



*Waltham City Council
Ordinances and Rules Committee
Minutes
Tuesday, April 20, 2021
City Council Chamber
610 Main Street
Waltham, MA 02452*

Chairman McLaughlin called the meeting to order at 10:09 pm.

Attendance

Present:

John J. McLaughlin

George A. Darcy III

Caren Dunn

Cathyann Harris

Randall J. LeBlanc

Absent: none

Councillor Harris moved approval of minutes from the April 5, 2021 meeting. The motion was approved on a voice vote.

Large Family Day Care Resolution

Councillor Durkee presented his resolution and explained that the City's Zoning had not kept up with regulation changes at the state level that allow for large family day cares of up to 10 children. Councillor LeBlanc asked for a copy of the regulations. Councillor LeBlanc asked about the inspection process. Councillor Durkee the building inspector inspects the units. Councillor Dunn asked clarifying questions. Councillor Dunn moved to lay the matter on the table.

Extension of time for Special Permit application at 920-930-940 Winter Street

Attorney Michael Connors spoke about the timeline for completing the work. Councillor Dunn moved approval. The motion was approved on a voice vote and the matter was forwarded to the full Council with a recommendation for approval.

Extension of time for Special Permit #34816 for Lee-Ang Realty Trust, Vanaria Nominee Trust and Joseph Vanaria

Attorney Bret Francis spoke about the timeline for completing the work. Councillor LeBlanc moved approval. The motion was approved on a voice vote and the matter was forwarded to the full Council with a recommendation for approval.

Special Permit Costco Wholesale located at 71 Second Ave reduction in parking and other changes to the existing Special Permit in order to allow a fueling stations

Councillor Harris moved to take the matter from the table. Councillor Harris moved for the Chair and Clerk to review the Law Department response for redaction and release the

opinion to the petitioner. The motion was approved on a voice vote. Councilor Harris moved to lay the matter on the table. The motion was approved on a voice vote.

Resolution Affirmatively Further Fair Housing

Councilor Stanley spoke about the resolution and said it was based on a Boston ordinance and the goal is to have large developments over 35 units demonstrate that they are taking steps to promote fair housing. Councilor Stanley outlined possible frameworks. Councilor Dunn requested more information. Councilor Stanley said he would forward some supplemental information. Councilor Dunn moved to lay the matter on the table. The motion was approved on a voice vote.

Special Permits under the provisions of Article III, §3.229; §3.620; §3.634; and §5.92 of the Zoning Ordinance of the City of Waltham ("Zoning Ordinance"), then in effect on September 24, 2018 (the date of the prior denial decision issued by the Waltham City Council), to permit: (1) a combined convenience store in a gas station; (2) for a fast-food establishment; and (3) for reduced parking for said uses at 225 Waverley Oaks, Waltham, MA

Councilor Dunn moved to take the matter from the table. Councilor Dunn asked why Attorney Chaudray said the size of their other buildings wasn't relevant. Attorney Chaudray said it wasn't relevant to the conditions that were needed to meet the special permit requirements. Councilor LeBlanc asked about automatic doors. Attorney Chaudray read a letter form the conservation commission in support of the project. Chairman McLaughlin asked Chairman McLaughlin questions about the size of the building. Attorney Chaudray said he has concerns about the size of the building given the square footage allowed but, that he is only one member of the Committee. Councilor Dunn moved to send the matter to the Law Department for review, the motion was approved on a voice vote. Councilor Dunn moved to lay the matter on the table.

There was a brief discussion about the status of the Urban Agriculture amendment. Councilor Darcy said he was working on language and would bring it back before the Committee. Councilor Harris requested the prior Law Department review be provided to the Committee.

Councilor Harris moved to adjourn at 11:25 pm. The motion was approved on a voice vote.

Respectfully submitted,

Joseph W. Vizard, Assistant City Clerk