



*Waltham City Council
Ordinances and Rules Committee
Minutes
August 2/3, 2021
Hoover Committee Room
610 Main Street
Waltham, MA 02452*

Chairman McLaughlin called the meeting to order at 12:00 am.

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

Attendance

Present:

John J. McLaughlin

George A. Darcy III

Caren Dunn

Cathyann Harris

Randall J. LeBlanc

Absent: none

Special Permit 221 Bear Hill Road

Councillor Harris pointed out the shortcomings in the traffic analysis that has been done on the various marijuana special permits including the one at 221 Bear Hill Road. Councillor Harris said she would like a comprehensive document that looks at what the traffic impact would be from all of these projects and the 40B projects that are under construction in the same area. Councillor Harris want to make sure the parking plan is constituent with the trip counts. Attorney Glisman said the site is existing and the parking is existing. Councillor LeBlanc asked about traffic mitigation. Councillor LeBlanc expressed concern about individuals buying more than the legal limit by going to multiple stores in the same proximity. Councillor Darcy requested that the petitioner respond in writing to the May 4, 2021 memo from the engineering department. Councillor Darcy asked the Clerk to obtain the list of off premises liquor license holders. Councillor Darcy asked to petitioner to reach out to the residents at the Avalon property nearby. Councillor Darcy pointed out that even basic assumptions like the existing level of service of the intersection vary from petitioner to petitioner. Councillor Darcy asked that the plans be updated to show snow storage. Councillor Darcy asked that adaptive traffic control be installed. Chair McLaughlin said this request should apply to all bear Hill road petitioners. Councillor Dunn asked about the amount of product being dispensed and about other locations. Councillor LeBlanc asked if a reduction in parking was being requested. Attorney Glisman said no. Councillor Harris asked about delivery plans. Councillor McLaughlin asked about an appointment only system and about people buying excess of the allowed amount. Councillor Harris asked about existing traffic in the area and what the impact of this new development would be. Councillor Harris moved to lay the matter on the table. The motion was approved on a voice vote.

Special Permit 235 Bear Hill Road

Councillor Harris asked the petitioners to address the questions posed to the prior petitioner. Attorney Silverman said they expect to have delivery component. Councillor Darcy asked that the snow storage be shown on the plan or if show will be removed that it be made a condition of the special permit. The Mayor said she felt a peer review of the traffic analysis should be done in a manner that takes into account new development and all of all of the marijuana facilities being built. Mayor McCarthy said a peer review should be of the traffic analysis that looks at the build out of the Marijuana Dispensaries and the 40B developments. Councillor Harris moved to lay the matter on the table. The motion was approved on a voice vote.

Marijuana Special Permits

Councillor harris moved the take the matters off the table collectively. The motion was approved on a voice vote. Councillor Harris moved to have the petitioners provide information to the traffic engineer and for a comprehensive analysis and a peer review to be conducted in consultation with the traffic engineer. The motion was approved on a voice vote. Councillor Harris moved to lay the matter on the table. The motion was approved on a voice vote.

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

Medical Marijuana Zoning Amendment

Councilor Darcy moved to amend the ordinance by substituting the word being for the word be. The motion was approved on a voice vote. Councillor Darcy moved for the matter to be given a second 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 second reading.

Compensation Ordinance Amendment Social Worker

Councillor Darcy moved that the matter be given a second 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 second reading.

Councillor Dunn moved to adjourn at 1:02 AM. The motion was approved on a voice vote.

Respectfully submitted,

Joseph W. Vizard, Assistant City Clerk

9/16/2021