



*Waltham City Council
Ordinances and Rules Committee
Minutes
Tuesday June 29, 2021
Hoover Committee Room
610 Main Street
Waltham, MA 02452*

Chairman McLaughlin called the meeting to order at 12:46 am.

Attendance

Present:

John J. McLaughlin

George A. Darcy III

Caren Dunn

Cathyann Harris

Randall J. LeBlanc

Absent: none

Councillor Dunn moved to go beyond midnight. The motion was approved on a voice vote.

265 Bear Hill Road Minor Modification

Chairman McLaughlin asked about changes to the landscaping plan. Attorney McCourt said that the open space and landscaping will remain as is. 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.

Councillor Dunn moved to go past 1:00 am. The motion was approved on a voice vote.

790 Main Street Minor Modification

Attorney Shawn Keefe represented Watch City Petro. He explained that during the renovation it became apparent that all 4 walls would need to come down. The building inspector said that this will require a modification to the special permit. Councillor McLaughlin asked about the roof. Attorney Keefe said that it is secure and an engineer has signed off on the structures holding up the roof. Councillor LeBlanc asked questions about the changes. Inspector Forte said he was fine with the building construction but that the changes were significant enough that he thought the Council should weigh-in. 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.

Zoning amendment Medical Marijuana

Councillor Dunn moved that the matter be given a first reading. The motion was approved on a voice vote and the matter was forwarded to the full Council with a recommendation for approval of a first reading.

Special Permit 1254 Main Street

Councillor LeBlanc recused himself.

Councillor Dunn moved to lay the matter on the table. The motion was approved on a voice vote.

Chairman McLaughlin declared recess at 1:28 am.

Chairman McLaughlin called the meeting back to order at 1:34 am.

71 Second Avenue

Councillor LeBlanc recused himself.

Councillor Harris moved to take the matter from the table. The motion was approved on a voice vote. Councillor Harris said that the Committee has been looking at this for over a year now. Councillor Harris said she is unable to reconcile the reduction of parking and the decommissioning of the building to meet the parking requirement. The Councillor also expressed concern over open space on the site, drinking water quality and the traffic impact from the proposed use. Councillor Harris moved to deny the special permit.

Attorney Tamm said he has been optimistic through this process that Costco will prevail and believes they will eventually prevail because logic and the documentation in the record shows that Costco met the criteria for a Special Permit.

A roll Call was requested.

Roll Call:

George A. Darcy III	Yes
Caren Dunn	Yes
Cathyann Harris	Yes
Randall J. LeBlanc	Recused
John J. McLaughlin	

The Special Permit was denied and the matter was forwarded to the full Council with a recommendation for denial.

Councillor Darcy moved to adjourn at 1:55 am. The motion was approved on a voice vote.

Respectfully submitted,

Joseph W. Vizard, Assistant City Clerk

July 29, 2021