City Council Docket
September 28, 2026

The Waltham City Council will meet in the Council Chamber at City Hall, 610 Main Street, Waltham, MA, on Monday, September 28, 2026, at 7:30 p.m. The following matters and others may be considered.

Approval of Minutes
Regular Meeting of September 14, 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, September 28, 2026, at 7:30 P.M. on the following petition for a Zoning District Map Amendment.

Public Hearing
Zoning Ordinance Amendment at 181 – 185 Felton Street

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 Zoning Map Change, Riverfront Overlay to Be Added to Residence C area, 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. Or otherwise act thereon.

Public Hearing
17-25 Street Opening at 205 Second Avenue

Nationalgrid hereby petitions the City Council for the necessary authorization to request permission to cut a 5 x 4 opening at 205 Second Ave, Waltham. The street is under moratorium. Replacing gas main feeding building in the rear of 205 Second Ave. Driveway is privately owned. All work will be completed subject to Section 17-25 of the General Ordinances of the City of Waltham.

Public Hearing
17-25 Street Opening at 1-141 South Street

Nationalgrid hereby petitions the City Council for the necessary authorization to request permission to cut a 5 x 4 opening at the intersection of Prospect Street at Vernon Street, Waltham.

(The street is under moratorium until Sept 29, 2027). The Waltham DPW is aware and suggested Nationalgrid petition the City of Waltham. This is part of the 1 -141 South Street Project. All work will be completed subject to Section 17-25 of the General Ordinances of the City of Waltham.

Public Hearing
Special Permit Application at 20 Williams Street

Robert A. Kaitz, Trustee of the Sam-EJ Realty Trust, P.O. Box 541421, Waltham, MA 02454, as Petitioner, hereby petitions the City Council to grant a special permit for an increase in floor area ratio (FAR) to 0.583 with additional units per acre (four units proposed) pursuant to §3.5 and § 3.521 of the Zoning Ordinance of the City of Waltham.

The locus is known and numbered as 20 Williams Street and is shown in the "Atlas, City of Waltham, Massachusetts 1988", as Map 59 Block 35 Lot 24.
The property is situated in a Residence C Zoning District.

The Legal Owner of the locus is Robert A. Kaitz, Trustee of the Sam-EJ Realty Trust, under Declaration of Trust dated March 26, 1993 and recorded with the Middlesex South Registry of Deeds in Book 23034, Page 602, P.O. Box 541421, Waltham, MA 02454.

Public Hearing
Fuel Storage License 40-50 & 60 Sylvan Road

ARE-MA Region No. 82, LLC, 400 Technology Square, Suite 1000, Cambridge, MA 02139, has applied to the City of Waltham to amend existing Fuel Storage License No. 91 for the property located at 40-50 & 60 Sylvan Road, Waltham, Massachusetts.
The existing fuel storage license authorizes the storage of:

- 410 parking spaces
- 3,500 gallons of diesel fuel in a generator belly tank; and
- 1,500 gallons of mineral oil contained within two (2) transformers, 750 gallons each.

The applicant proposes to amend Fuel Storage License No. 91 to permit the installation of one (1) additional generator with one (1) above-ground diesel fuel tank having a capacity of 1,349 gallons.

At said hearing, all interested persons will be given an opportunity to be heard regarding the proposed amendment. Map, Block, Lot Number: R029 001 0003 002 (40-50 & 60 Sylvan Road)

Communications from the Mayor

1. The Mayor respectfully requests the City Council's recommendations with regard to the Lawrence School Building.

2. The Mayor respectfully requests the City Council's recommendations with regard to the Government Center building and land.

Resolutions, Orders and Ordinances

- Suicide Prevention Awareness Month Resolution

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Committee Reports
Finance

1. The Finance Committee recommends the acceptance of fitness equipment from Core Development & Management and Planet Fitness for the City of Waltham Fire Department be approved.

2. The Finance Committee recommends the acceptance of the Green Communities Competitive Grant in the amount of $173,714 from the Department of Energy Resources (DOER) Green Communities Division be approved.

Licenses and Franchises

1. The Licenses and Franchises Committee recommends the Secondhand Dealers license for Pedals & Powder, LLC at 85 River Street be approved.

2. The Licenses and Franchises Committee recommends the Class II license renewal for New England Transit Sales, Inc. at 215 Lexington Street be approved.

3. The Licenses and Franchises Committee recommends the letter from the Waltham School Committee regarding naming the 617 Lexington Street building "The John J "Jack" Daddona Education Center" be approved.

Unfinished Business & Other Business

- CPC Recommendation for an allocation of $320,000 of CPA funds for Window Restoration at Gore Place.
- CPC Recommendation for an allocation of $85,000 of CPA funds for Exterior Restoration of Community Day Center 20 Felton Street Location.
- CPC Recommendation for an allocation of $77,250 of additional CPA funds for Steeple Preservation and Restoration at First Parish Church.
- November 2026 Election Warrant

Tabled Items

- 66 Brewster Road (Tabled 6/9/25)

Rule 58

- Letter from Town of Lincoln regarding Bay Colony (MIRROD) Redevelopment and Associated Traffic Impacts on Waltham-Lincoln Border
- Mayor's Communication regarding 240 Beaver Street
- Mayor's Communication regarding Former Elks Building Lexington and School Street

Recessed Public Hearings

- Special Permit MICOL at 220 Moody Street recessed on 8/3/26 (10/26/26)
- Special Permit CAVA Group Inc. at 96 Tower Road recessed 8/3/26 (10/13/26)
- Special Permit Modification Dyer's Crescent Suites, LLC 287 Crescent Street recessed 9/14/26 (11/23/26)

- Special Permit Modification Service Credit Union 995 Main Street recessed 9/14/26 (11/23/26)