

City Council Docket

June 24, 2024

The Waltham City Council will meet in the Council Chamber at City Hall, 610 Main Street, Waltham, MA on Monday, June 24, 2024 at 7:30 p.m. The following matters and others may be considered.

Approval of Minutes

Regular Meeting of 6/10/2024

Special Meeting – Budget 6/17/2024

Public Hearing

Special Permit

(Recessed from 5/13/2024)

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.

Public Hearing

Special Permit

(Recessed from 5/13/2024)

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 from 5/13/2024)

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.

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

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

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Public Hearing
Special Permit
(Recessed from 5/28/2024)

SDG Development, LLC, P.O. Box 192, Cohasset, Massachusetts 02025, as Petitioner; and Extra Space Properties Two LLC, 2795 East Cottonwood Parkway, Suite 400, Salt Lake City, UT 84121, 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 1.41 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 48, Block 2, Lot 6 195 Bear Hill Road

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

Public Hearing
Special Permit
(Recessed from 6/10/2024)

Flora Holding LLC, 27 Franklin Street, Wakefield, Massachusetts 01880 and 221 Bear Hill Road LLC, 195 Marsh Street, Belmont, Massachusetts 02478, collectively as Petitioners, hereby petition the City Council for an amendment to Special Permit, Order No. 35781, issued pursuant to §3.5 and Article XII, § 12.1 to 12.3 of the Zoning Ordinance, to operate a marijuana establishment or marijuana retailer as defined by § 12.21 of the Zoning Ordinance at 221 Bear Hill Road.

Flora Holding LLC, 27 Franklin Street, Wakefield, Massachusetts 01880 and 221 Bear Hill Road LLC, 195 Marsh Street, Belmont, Massachusetts 02478 and The Dog Retreat and Spa LLC, 219 Bear Hill Road, Waltham, Massachusetts 02451, collectively as Petitioners, hereby petition the City Council for an amendment to Special Permit, Order No. 33929, issued pursuant to §3.5 and § 3.644 of the Zoning Ordinance, to operate a kennel as defined by § 3.226E of the Zoning Ordinance at 219 Bear Hill Road.

The locus is known and numbered as 221-219 Bear Hill Road and is shown in the “Atlas, City of Waltham, Massachusetts 1988”, as Map 48 Block 2 Lot 4.

The property is situated in a Commercial Zoning District.

Communications from the Mayor

1. [The Mayor respectfully requests acceptance of an appropriation in the amount of \\$80,000 towards the expanded scope of work for the new police station to be performed by Tecton Architects.](#)
2. [The Mayor respectfully requests an appropriation in the amount of \\$243,589 to pay overtime expenses, general expenses and Emergency Medical Technician \(EMT\) expenses for the Fire Department for the remainder of the fiscal year.](#)
3. [The Mayor respectfully requests an appropriation of \\$16,050 to fund the incurred and estimated expenses for the remainder of FY2024 for the Traffic-Parking Meter Department.](#)
4. [The Mayor respectfully requests an appropriation totaling \\$213,517 to fund several minor capital items that were included in the respective department’s FY2025 budget request.](#)

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5. [The Mayor respectfully requests an appropriation of \\$114,522 to fund the paid, incurred and estimated expenses for the remainder of FY2024 for the HR Worker's Compensation account.](#)
6. [The Mayor respectfully requests the City Council's opinion to see if there is any interest in charging \\$.05 for a bottle deposit for approximately ½ pint \(285ml\)/nips.](#)
7. [The Mayor respectfully requests approval of a loan authorization in the amount of \\$825,000 for several building improvements at 617 Lexington Street.](#)
8. [The Mayor respectfully requests an appropriation of \\$1,300,000 to fund completion of the improvements to the intersection of Bacon Street, Lexington Street and Totten Pond Road.](#)
9. [The Mayor respectfully requests an appropriation of \\$452,735 to fund the improvements to the parking lots located at Ash Street and Exchange Street.](#)

Applications and Licenses

1. Fortune Tellers License Renewal – 12 Sartell Road – James Spanks

Resolutions, Orders and Ordinances

- Eagle Scout Gregory Warren Doane Resolution
- Eagle Scout Nicholas Spence Adams Resolution
- Welcoming New Superintendent of Schools Resolution

Committee Reports

Licenses and Franchises

1. [The Licenses and Franchises Committee recommends the Fuel Storage license for King First West Owner, LLC at 55 First Avenue be approved.](#)
2. [The Licenses and Franchises Committee recommends the naming the corner of Crafts and Lowell Streets in honor of Gerry Feeley, who was a career Waltham Police Officer, as well as a Waltham Ward 8 Councillor be approved.](#)

Finance

1. [The Finance Committee recommends the acceptance of an appropriation in the amount of \\$13,200 to conduct appraisals at seven \(7\) property addresses be approved.](#)
2. [The Finance Committee recommends the acceptance of two grants in the amounts of \\$8,500 for the Student Awareness of Fire Education \(SAFE\) Program and \\$2,900 for the Senior SAFE Program from the Commonwealth of Massachusetts be approved.](#)
3. [The Finance Committee recommends an appropriation in the amount of \\$815,500 to fund the move costs for the Dual Language \(DL\) program to the Waltham High School Building at 617 Lexington Street be approved.](#)

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4. [The Finance Committee recommends an appropriation in the amount of \\$126,197 for the temporary AC for the Library be approved.](#)

Ordinances and Rules

1. The Ordinances and Rules Committee recommends the Compensation Ordinance amendment for the First Assistant Solicitor be approved for a first reading.
2. The Ordinances and Rules Committee recommends the Compensation Ordinance amendment for the First Senior Building Inspector be approved for a first reading.

Unfinished Business & Other Business

- Election Security
- Election Warrant
- Time Extension for Special Permit ARE-Winter Street Property. LLC (Order No. 35374) at 840 Winter Street

Tabled Items

Recessed Public Hearings

Rule 58

Recess to Committees

Committee Reports