

COMMITTEE OF THE WHOLE  
Minutes of the Meeting  
Monday, March 6, 2023

1. Vice-President McLaughlin called the meeting to order at 8:00pm in the City Council Chamber.
2. VP McLaughlin asked the Clerk to call the roll to record the attendance for the meeting. The Clerk called the roll – Councillors Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, President McMenimen, O'Brien, Paz, Stanley, Vidal, and VP McLaughlin were present in-person.
3. President McMenimen moved to approve the minutes of the meeting held on February 21, 2023. The motion was adopted on a voice vote and the minutes of the February 21, 2023 meeting were approved.
4. President McMenimen rose to request a moment of silence to honor the passing of former City Councillor Paul Giunta. President McMenimen, Councillor LeBlanc and Councillor Durkee spoke about the positive impact Mr. Giunta had as a City Councillor and as a community member.
5. President McMenimen moved to take the matter of the MBTA Communities Action Plan (2/13/2023) from the table. The motion was adopted on a voice vote. President McMenimen moved to hear from Assistant City Solicitor Patricia Azadi. The motion was adopted on a voice vote. Upon the request of President McMenimen, Attorney Azadi gave a detailed analysis to the response of the City to the State. Attorney Azadi spoke of the change in law to encourage communities to create more housing, the additional number of units that DHCD is mandating, what Waltham has done to date in response and the potential adverse impacts if the City was not in compliance. President McMenimen asked several follow up questions about the visual effect of adding 3,982 units, the City's options and the penalties for non-compliance. Councillor LeBlanc asked questions about the impact on housing inventory and rents. Councillor Bradley-MacArthur spoke about being creative with local zoning codes and certain requirements. Councillor Katz asked about the zoning ordinance and the ability to show the capacity for the additional units. Councillor Darcy questioned why Lincoln, Weston and other communities are not being held to the same standards. Councillor Harris stated this would not create more affordable housing, but rather put an additional burden on City resources and services. Councillor Harris questioned how the proposed reduction in MBTA service in Waltham would help. Councillor Durkee asked if the WHA is included in the housing requirement calculation. Councillor LaFauci called it "Housing for Boston", meaning live in Waltham and work in Boston. Councillor LaFauci further stated the City has been committed to preserving and protecting land and it should be considered. President McMenimen stated the State has changed its thinking on housing and it's being driven by developers. President McMenimen moved to request Attorney Azadi research the impact of the mandate on the City, including the fines and penalties for rejecting it. The motion was adopted on a voice vote. Councillor LaCava stated it is an already dense area and why impact

it further. Councillor LaCava moved to hear from the Mayor. The motion was adopted on a voice vote. The Mayor summarized the requirement of the State, stating it wants more housing, whether affordable or not. The Mayor spoke of 4 possible locations, it's not a one size fits all solution, we need to come up with a formula, and work with our zoning consultant. It was mentioned the matter should be properly discussed in the Rules and Ordinances Committee. Councillor Paz moved to table the matter. The motion was adopted on a voice vote.

6. A motion by Councillor LaFauci to adjourn was adopted on a voice vote and VP McLaughlin declared the meeting adjourned at 10:25pm.

Paul G. Centofanti – Clerk to the Committee of the Whole