the audience. Is there anyone in the audience that's against the petition as presented tonight that would like to come up and speak?

Seeing none. Is there anyone seeking information?

Michael Kiejzo, 17 Kingston Road, Waltham, north side? So my question is, what is the house going to look like on the side of the house because it's kind of high.

Mr. Kiejzo to Mr. McCarthy: So what would your house look like when you build it on that side of the house?

Callaghan McCarthy, the developer, showed some pictures from his cell phone to Mr. Kiejzo and Jennifer Imbaro.

Mr. Sergi: Cal, I think whatever you are showing them you should show the board.

Mr. Douglas: Can I jump in?

Scott Douglas, 61 Arcadia Ave, Waltham: So I just wanted to show you that the house isn't moving at all. The house isn't. The foundation isn't, the side of the house is going straight up the entire length.

Mr. McCarthy: Literally what we are trying to do is go straight up.

Mr. Kiejzo: Oh, okay, I get it. I have a whole bunch of other questions. I know the back yard, the lady that was there before, she wasn't really all there, and she put up cinder blocks all over the place. Are you guys going to remove those?

Mr. McCarthy: So we are going to do what's best for the market. We want it to

look good for a buyer. So you can imagine we are going to make it look nice.

Mr. Kiejzo: I just recently the other day finally cut down the weeds in the back yard, the seven foot tall weeds. Are you going to maintain the up-keep on that on a regular basis or just once every six months like before?

Mr. McCarthy: We will be doing that on a regular basis.

Mr. Kiejzo: Awesome. Thank you.

Mr. Sergi: You can talk to him separately. I think he's satisfied.

Do you want to show the board those pictures?

Mr. Francis: And I can submit them to you via email if you like.

Mr. Sergi: We'll just take a glance at them. So I got an idea of what they are.

(Mr. McCarthy showed the board renderings of the photos that were on his cell phone.)

Mr. Sergi: While they are doing that we have a correspondence from a Jennifer Umbaro. Jennifer, would you like to read this into the record?

Jennifer Umbaro, 5 Kingston Road, Waltham came forward and read her email

dated July 8, 2026 addressed to the board into the record.

Mr. Sergi: Do you want to address some of this. I think you already addressed some of it.

Mr. McCarthy: So maintenance wise, now we have somebody on the hook. We have been blown off by six different landscapers, so now we have somebody on the hook who is doing the landscaping every week. The fence and wall, I can picture the fence, it's the thin black not wrought iron but trying to look like a wrought iron fence. That would all be replaced. I can't really picture the stacking block wall with the - - - (there was a side discussion with the two neighbors).

I have a feeling it's not good for a buyer and we are going to replace it. One thing I would say is, so, we did a property. We actually kind of sort of did this exact thing on 59 Maravista Ave. at the top of the hill by Lakeview and my masons are phenomenal. I don't even use stacking block. Everything is real stone and the fence work I do myself and we do nice fence work. I can't exactly tell you what we are going to do for a stacking block or whatever other than we do nice work and we want it to sell it on the market. So I don't know exactly what.

Ms. Imbaro: The concern is maintaining the fence.

Mr. McCarthy: Sure.

Ms. Imbaro: I believe the fence belongs to your house.

Mr. McCarthy: Sure. So what we would probably end up doing is replacing the

fence entirely and replace it with a white vinyl picket fence. I have a bunch of examples in Waltham that I can show you. We probably will do a four foot fence unless and maybe in the back you would want a six foot. We don't really care. Front yards I think four feet looks like a lot better than six. It kind of looks like two neighbors hate each other when it's a six foot fence in the front yard. So we would probably do a traditional picket fence in the front yard. I have plenty of examples. And I can't picture grade change but if there was a retaining wall to be had, it would be in real stone. Our masons are doing exactly this right now on Greer Street one street down from the Northeast School.

(Mr. McCarthy went over photos of stone walls with the neighbors.)

Mr. Francis: We will definitely switch contact information and I would also remind you that the building department is very responsive. If you feel it's not being built accordingly, or have any complaint whatsoever, please, the Waltham Building Department is very responsive to abutters.

Mr. Sergi: Is there anyone in the audience in favor of the petition as presented?

Two people raised their hand in favor.

Mr. Sergi: If there is no other further questions from the board, I'll proceed with the Findings of Fact and the Proposed Decision. So, the Finding of Facts, Counselor, and the Proposed Decision, have they been changed since you filed them?

Mr. Francis: No changes.

Mr. Sergi: So, I'd ask for a motion to waive the reading of the Proposed Findings of

Fact and the Proposed Decision since they have been on file and we've already read them.

On motion of Mr. Hickernell, seconded by Ms. Gelineau, the board voted to waive the reading of the Proposed Findings of Fact and the Proposed Decision as they have been filed and available for public inspection.

Mr. Sergi: So we have waived the reading of the Proposed Findings of Fact and the Proposed Decision since they have been on file and we have read them. So, with that done, may I have a motion on the Proposed Findings of Fact as presented tonight.

On motion of Mr. Hickernell, seconded by Ms. Gelineau, the board voted that the Proposed Findings of Fact be adopted by the board as the board's Findings of Fact.

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

Mr. Sergi: On the Proposed Decision as presented.

On motion of Mr. Hickernell, seconded by Ms. Gelineau, the board voted that the Proposed Decision be adopted by the board as the board's Decision.

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

Mr. Sergi: Good luck!

Mr. Sergi: Okay, we have one more matter to discuss tonight. It's an extension

request by Donald Alexis. Would you like to come to the podium, sir?

Donald Alexis, 89 Vernon Street, Waltham came forward.

Mr. Sergi: My understanding in reading this, Mr. Alexis, is you're asking for another extension.

Mr. Alexis: Yes. So technically the house is done. So, but the contractor there was infiltration in the basement, we have to go back and get it re-fixed and inspected so that's why I need to get an extension. I went to the engineering department so I'm expecting some work I think to happen there but the house is completely done.

Mr. Sergi: I just want to understand, is this the fifth extension request, Matt?

Mr. Deveau: This will be the sixth extension request. It started in 2022.

Mr. Sergi: Why should the board entertain this? I mean, we've given you five extensions.

Mr. Alexis: I started the job and it isn't whole house like 1896, the foundation and then the foundation caved in as we tried to connect the whole house. I ran out of money and I tried to do it and I didn't want to take a new loan to do it. We have been under nickel and dime to get it done.

Mr. Sergi: You keep coming back and asking for extensions. Each time you come

back you say you're going to finish it and end up here again.

I don't know, I would just like to hear from the rest of the board. How do you feel Joe on this?

Mr. Attardo: If we put something here this will be the last.

Mr. Sergi: We already did that Joe.

Mr. Gelineau: Is there a reason we can't extend it?

Mr. Sergi: I just think it's just- - -

Ms. Gelineau: What happens if we don't extend it?

Mr. Sergi: What happens if he just keeps asking for extensions?

Ms. Gelineau: What happens if we don't extend it. What happens to him?

Mr. Deveau: Well, he's also out of compliance with the building department.

Mr. Sergi: He's going to have to reapply probably for whatever approvals he needs to continue it, Glenna. I don't know the specifics. But all I know is that he's been here five times and he keeps extending it and I think the board's been very gracious in granting extension after extension. I'm not inclined to give an extension tonight. That's my opinion.

Ms. Gelineau: It's okay with me. I don't think it's anything that he's done

intentionally. To give him one more chance, I don't think is - - -

Mr. Sergi: That's what we said last time.

Ms. Gelineau: I know but he just a homeowner. He's not a contractor, he's not doing anything.

Mr. Deveau: I know if it's out of compliance with the building department, is there another reason why he keeps asking for the extensions.

Ms. Gelineau: I can't answer that.

Mr. Deveau: I mean that's why - - - He's like, hey, he had X amount of time to get the job done. He's not getting the job done.

Ms. Gelineau: Based on his permit.

Mr. Deveau: Based on his permit. His permit has expired.

Ms. Gelineau: Okay. So by us extending does that automatically extend his permit or does he have go go back and get a new permit.

Mr. Sergi: He's got to do an as-built survey. He's got to do another final re-inspection.

Ms. Gelineau: Either way?

Mr. Sergi: Ya. Right. It says in his letter.

Mr. Deveau: He can't go and do those things unless he's extending.

Ms. Gelineau: And then what happens to him?

Mr. Sergi: He can reapply.

Mr. Deveau: If they accept those things, yes, this will be all done. If they don't accept them then he's going to need yet another extension and yet another extension. I'm just more or less, I've done plenty of things in the city myself too and I didn't take this long to get it done. Well, I'm not saying I won't grant it, it's just you've got to get it done, you can't not get done. You said the last time this was the last time. So, is this the last, last time? I don't know.

Mr. Alexis: So I've done all the final approvals. So when I went to engineering, so that construction contractor is not from Waltham so we had to call to an excavation to get it inspected and that didn't happen, now we have to go back and fix it. We have to pass all inspections and go back to the building department to get the final inspection.

Mr. Sergi: Mark, do you have any questions or comments?

Mr. Hickernell: Mr. Sergi: Who is this house being built for. Is this for the CICD or -?

Mr. Alexis: No, no. This is my home. My family has been in Waltham since 69. I played basketball for High School, I bought it from Brasco in 2013 so now we have an extended family.

Mr Hickernell: So CICD is just for identification purposes.

Mr. Alexis: That's my email address.

Mr. Hickernell: It probably has nothing to do with the project. That's the only question that I have.

Mr. Sergi: With that said, may I have a motion on the request?

On motion of Ms. Gelineau, seconded by Mr. Hickernell, the board voted to grant the extension to the petitioner.

Roll call: Mr. Attardo, yes; Ms. Gelineau, yes; Mr. Deveau, yes; Mr. Hickernell, yes and Mr. Sergi, no.

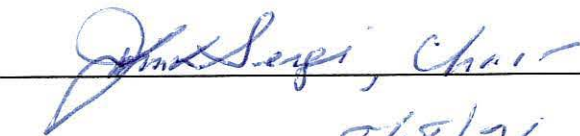
The vote was 4-1 in favor.

Mr. Sergi: It's been granted.

Mr. Alexis: Thank you very much.

Mr. Sergi: One more motion is in order.

On motion of Mr. Hickernell, seconded by Mr. Attardo, the board voted to adjourn at 7:29 P.M.



8/18/26