

Ordinances & Rules Committee
Meeting Minutes
January 17, 2023

The Clerk called the meeting to order at 10:02 p.m.

Present: Councillors Dunn, Harris, LeBlanc, McLaughlin and O'Brien.

Absent: None.

Clerk Wilson opened the meeting with accepting nominations for a chair person for the Committee for the 2023 year.

Councillor McLaughlin nominated Councillor Harris.

With no further nominations the Councillor LeBlanc moved to close nominations. The motion was approved by a voice vote.

The Clerk stated that as your name is called to say out loud the name of the person you would like to nominate.

Caren Dunn – Cathyann Harris

Cathyann Harris – Cathyann Harris

Randy LeBlanc – Cathyann Harris

John McLaughlin – Cathyann Harris

Patrick O'Brien – Cathyann Harris

With a total of five votes for Cathyann Harris, Councillor Harris was nominated as the 2023 Chair of the Ordinances & Rules Committee.

Chairwoman Harris took the Chair.

Councillor LeBlanc moved approval of the minutes from 12/27/2022. The motion was approved by a voice vote.

First agenda item: Zoning Ordinance Amendment for Large Family Child Care Homes

Councillor McLaughlin spoke on the matter. Councillor McLaughlin moved to send to the full Council for a first reading. The motion was approved by a voice vote.

Councillor McLaughlin moved to take Flora Holdings Inc. off of the table. The motion was approved by a voice vote.

Patrick Smith., 27 Franklin St., Wakefield gave an over view of where they are now. He is still working with the Law Dept. Inspector Bower is satisfied with the site plan and Engineer Winn gave a verbal okay to Mr. Smith but would need to add three items into the order. The three items were new granite sidewalk curbs, site plans need to have the neighbors contact basin on it and the main water line of flow of that property is their responsibility. Councillor McLaughlin made a request to have the Clerk reach out to the Engineer and Law Departments for updates. The motion was approved by a voice vote. Councillor McLaughlin moved to table. The motion was approved by a voice vote.

Councillor McLaughlin moved to take Waltham Cannabis Inc. off of the table. The motion was approved by a voice vote. Councillor LeBlanc recused himself. Attorney Joe Connors gave an update on the special permit. Mr. Schmidt was also in attendance. Inspector Bower was all set with the plans at this time. Councillor McLaughlin made a request to have the Clerk reach out to the Engineer and Law Departments for updates. The motion was approved by a voice vote.

Attorney Connors submitted a time extension to be placed on the next Council Docket. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Councillor McLaughlin moved to take the Special Permit application at 1362 Main Street off of the table. The motion was approved by a voice vote. Attorney Michael Connors stated that this application is still with the law department for review. He mentioned that if the law opinion does come back before the next Committee meeting would it be possible to receive the opinion without waiting for the committee to vote on it. Councillors McLaughlin and Harris spoke on the matter. Councillor McLaughlin moved to have the Chair and the Clerk review, redact and release the law opinion to the petitioners Attorney if it comes in before the next committee meeting. The motion was approved by a voice vote. Councillor LeBlanc moved to table the matter. The motion was approved by a voice vote.

Councillor LeBlanc moved to take the Minor Modification for Bishops Forest Condo Trust & Bishops Forest Condo II Condo Trust at Bishops Forest Drive off of the table. The motion was approved by a voice vote. Councillor LeBlanc moved to hear from all off committee members. The motion was approved by a voice vote. Councillor LeBlanc spoke on the matter and asked about the plans not being stamped. Attorney Connors, John Scarpacci, property manager and Mr. & Mrs. Carolyn Rosen, Trustees of the Board spoke on the matter. Although the plans are not stamped they are just renderings of what the decks would look like with the modifications. They still need to go through the Building Dept. process and get the proper permits etc. Bishops Forest is still committed to external cameras as well as the individual owners having their own personal cameras. They have cameras there now but would install more throughout the property with this current plan. Councillor LeBlanc moved approval of the minor modification. On the motion Councillor O'Brien asked about how the Board works and how does the process work to get these things done in Bishops Forest. Councillor Dunn asked about the wrap around decks and how they cannot be wrap around decks. Councillor LaFauci spoke on the matter. The motion was approved by a voice vote and the minor modification at Bishops Forest was approved. Councillor LeBlanc moved to take the Zoning Amendments Resolution dated 6/14/2021 off of the table. The motion was approved by a voice vote. Chairwoman Harris suggested inviting Attorney Azadi to come to a meeting or for Councillor LeBlanc to meet with her to discuss. Councillor McLaughlin requested to have Attorney Azadi meet with the maker of the Resolution to discuss her response dated 1/9/2023 to a request from the Committee and if she would accept working directly with the maker of the resolution the Committee has no problem with this. The motion was approved by a voice vote.

Councillor LeBlanc moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 10:46 p.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
January 24, 2023