

***City Council Docket***  
***January 22, 2024***

The Waltham City Council will meet in the Council Chamber at City Hall, 610 Main Street, Waltham, MA on Monday, January 22, 2024 at 7:30 p.m. The following matters and others may be considered.

**Approval of Minutes**  
Regular Meeting of 1/8/2024

**Public Hearing**  
**Special Permit**

King First West Owner, LLC, Owner and Petitioner, with an address of c/o Thomas Ragno, King Street Properties, 800 Boylston Street, Suite 2400, Boston, MA 02199, hereby petitions the City Council

For the necessary Special Permit pursuant to Sections 3.511, 3.521, and 3.53 for intensity of use over and above the by right 0.4 FAR (1.61 Proposed) within a Commercial District set forth in Section 4.11 of the City of Waltham Zoning Code (the “Code”). The proposed increase in FAR is to allow for the construction of two, 5 level, Lab and Office buildings totaling approximately 448,000 SF with a connected parking garage proposed to include approximately 998 spaces.

The proposed development parcel consists of an assemblage of adjoining parcels located at 85 First Avenue, 71 First Avenue, 45 First Avenue, 74-76 West Street, and 86 West Street and have the following Assessor ID’s - R029-002-0015, - R029-002-0016, - R030-003-0002, - R029-002-0006, - R029-002-0007, respectively.

The properties are situated in a Commercial Zoning District.

**Public Hearing**  
**Special Permit**

BP 103 Fourth Avenue LLC c/o Boston Properties, 800 Boylston Street, Suite #1900, Boston, MA 02199-8103, hereby petitions the City Council of the City of Waltham to grant a special permit for an increase Floor Area Ratio to .49 pursuant to §3.511 and §3.521 of the Zoning Ordinance of the City of Waltham. The proposed project consists of the conversion of a portion of the existing 105,721 square foot building by adding a 24,294 square foot “in fill” floor. Neither the footprint nor height of the building will change as a result of the project.

The subject premises are the parcels of land known and numbered as 103 Fourth Avenue, shown in the “Atlas City of Waltham, Massachusetts” as follows:

- Map 039, Block 003, Lot 004      103 Fourth Avenue

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

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**Public Hearing**  
**Fuel Storage**

BP 103 Fourth Avenue, LLC, 103 Fourth Avenue, Waltham, MA 02451, as owner and Boston Properties, 800 Boylston Street, Suite 1900, Boston, MA 02100 as operator of the facility hereby petitions the City Council for a Fuel Storage License for a new 679-gallon fuel oil above ground storage tank to serve a new generator at the property and 3,600 gallons of storage within tenant spaces located at 103 Fourth Avenue.

**Communications from the Mayor**

1. The Mayor respectfully requests the acceptance of a donation to the Waltham Police Department from the New Light Korean Church in the amount of \$300.
2. The Mayor respectfully requests the appointment of Gloria Champion of 339 Beacon Street, Waltham as a member of the Conservation Commission to fill a vacancy.
3. The Mayor respectfully requests the acceptance of an update of the City's current rDNA Ordinance.
4. The Mayor respectfully requests your review of a naming request regarding Edward Biggins.
5. The Mayor respectfully requests the appointment of Patricia Sweder of 43 Edwin Road, Waltham as a member of the Waltham Board of Health.
6. The Mayor respectfully requests an appropriation and transfer totaling \$513,206.29 for playground improvements at the McCabe and Lazazzero Playgrounds.

**Applications and Licenses**

1. Class 2 Renewal — 53 Felton Street – Pilgrim Auto Body
2. Second Hand Renewal — 471 Main Street – The Tool Shed

**Resolutions, Orders and Ordinances**

**Committee Reports**  
**Committee of the Whole**

1. The Committee of the Whole recommends the reappointment of Robert P. Millian, Jr. of 16 Bither Avenue, Waltham as constable be approved.
2. The Committee of the Whole recommends the new water easement for a new 12-inch water main to be routed from Winter Street to Totten Pond Road be approved.

**Finance**

1. The Finance Committee recommends acceptance of a donation to the Waltham Fire Department from the New Light Korean Church in the amount of \$300 be approved.

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2. The Finance Committee recommends the acceptance of two bowling pins, one wood and one plastic, from the Tortola Family be approved.
3. The Finance Committee recommends the acceptance of a What's Cooking in Waltham book from Donna Laswell for the Waltham City Hall Museum be approved.
4. The Finance Committee recommends the authority to file and SRF Grant Application and to execute agreements and perform any other actions related to the grant loan for the Water Service Inventory and Lead Service Line Replacement Plan be approved.
5. The Finance Committee recommends the acceptance of a donation of \$200 toward the upkeep and maintenance of the Holiday Lights on the Common from Connors and Connors LLP be approved.
6. The Finance Committee recommends the transfer in the amount of \$275,000 from the Library State Aid Special Revenue Account to a new account for the purchase of a Library Bookmobile be approved.
7. The Finance Committee recommends the following loan authorization in the amount of \$695,000 be approved for a 1<sup>st</sup> reading.
8. The Finance Committee recommends that an appropriation of \$695,000 be approved in order to preserve the current purchase price for new turnout gear for the Fire Department be approved.

**Ordinances and Rules**

1. The Ordinances and Rules Committee recommends the time extension for Flora Holdings LLC at 219 – 221 Bear Hill Road be approved.

**Licenses and Franchises**

1. The Licenses and Franchises Committee recommends the Lodging House Renewal at 6 Park Place for Marc Pintabone be approved.
2. The Licenses and Franchises Committee recommends the Lodging House Renewal at Copley Hall North Lower for Bentley University be approved.
3. The Licenses and Franchises Committee recommends the Lodging House Renewal at Copley Hall South Lower for Bentley University be approved.
4. The Licenses and Franchises Committee recommends the Lodging House Renewal at Fenway Hall for Bentley University be approved.
5. The Licenses and Franchises Committee recommends the Lodging House Renewal at Forest Hall Upper for Bentley University be approved.

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6. The Licenses and Franchises Committee recommends the Lodging House Renewal at Kresage Hall Upper for Bentley University be approved.
7. The Licenses and Franchises Committee recommends the Lodging House Renewal at Nathan R. Miller Hall Upper for Bentley University be approved.
8. The Licenses and Franchises Committee recommends the Lodging House Renewal at Slade Hall Upper for Bentley University be approved.
9. The Licenses and Franchises Committee recommends the Lodging House Renewal at Stratton House Beaver for Bentley University be approved.
10. The Licenses and Franchises Committee recommends the Lodging House Renewal at HUD Tree Dorms Upper for Bentley University be approved.
11. The Licenses and Franchises Committee recommends the Lodging House Renewal at Castle Hall Upper for Bentley University be approved.
12. The Licenses and Franchises Committee recommends the Lodging House Renewal at 20-22 Adams Street for Martin Reilly Realty Trust be approved.
13. The Licenses and Franchises Committee recommends the Lodging House Renewal at 44-46 Chester Avenue for Martin Reilly Realty Trust be approved.
14. The Licenses and Franchises Committee recommends the Lodging House Renewal at 118-120 Robbins Street for Martin Reilly Realty Trust be approved.
15. The Licenses and Franchises Committee recommends the Lodging House Renewal at 11-13 Walnut Street for Martin Reilly Realty Trust be approved.
16. The Licenses and Franchises Committee recommends the Lodging House Renewal at 10-12 Maple Street for Mad Nat Realty Trust be approved.
17. The Licenses and Franchises Committee recommends the Extended Hours Renewal at 851 Main Street for J & J Variety be approved.

**Unfinished Business & Other Business**

- Election Warrant - Presidential Primary March 5, 2024
- Time Extension for Special Permit – 840 Winter Street for Alexandria Real Estate through 8/10/2024 (Order # 35374)
- Time Extension for Special Permit – 196 Bear Hill Road for Uma Flowers LLC through 11/13/2024. (Order # 35695)

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**Tabled Items**

- Loan Authorization in the amount of \$2,050,000 for the water main project on Clark, Ripley, Gale and Pierce. (1<sup>st</sup> Reading 12/26/23)

**Rule 58**