

City Council Docket

June 8, 2026

The Waltham City Council will meet in the Council Chamber at City Hall, 610 Main Street, Waltham, MA on Monday, June 8, 2026, at 7:30 p.m. The following matters and others may be considered.

Approval of Minutes

Regular Meeting of May 26, 2026

Special Meeting June 1, 2026

Notice is hereby given that the City Council and the Board of Survey and Planning will hold a Joint Public Hearing in the City Council Chamber, City Hall, 610 Main Street, Waltham, Massachusetts on Monday, June 8, 2026 at 7:30 P.M. on the following proposed amendments to the Waltham Zoning Code:

Joint Public Hearing Zoning Amendment

On the applications of:

- BP Bay Colony LLC and BXP Waltham Woods LLC, both c/o BXP, Inc., 800 Boylston Street, Suite 1900, Boston, MA 02199;
- Stony Brook Associates LLC, c/o BXP, Inc., 800 Boylston Street, Suite 1900, Boston, MA 02199; and
- 1265 Main Street, LLC, 77 Fourth Avenue, Suite 310, Waltham, MA 02451;

to petition the City Council for amendments to the Zoning Ordinance of the City of Waltham pursuant to M.G.L. c. 40A, §5 and Section 7.5 of the Zoning Ordinance of the City of Waltham as follows:

Proposed Amendments

1. Amend the Zoning District Map to establish a new overlay district titled the “Residential Commercial Industrial Limited Overlay District (RCI Overlay District)” over certain properties identified as Subdistricts 1A, 1B, 1C, 2, and 3 on the proposed RCI Overlay District Map, including the following parcels:

Subdistricts 1A, 1B and 1C:

Bay Colony/Waltham Woods Area - Assessors Parcels R019 001 001C, R009 002 002C, R009 002 002B, R009 002 0002, R009 002 002A, R010 001 002, R010 001 004, R010 001 005, R009 002 003 and R009 001 0009;

Subdistrict 2:

Jones Road Area - Assessors Parcels R056 002 019, R056 002 017, and R056 003 001;

Subdistrict 3:

1265 Main Street Area - Atlas Map 48, Block 003, Lots 0001, 001B, and 001C.

2. Amend Article VIII of the Zoning Ordinance to add a new Section 8.9 entitled “Residential Commercial Industrial Limited Overlay District (RCI Overlay District)” in substantially the form on file with the City Clerk.

The proposed overlay districts, zoning text, maps, and related amendments that are the subject of this public hearing are on file with the Office of the City Clerk. Such proposed amendments may

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be revised, amended, supplemented, or otherwise modified following review and recommendation by the Board of Survey and Planning and consideration by the City Council.
Interested persons may appear at the public hearing and be heard on the proposed amendments.

Public Hearing

Zoning Amendment

On the application of FD Special Opportunities II-A, LLC, c/o Ferris Development Group, LLC, 118 Turnpike Road, Suite 300, Southborough, MA 01772, as Petitioner and owner of 1432 Main Street, Waltham, Massachusetts, Assessor's Parcel R056 002 0013 / Map R56, Block 2, Lot 13, to petition the City Council for an amendment to the Zoning Ordinance of the City of Waltham under M.G.L. c. 40A, Section 5 and Section 7.5 of the Zoning Ordinance of the City of Waltham as follows:

Proposed Amendments:

- I. Amend the Zoning District Map to extend the proposed Residential Commercial Industrial Limited Overlay District 2 (RCI Limited Overlay District 2) to include 1432 Main Street, Waltham, Massachusetts, Assessor's Parcel R056 002 0013 / Map R56, Block 2, Lot 13, as shown on the RCI Limited Overlay District 2 plans, written boundary description, and materials on file with the City Clerk; and
- II. Amend ARTICLE VIII, proposed Section 8.9 - Residential Commercial Industrial Limited Overlay District 2 (RCI Limited Overlay District 2), in the form substantially on file with the City Clerk, to the extent necessary, so that the parcel known and numbered as 1432 Main Street is included within the RCI Limited Overlay District 2.

The Petitioner proposes no change to the underlying zoning districts applicable to 1432 Main Street.

Public Hearing

Zoning Amendment

Union Avenue LLC, of 251 High Street #3, Waltham, Massachusetts 02453, as Petitioner; and 181 Felton Street Realty Trust, of 251 High Street #3, Waltham, Massachusetts 02453, as the Owner of the parcel of land known and numbered as 181 - 185 Felton Street ("Locus"), shown in the "Atlas City of Waltham, Massachusetts" as follows: Page 59, Block 30, Lot 22 181-185 Felton Street which land is the subject of the following Zoning District Map Amendment, pursuant to G.L. c. 40A, § 5, hereby petition the City Council of the City of Waltham to amend Part III (formerly Chapter 21) of the General Ordinances of the City of Waltham entitled "Zoning Code", and in particular to amend the "Zoning District Map" as follows:

ARTICLE III entitled "Establishment of Districts", Section 3.13 entitled "Zoning District Map" is hereby amended by expanding the Riverfront Overlay Zoning District over a portion of the locus, containing 18, 567 square feet, located in the Residence C Zoning District. Said portion of the locus being shown as "RESIDENCE C AREA TO BE ADDED TO THE RIVERFRONT OVERLAY ZONING DISTRICT = 18,567 SQ.FT." on a plan entitled "Existing Zoning District Plan" within a set of plans entitled "Waltham City Council Plan to Accompany Petition For

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Zoning Map Change, Riverfront Overlay Expansion, 181-185 Felton Street, Waltham, Massachusetts” dated January 7, 2026, revised March 24, 2026, and consisting of 4 sheets including the Cover Sheet, more particularly described in materials filed with this Petition.

Communications from the Mayor

1. [The Mayor respectfully requests an appropriation in the amount of \\$125,000 to fund Building utility bills for the remainder of FY2026.](#)
2. [The Mayor respectfully requests acceptance of a State 911 Emergency Medical Dispatch Grant in the amount of \\$20,524.80.](#)
3. [The Mayor respectfully requests acceptance of the State 911 Training Grant in the amount of \\$123,557.52.](#)
4. [The Mayor respectfully requests acceptance of the State 911 Support and Incentive Grant in the amount of \\$275,871.](#)
5. [The Mayor respectfully requests approval of two Waltham High School Reunion books for the 25th and 50th reunion of the Class of 1940 donated by Susan Kavaleski for the City Hall Museum Room.](#)
6. [The Mayor respectfully requests acceptance of a Middlesex News Centennial Edition 1884-1984 and Centennial Scholarship memorabilia from Justin Barrett of Waltham, MA for the City Hall Museum Room.](#)
7. [The Mayor respectfully requests acceptance of a Massachusetts Office of Travel and Tourism Grant in the amount of \\$135,000. The Mayor respectfully requests that this be approved without Committee reference.](#)
8. [The Mayor respectfully requests approval of a donation of four pictures of City Hall, Nuttings on the Charles, American Watch Factory, and the Howard Watch Factory from Robert Dagostino.](#)
9. [The Mayor respectfully asks permission to purchase 48 and 48 BEF Mt Walley Road for the purpose of providing affordable housing preferably for Veterans. The Law Department has been asked to prepare a permanent housing restriction.](#)
10. [The Mayor respectfully requests that 48 and 48 BEF Mt Walley Road be named Arrigo’s Place, in honor of Arrigo Farm.](#)
11. [The Mayor respectfully asks permission to purchase 50 Mt Walley Road for the purpose of providing affordable housing, preferably for Veterans. The Law Department has been asked to prepare a permanent housing restriction.](#)
12. [The Mayor respectfully requests that 50 Mt Walley Road be named Mac’s Place. In honor of Mac Moran.](#)

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13. [The Mayor respectfully requests a placeholder for a grant that the Police Department is expecting to receive for public safety while the French Soccer Team is on Bentley property. Documentation to follow.](#)
14. [The Mayor respectfully requests an appropriation in the amount of \\$200,000 for the feasibility, design and related costs for the Northeast Elementary roofing project. The Mayor respectfully requests that this be approved without Committee reference.](#)
15. [The Mayor respectfully requests a placeholder for the purchase and sale agreement and lease for 600 Main Street. Documentation to follow.](#)
16. [The Mayor respectfully requests an appropriation in the amount of \\$100,000 to fund overtime expenses for the Police Department that may be incurred and attributable to the FIFA World Cup event. The Mayor respectfully requests that this be approved without Committee reference.](#)
17. [The Mayor respectfully requests acceptance of a concept plan and vote regarding the DPW relocation to the lower parcel of the former Fernald School.](#)

Applications and Licenses

1. Tables & Chairs on Sidewalks Permit – 273 Moody Street – Guanachapi’s Restaurant
2. Tables & Chairs on Sidewalks Permit – 457 Moody Street – Pho & Spice
3. Lodging House renewal – 107 Adams Street – Dennis Dyer

Resolutions, Orders and Ordinances

- [Resolution Honoring Jewish Family and Children’s Services](#)
- [Resolution Honoring Rose Marie Richard on the Occasion of her 100th Birthday](#)
- [To Add a Big Belly Trash Container Near Railroad Street Parking Lot and Train Shelter](#)

Committee Reports

Finance

1. [The Finance Committee recommends the financing transaction totaling \\$22,000 to fund the first year of the three-year collective bargaining agreement between the City and the Mechanic’s Union for the period July 1, 2025 to June 30, 2028 be approved.](#)
2. [The Finance Committee recommends the financing transaction totaling \\$129,420 to fund the first year of the three-year collective bargaining agreement between the City and the Manager’s Union for the period July 1, 2025 to June 30, 2028 be approved.](#)
3. [The Finance Committee recommends the acceptance of a construction grant from MassDOT under the Complete Streets Funding Program in the amount of \\$289,982 be approved.](#)
4. [The Finance Committee recommends the funding in the amount of \\$59,000 for the construction of the Illicit Discharge & Detection Elimination \(IDDE\) program be approved.](#)

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5. [The Finance Committee recommends the appropriation in the amount of \\$20,000 to purchase two \(2\) noise meter devices for the Building Inspections Department be approved.](#)

Long Term Debt and Capital Planning

1. [The Long Term Debt and Capital Planning Committee recommends the approval of an allocation of \\$1,130,000 of CPA funds for the Purchase and Installation of an Inclusive Playground at Northeast Elementary School be approved.](#)
2. [The Long Term Debt and Capital Planning Committee recommends the approval of an allocation of \\$8,500 of CPA funds for the restoration of the Revolutionary War Monument on the Waltham Common be approved.](#)
3. [The Long Term Debt and Capital Planning Committee recommends the approval of an allocation of \\$1,000,000 of CPA funds for the creation of a Women's Shelter be approved.](#)
4. [The Long Term Debt and Capital Planning Committee recommends the approval of an allocation of \\$6,895 of CPA funds for the conservation and treatment of Waltham's first book of town records be approved.](#)
5. [The Long Term Debt and Capital Planning Committee recommends the approval of an allocation of \\$804,900 of CPA funds for the acquisition of 48 and 48 BEF Mount Walley Road be approved.](#)
6. [The Long Term Debt and Capital Planning Committee recommends the approval for an allocation of \\$944,900 of CPA funds for the acquisition of 50 Mount Walley Road be approved.](#)
7. [The Long Term Debt and Capital Planning Committee recommends the approval of \\$178,259 for the CPC Fiscal Year 2027 Budget be approved.](#)

Licenses and Franchises

1. [The Licenses and Franchises Committee recommends the Grant of Location for Nationagrid at 789 – 937 Main Street be approved.](#)
2. [The Licenses and Franchises Committee recommends the Tables and Chairs on Sidewalks permit at 434 Moody Street for Peppino's Dosi be approved.](#)

Public Works and Public Safety Committee

1. [The Public Works and Public Safety Committee recommends the 17-25 Street Opening for Liz and Joe Dragone at 108 Greer Street be approved.](#)

Unfinished Business & Other Business

Tabled Items

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- 66 Brewster Road (Tabled 6/9/25)
- Mayor's Communication regarding a potential real estate matter (Tabled 4/13/2026)
- Affordable Housing Zoning Amendment (1st reading 5/26/26)
- Pet Grooming Zoning Amendment (1st reading 5/26/26)

Rule 58

Recessed Public Hearings