

Ordinances & Rules Committee
Meeting Minutes
June 26, 2023

Chairwoman Harris called the meeting to order at 9:16 p.m.

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

Absent: Dunn.

Councillor McLaughlin moved approval of the minutes from 6/20/2023. The motion was approved by a voice vote.

First agenda item: Tenants Rights Ordinance

This was recommitted from the Citizens input hearing held on June 21st. Chairwoman Harris spoke from the chair and gave a recap. Councillors LeBlanc and O'Brien spoke on the matter. Councillor O'Brien moved to table the matter. The motion was approved by a voice vote.

Second agenda item: Electric Grid Capacity Ordinance

Councillor O'Brien moved to table the matter until the mayor is able to join us to discuss. The motion was approved by a voice vote and matter was tabled.

Councillor O'Brien moved to take The Juicery special permit application off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved to hear from off committee members. The motion was approved by a voice vote Attorney Bret Francis, 10 Hammer Street, Waltham, representing the petitioner spoke on the petition and gave a recap of the decision as it stands now with the law departments suggestions. Councillor O'Brien asked about the hours of operation issue. Councillor McLaughlin asked about dumpsters and map plans. Councillor LeBlanc asked if the correct unit was added to the order. Attorney Francis stated when the initial special permit was approved for the address in 2013 the fast food special permits were included for Starbucks and the Asian Restaurant. There is no seating in The Juicery and will have or by right of the parking area have four spaces that should be solely theirs. No spaces will be labeled in the entire parking lot. Councillor O'Brien moved approval of the special permit. The motion was approved by a voice vote.

Councillor McLaughlin moved to take Hall Street Partners et al at 61 Hall Street special permit application off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved to hear from off committee members. The motion was approved by a voice vote Attorney Joe Connors spoke on the petition and his remarks to the law opinion. There will be twenty residential units. Councillor McLaughlin moved approval of the special permit application. On the motion Councillor LeBlanc asked to see a copy of the curb cuts. The motion was approved by a voice vote and application was approved.

Councillor McLaughlin moved to take Hall Street Partners et al at 61 Hall Street acceptance of the \$1.3 million fee for housing department off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved approval of the acceptance of the fee. The motion was approved by a voice vote.

Councillor McLaughlin moved to take the Veggie Crust special permit application off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved to hear from off committee members. The motion was approved by a voice vote. Attorney Joe Connors spoke on the petition. He explained the property although two lots are a pre-existing non-confirming building and if they were to merge the lots the zoning would not be valid at this location. Attorney Connors submitted the snow removal plan and schedule in the revised order. Councillor McLaughlin moved approval of the application. On the motion Councillor LeBlanc asked about the rodent issue and if the petitioner would agree to use a contrapest instead of a rodenticide. The petitioner agreed. Chairwoman Harris asked for the condition to be added to the order. Attorney Connors said he would add it. The motion to approve 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 9:59 p.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
June 29, 2023