

City Council Docket
May 27, 2025

The Waltham City Council will meet in the Council Chamber at City Hall, 610 Main Street, Waltham, MA on Tuesday, May 27, 2025 at 7:30 p.m. The following matters and others may be considered.

Approval of Minutes

Regular Meeting of May 12, 2025
Special Meeting Minutes of May 19, 2025

Public Hearing
Special Permit

Hall Street Partners LLC, 275 Lexington Street, Waltham, Massachusetts 02452, as Petitioner, hereby petitions the City Council for a modification and/or amendment to the special permit issued in Order # 35982 for an increase in floor area ratio (FAR) to 1.22 with additional units per acre pursuant to §3.5, § 3.51 and § 3.552 of the Zoning Ordinance of the City of Waltham. The modification is sought to amend so much of the approved site plans approved in the special permit. The modification shall allow for minor site changes to the approved plans affecting 637.42 square feet of land.

The locus is known and numbered as 51 Hall Street, aka 61 Hall Street and is shown in the “Atlas, City of Waltham, Massachusetts 1988”, as Map 69 Block 18 Lot 4.

The property is situated in a Residence C Zoning District.

The Legal Owner of the locus is Hall Street Partners LLC, 275 Lexington Street, Waltham, Massachusetts 02452.

Public Hearing
Special Permit (Recessed 4/28/25)

Ferris Development Group, LLC, 118 Turnpike Road, Suite 300, Southborough, Massachusetts 01772, as Petitioner; and FD Special Opportunities II-A, LLC c/o Ferris Development Group, LLC, 118 Turnpike Road, Suite 300, Southborough, Massachusetts 01772, as the 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 0.6 pursuant to § 3.511 and § 3.521 of the Zoning Ordinance of the City of Waltham.

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

- Page 56, Block 2, Lot 13 1432 Main Street

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

Public Hearing
Special Permit (Recessed 4/28/25)

1265 Main Street LLC and J&Co., 77 Fourth Ave., Suite 310, Waltham, MA 02451, hereby petitions the City Council of the City of Waltham to grant a special permit for the construction of a hotel pursuant to §3.512 of the Zoning Ordinance of the City of Waltham. The proposed project consists of the construction of a 6-story hotel including but not limited to meeting rooms, conference/ball rooms, and typical amenities of a hotel including but not limited to fitness, restaurant, bar and 135 surface parking spaces.

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The subject premises are the parcels of land known and numbered as 1265 Main Street, shown in the “Atlas City of Waltham, Massachusetts” as follows:

- R057-002-0002 01A, R048-003-0001 01B, R048-003-0001 01C, R048-003-0001 01D, R048-003-0001 01F, R048-003-0001 01G, R048-003-0001 01H, R048-003-0001 01I, R048-003-0001 01J, R048-003-0001 01E1, R048-003-0001 01E2, R048-003-0001 01E3, R048-003-0001 01E4, R048-003-0001 01E5, and R048-003-0001 01E6

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

Public Hearing **Special Permit (Recessed 4/28/25)**

ALP PHOP Manager LLC, 1 Post Office Square, Suite 3700, Boston, MA 02109, as Petitioner; and NWALP TPOP Property Owner LLC C/O Northwood Investors LLC, 575 Fifth Avenue, 23rd Floor, New York, NY 10017, as legal owner hereby petitions the City Council of the City of Waltham to grant a Special Permit for an increase in Floor Area Ratio (FAR) to 1.88 pursuant to sections 3.511 and 8.651 of the Zoning Ordinance of the City of Waltham.

The property is located at 460 Totten Pond Road and is shown on Atlas Page 31, Block 5, Lot 6-3. The property is situated in a Limited Commercial Revitalization Area Overlay Zoning District.

Communications from the Mayor

1. [The Mayor respectfully requests acceptance of her recommendation that plaque be erected at the entrance of the area where the former Activity Center was located at Fernald for Jerry LeBlanc, the founding member of the Waltham Disability Services Commission.](#)
2. [The Mayor respectfully requests an appropriation in the total amount of \\$181,500 to relocate the Waltham Schools Facilities Department from 258 Trapelo Road to 617 Lexington Street.](#)
3. [The Mayor respectfully requests an appropriation in the total amount of \\$812,688 to fund numerous department requests for minor capital items for FY2025.](#)

Applications and Licenses

1. Tables & Chairs Application – 366 Moody Street – Bistro781
2. Tables & Chairs Application – 469 Moody Street – Sweet Basil
3. Tables & Chairs Application – 424 Moody Street – Guanachapis Restaurant
4. Tables & Chairs Application – 434 Moody Street – LaChapincita
5. Tables & Chairs Application – 428 Moody Street – Chepe’s Bakery

Resolutions, Orders and Ordinances

- [Resolution for Waltham Pride Day 2025](#)
- [Mental Health Awareness Resolution](#)

Committee Reports **Committee of the Whole**

1. [The Committee of the Whole recommends the Communication to discuss a new Police Station at Lexington Street and Needs of Fire, Police and Public Works be approved.](#)

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Economic and Community Development

1. The Economic and Community Development Committee recommends the McDevitt Student Civic Project Resolution be approved.

Ordinances and Rules

1. [The Ordinances and Rules Committee recommends the Special Permit application for ALP PHOP Manager, LLC. and NWALP TPOP Property Owner, LLC. at 460 Totten Pond Road be approved.](#)
2. [The Ordinances and Rules Committee recommends the Special Permit application for Ferris Development Group, LLC at 1432 Main Street be approved.](#)
3. [The Ordinances and Rules Committee recommends the Ordinance for the Building Inspections Department be approved for a 1st reading.](#)

Finance

1. [The Finance Committee recommends a transfer in the amount of \\$20,000 from the Library State Aid Special Revenue account to the Library-Educational Supplies account be approved.](#)
2. [The Finance Committee recommends approval of a gift from Donna Laswell of various historical items for the City Hall Museum Room be approved.](#)
3. [The Finance Committee recommends approval of a gift from Robert DiGregorio, Sr. of two Statues: a boy jumping rope and a girl running with a balloon for the 200 Trapelo Road Recreation Area be approved.](#)
4. [The Finance Committee recommends approval of items regarding John J. Claffey from Councillor Randall J. LeBlanc for the City Hall Museum Room be approved.](#)
5. [The Finance Committee recommends a transfer in the amount of \\$12,800 between the Assessor Salary account and the Assessor Operating account be approved.](#)
6. [The Finance Committee recommends a transfer in the amount of \\$130,251.93 between two existing Public Works accounts be approved.](#)
7. [The Finance Committee recommends acceptance of a donation from Waltham Girls Softball to install a softball batting cage at Veterans Memorial Athletic Complex be approved.](#)
8. [The Finance Committee recommends the funding in the amount of \\$20,643.80 for the purchase of a new vehicle to be used by the water meter reading staff to replace the 2019 Ford Fusion be approved.](#)

Licenses and Franchises

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1. [The Licenses and Franchises Committee recommends the Class Two License name change for Lehnen & Restvov Enterprise LLC dba Waltham Auto Gallery at 712 Moody Street be approved.](#)
2. [The Licenses and Franchises Committee recommends the Grant of Location for Eversource at Ash Street be approved.](#)
3. [The Licenses and Franchises Committee recommends that a small black and gold plaque be placed on one of the benches at 200 Trapelo Road in the field area for the Waltham City Council be approved.](#)
4. [The Licenses and Franchises Committee recommends the Tables & Chairs permit at 361 Moody Street for Vinotta Resaurant be approved.](#)
5. [The Licenses and Franchises Committee recommends the Tables & Chairs permit at 286 Moody Street for Ponzu be approved.](#)
6. [The Licenses and Franchises Committee recommends the Tables & Chairs permit at 482 Moody Street for DaVinci Ristorante be approved.](#)
7. [The Licenses and Franchises Committee recommends the Tables & Chairs permit at 434 Moody Street for Peppinos Dosa be approved.](#)
8. [The Licenses and Franchises Committee recommends the Tables & Chairs permit at 388 Moody Street for Solea & Tapas Bar be approved.](#)

Unfinished Business & Other Business

- [CPC Recommendation for an allocation of CPA funds in the amount of \\$2,842,612 for the Development of a Community Residence at 15 Fiske Avenue](#)

Tabled Items

- 995 Main Street
- Kevin M. Ritcey Award for Outstanding Public Service Resolution – Jack Cox
- Kevin M. Ritcey Award for Outstanding Public Service Resolution – Genna Gelineau

Rule 58

Recessed Public Hearings