

City Council Docket
Monday, April 13th, 2015

The City Council Meeting will be held on Monday, April 13th, 2015 at 7:30 PM in the Council Chamber at City Hall, 610 Main Street, Waltham and the following matters and others will be considered.

Accepting minutes from March 23rd, 2015

Public Hearings

Notice is hereby given that the City Council will hold a joint Public Hearing with the Board of Survey and Planning in the City Council Chamber at City Hall, 610 Main Street, Waltham MA on Monday, April 13th, 2015 at 7:30 pm on the following application:

Zoning Amendment

An Ordinance amending Chapter 21 “ZONING” Article Five entitled ‘Parking Requirements’ Section 5.2 entitled “Off-street parking requirements,” Subsection 5.21 entitled “Table of Off-street parking requirements” is hereby amended by adding after the words “Industrial, Manufacturing establishments and laboratory spaces, as defined herein” the following “, and animal shelters as defined by section 3.226D”

Special Permit

Second Avenue Hotel LLC as Petitioner and 256 Second Realty Trust as Owner hereby petition the City Council of the City of Waltham to grant a special permit for an increase in Floor Area Ratio (FAR) to 1.09 pursuant to § 3.511 (Intensity of Use Special Permit) and § 3.521 (Table of FAR) of the Zoning Ordinance.

As part of this intensity of use special permit, the Petitioner and Owner also request pursuant to § 3.513 (Additional Special Permits) that the City Council grant special permits in accord with the following sections of the Zoning Ordinance:

- § 3.4 (Table of Uses), § 3.512 (Special Permits for Use), and § 3.617 (Hotel Special Permit) – To allow a hotel to be constructed, used and maintained on the locus.

The subject premises are shown in the “Atlas City of Waltham, Massachusetts” as follows:

- 256 Second Avenue being shown as Atlas: Page 39, Block 2, Lot 7.

The above property is located entirely in a Commercial Zoning District.

The Petitioner in this matter and its address is:

- Second Avenue Hotel LLC, c/o Christine Thomas, 285 Commandant’s Way, Chelsea, Massachusetts 02150.

The Owner of the property and its address is:

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- 256 Second Realty Trust, c/o 256 Second Management, LLC, 250 First Avenue, Suite 200, Needham, Massachusetts 02494.

Special Permit

As joint custodian of city property, the Mayor petitions the Waltham City Council for an Increased Intensity of Use Special Permit for 948 Main Street, Waltham, MA. The legal owner is the City of Waltham. The current zone is Business B. The provisions of the Zoning Ordinance involved are: Sec. 3.4 Table of Uses, Sec. 3.618 Multi Family Dwelling; Sec. 3.5 Special Permits; and Sec. 3.521 Table of Floor Area Ratios (FAR)

Special Permit

1019 Trapelo LLC, Tachien Yu, manager, 675 VFW Parkway #128, Chestnut Hill, MA 02467 hereby petitions the City Council for a Special Permit to allow the construction and operation of a fast food facility (Asian fusion takeout restaurant – comprising approximately 1,025 square feet) within an existing commercial/retail building on the property known as 1019 Trapelo Road. The Special Permit is pursuant to the provisions of Section 3.5, subsections 3.512 and Section 3.620. This is a reduction in size of said fast food facility (Asian fast food restaurant) previously granted for said building. It is a modification of the original Special Permit (Order No. 32094) for the locus

The property is shown in Atlas Page 014, Block 005, Lot 0007. The property is in a Business A Zoning District.

Special Permit

1019 Trapelo LLC, Tachien Yu, manager, 675 VFW Parkway #128, Chestnut Hill, MA 02467 hereby petitions the City Council for a Special Permit to allow the modification of certain conditions in the existing Special Permit grant (Order No. 32094) to eliminate the requirement for screening of rooftop mechanicals and to allow trash pick-ups on Saturdays in relation to the existing commercial/retail building on the property known as 1019 Trapelo Road. The Special Permit modification is pursuant to the provisions of Section 3.5, subsections 3.512 and Section 3.552. All other conditions of said Special Permit to remain the same.

The property is shown in Atlas Page 014, Block 005, Lot 0007. The property is in a Business A Zoning District.

Special Permit

Captain's Row Realty Trust, Frederick S. Camerato and Jesse C. Camerato, Trustees, 340R River Street, Newton, MA 02465 hereby petition the City Council for a Special Permit to allow the use of a portion of the existing commercial building and a portion of the property's parking lot for the storage of trucks, vans and buses. Said activity to take place on the property known as 215 Lexington Street. The Special Permit is pursuant to the provisions of Section 3.5, subsections 3.512 and Section 3.645. The property previously received a special permit for a portion of the property and building to be used for the sales of used vehicles.

The property is shown in Atlas Page 051, Block 02, Lot 22. The property is in a Commercial Zoning District.

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Communications from the Mayor

The Mayor respectfully requests funding in the total amount of \$17,201 to purchase two multi-task copy machines for the Engineering/Water/Sewer Department.

The Mayor respectfully requests an appropriation in the amount of \$50,398 from Unreserved Fund Balance to account #001-192-5200-5245 Maintenance/Repair to Buildings. These funds will be used for the emergency snow removal from the roofs of several City buildings. The expenses were incurred on several dates between the period of February 21, 2015 to March 6, 2015.

The Mayor respectfully requests acceptance of a grant in the amount of \$83,432 from the Executive Office of Elder Affairs to be used by the Council on Aging for several programs that benefit senior citizens.

The Mayor respectfully requests an appropriation in the amount of \$1,789,000 from Unreserved Fund Balance to the following accounts.

#001-421-5100-5131	Snow – Overtime	\$ 285,000
#001-421-5200-5276	Snow – Rental of Trucks/Equipment	\$1,176,000
#001-421-5200-5531	Snow – Salt & Sand	\$ 260,000
#001-421-5200-5532	Snow – Plows & Blades	\$ 37,000
#001-421-5200-5245	Snow – Bldg & Grounds Repair	\$ 31,000

These funds will be used to pay for the additional snow plowing and removal expenses incurred to date during fiscal year 2015.

Licenses

Tabled from 1-12-2015

Bemis Street Resurfacing Petition

Tabled from 3-9-2015

Draft Minutes from 11/22/14, 10/14/14 and 2/23/15

Tabled from 3-23-2015

Resolution regarding Charlotte Smith

New Business

Resolutions

Resolution Congratulating Thomas Deptula – Councillor Giordano
Resolution Congratulating Luke Fournier – Councillor Giordano
Resolution Congratulating Waltham Pee Wee Hockey – Councillor McLaughlin

Committee Reports

The Committee of the Whole

The Committee of the Whole recommends that the communication regarding Fernald Parcel be placed on file.

The Committee of the Whole recommends the request for a 10A Permit for Charles River Canoe & Kayak be granted.

The Committee of the Whole recommends approval of the FY2016 legislative budget as amended.

License and Franchises

The Licenses and Franchises Committee recommends the renewal of a lodging House License for 49-51 Brown Street

Finance Committee

The Finance Committee recommends an appropriation of \$225,000 from Unreserved fund Balance to Fire overtime be approved.

The Finance Committee recommends an appropriation of \$169,900 from Water/Sewer Retained Earnings to Water/Sewer Backhoe be approved.

Ordinances and Rules

The Ordinances and Rules Committee recommends a Resolution regarding Marijuana Dispensaries be placed on file.

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The Ordinances and Rules Committee recommends a Resolution regarding ad-Hoc report to Committee of the Whole be placed on file.

The Ordinances and Rules Committee recommends Resolution regarding track changes for new Council Rules be placed on file.

The Ordinances and Rules Committee recommends Resolution regarding new Council Rule for providing copies be placed on file.

The Ordinances and Rules Committee recommends Resolution regarding change to rule five be placed on file.

The Ordinances and Rules Committee recommends Resolution regarding Council Correspondences be placed on file.

The Ordinances and Rules Committee recommends Resolution regarding new rule for roll calls be placed on file.

The Ordinances and Rules Committee recommends Resolution regarding overlay area be placed on file.

The Ordinances and Rules Committee recommends Resolution regarding agendas and minutes be placed on file.

The Ordinances and Rules Committee recommends Resolution regarding orphaned docket items be placed on file.

Adjourn