

Ordinances & Rules Committee
Meeting Minutes
May 1, 2023

Chairwoman Harris called the meeting to order at 9:55 p.m.

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

Absent: None.

Councillor O'Brien moved approval of the minutes from 4/18/2023. The motion was approved by a voice vote.

First agenda item: Special Permit application for The Juicery at 1019 Trapelo Road.

Attorney Bret Francis, representing the petitioner, spoke on the application. Councillor LeBlanc asked questions and stated his main concern is the parking spaces. There was also issues with rodents and dumpsters when the first few tenants went into that location. Councillors Dunn and O'Brien also asked questions. Michael McLean of Portsmouth NH, the petitioner stated they will use the same companies all other tenants use and make sure dumpster pickup hours are after 7am. Councillor Dunn moved to hear from all off committee members. The motion was approved by a voice vote. Councillor Darcy, the Ward Councillor spoke. Councillor LeBlanc moved to send the matter to the Law Department to opine on the application. The motion was approved by a voice vote. Councillor O'Brien spoke and moved to table the matter. The motion was approved by a voice vote.

Second agenda item: Special Permit application for Hall Street Partners & Roman Catholic Archbishop of Boston at 61 Hall Street

Attorney Joseph Connors, representing the petitioner spoke on the application. He submitted information related to the questions asked to the petitioner at the public hearing; landscaping and permanent address is 61 Hall Street. Councillor LeBlanc asked questions about the required parking which is forty-one spaces and they have forty. Ron Cincotta, 72 Hall Place, Quincy, one of the petitioners spoke of the number of units and how many on each floor. They are increasing FAR to 1.22 and have twenty units. The maximum height is forty feet and they are not increasing the height. The CPC paid for the roof to be redone a few years back and the petitioners commented they are committed to returning some of the to the City. Councillor O'Brien asked traffic questions. There will be minimal impact to the neighborhood. Councillor McLaughlin asked questions commented on the CPA funds of \$75,000 and if the petitioner would consider more. The original cost of the roof was \$160,000. Attorney Connors said he would talk to his clients and take it under consideration and get back to the Council.

Councillor O'Brien asked about the neighborhood meetings and zoning matters Attorney Connors stated the issues that rose was taking up of street spaces. He said this project has all off street parking. Nothing is offsite. Councillor LeBlanc made a point of information about the CPC and uses of what is needs to be used for; open space, historic preservation or housing he spoke on passed issues with giving CPC monies to a private entity. When the entity is sold the money should come back with a deed restriction on the property. Councillor McLaughlin asked about Cushing Street and whether it's a one way or two-way street and should be a condition in the order. Councillor McLaughlin moved to send the application to the law department to opine. The motion was approved by a voice vote. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Third agenda item: Acceptance of Proposed Fee of \$1,301,996 from Hall Street Partners to Housing Department

Chairwoman Harris spoke form the chair. Councillor McLaughlin spoke on the matter and moved to table. It mentioned it was a condition in the order. The motion was approved by a voice vote.

Councillor McLaughlin moved to take CalVerde off of the table. The motion was approved by a voice vote. Councillor LeBlanc recused himself. Councillor McLaughlin asked the clerk to reach out to the petitioner. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Councillor McLaughlin moved to take 1362 Main Street off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved to release the final part of law opinion to the petitioner. The motion was approved by a voice vote. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Chairwoman Harris relinquished the Chair to Councillor McLaughlin. Councillor Harris moved to take the Tattoo Resolution off of the table. The motion was approved by a voice vote. Councillor Harris made a request that was approved by a voice vote to have the Law Department draft a document that includes the current definitions for Body Art in our General Ordinances without changes and updates to the current table of uses. Councillor Harris moved to table the Resolution. The motion was approved by a voice vote.

Councillor Harris moved to take the Rodenticide Resolution off of the table. The motion was approved by a voice vote. Councillor Harris moved to suspend the rules to hear from off committee members. The motion was approved by a voice vote. Attorney Azadi spoke in depth on the Rodenticides. Councillor LeBlanc asked how Contrapest was distributed. Councillor Harris moved to table the Resolution. The motion was approved by a voice vote.

Councillor McLaughlin relinquished the chair back to Councilor Harris. Councillor LeBlanc moved to take the Bike Safety Resolution off of the table. The motion was approved by a voice vote. Councillor LeBlanc spoke on the dangers and reckless bike riding on Moody Street. Councillor LeBlanc moved to hear from all off committee members. The motion was approved by a voice vote. Deputy Chief Champion stated there is already an ordinance in the City on bike riding. It should be enforced as vehicle laws are enforced. If someone is under the age of 16, the police can confiscate their bike for 15 days and the police are hoping if they need to take this route that once this happens a few times the kids will understand the severity of the laws. The reality is they take off on the police. Officers will use their best judgement; you now have kids videotaping everything and capturing it on camera for all eyes to see. Its bad optics for a police officer. They are just trying to enforce the laws. Attorney Sewall there is also a state statute and are subject to the majority of the same rules. We could close Moody Street to bikes because we are closing it to cars (during a period). Councillor O'Brien spoke on the matter. They should be wearing helmets under a certain age as well. Councillor McLaughlin spoke and asked if the police thought these kids were from Waltham or out of town and mentioned the schools should be reinforcing this. Deputy chief is confident they are Waltham kids. Councillor Dunn asked when they are 18 years' old what is the charge. Deputy stated they give them a citation and do their best not to have to arrest anyone. Councillor LeBlanc made a request that was approved by a voice vote to have the Law Department draft a bullet point document to put on social media. Councillor LeBlanc moved to table the Resolution. The motion was approved by a voice vote.

Councillor O'Brien moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 11:27 p.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
May 9, 2023