

**CITY OF WALTHAM
MASSACHUSETTS
IN THE CITY COUNCIL**

Ordinance No. 36463

AN ORDINANCE AMENDING ARTICLE IX, AFFORDABLE HOUSING, OF THE ZONING ORDINANCES OF THE CITY OF WALTHAM ENTITLED "AFFORDABLE HOUSING PROVISIONS" AS FOLLOWS:

Be it Ordained that Section 9.15 of the Zoning Ordinances of the City of Waltham entitled "Eligibility," as most recently amended, is hereby further amended by adding the following new language shown below in **bold**:

Section 9.15

Eligibility. All affordable units shall be affordable to, and rented, sold, or otherwise assigned only to, eligible individuals or families. **Consistent with the provisions of M.G.L. c.40A, §18, the City Council may require as a condition of a special permit that any developments permitted under this section containing ten (10) or more dwelling units provide a preference for low- or moderate-income veterans, as defined in M.G.L. c.4, §7, for up to 10 percent of the affordable units in a particular development. Prior to any housing lottery or other resident selection process, the applicant shall submit its veterans' preference plan to the City's Housing and Community Development Director for review and approval to ensure compliance with M.G.L. c.40A, §18. All veteran's preference plans shall include requirements for determining income eligibility and proof of veteran's status. To the extent permitted by law, preference shall be given first to veterans residing in Waltham at the time of application, and secondarily to non-Waltham veterans.** Eligibility for housing units created by the provisions of Section 9.1 and its subsections shall be in accordance with the federal, state or local programs used for the construction of the development and/or to subsidize the affordable units. Where no federal, state, or local funds are used, eligibility shall be consistent with standards recognized under the HUD targeted for households earning less than 80% of the area median income (as defined by HUD on an annual basis) within the Standard Metropolitan Statistical Area that includes Waltham; provided, further, that 1/3 of the affordable units shall be affordable to, and rented, sold, or otherwise assigned only to households earning less than 50% of the area median income (as defined by HUD on an annual basis) within the Standard Metropolitan Statistical Area that includes Waltham.

First Reading: December 23, 2024

Second Reading: January 13, 2025

Third Reading: January 13, 2025

Approved:


Attest: Joseph W. Vizard, City Clerk

Order # 36463

In the City Council

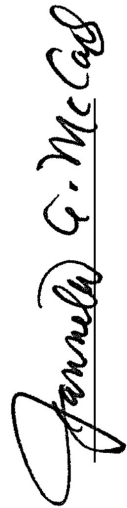
Veterans Preference Ordinance

Read and Adopted: January 13, 2025



President John J. McLaughlin

Approved: 1/14/2025



Mayor Jeannette A. McCarthy

RECEIVED

JAN 13 2025

Mayor's Office

**Waltham City Council 2025
Roll Call**

Item: Preferential veterans Housing Ordinance Amendment

Date: January 13, 2025

	Yea	Nay	Abstained	Absent
Colleen Bradley-MacArthur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paul J. Brasco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caren Dunn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean T. Durkee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William A. Hanley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cathyann Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paul S. Katz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joseph P. LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony LaFauci	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Randy J. LeBlanc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert G. Logan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kathleen B. McMenimen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thomas M. Stanley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carlos A. Vidal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John J. McLaughlin, President	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Totals</u>	<u>12</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROBATE CITATIONS

PROBATE CITATIONS

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Docket No. M124P6523EA
Middlesex Division
INFORMAL PROBATE
PUBLICATION NOTICE
Estate of: Martin Joseph McDermott
Also Known As: Joseph McDermott
a/k/a Martin J. McDermott
Date of Death: September 01, 2024
To all persons interested in the above captioned estate, by Petition of Petitioner Kathleen M. McDermott of Reading, MA a Will has been admitted to Informal Probate. Kathleen M. McDermott of Reading, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventories and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration of the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to insist on any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to insist on any matter relating to the estate, including distribution of assets and expenses of administration. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
December 31
#NY0133875

LEGAL NOTICES

LEGAL NOTICES

TOWN OF BROOKLINE
NOTICE TO CONTRACTORS
Sealed bids for proposals addressed to the Commissioner of Public Works, Brookline, and endorsed "FY24 Transportation Utility Improvements - Spillway, Tully St., Heath St. & Russett Rd." CONTRACT NO. PW/24-16, will be received at the office of the Brookline Department of Public Works, Brookline, Massachusetts, 333 Washington Street, Brookline, Massachusetts, until January 24th, 2025 at 11:00 A.M. local time and at that time will be put to seal in the Fourth Floor Conference Room of the Town Hall.
Project specifications, including proposal forms, may be obtained at the Engineering / Transportation Division Office, Fourth Floor, Town Hall, 333 Washington Street, Brookline, Massachusetts, 02445 on January 9th, 2025, upon payment of a NON-REFUNDABLE FEE OF FIFTY (\$50.00) Dollars, or can be requested digitally free of charge. Please email jscarpino@brookline-ma.gov to request a pickup or digital version of the plans and specs.
Bid security in the form of a bid bond or certified check in the amount of 5% of the bid payable to the Town of Brookline is required. The bid security shall not be enclosed with the proposal but shall be delivered separately to the office of the Department of Public Works, attached to the outside of the bid proposal envelope.
The successful bidder shall furnish guarantee bonds in the form of a performance bond and a payment bond, each in the amount equal to 100% of the bid, from a surety company satisfactory to the Town.
Minimum wage rates have been fixed by the Massachusetts Department of Labor and Industries and shall be in conformance with Section 26 through Section 27G of Chapter 149 of the Massachusetts General Laws. The Town is an equal opportunity employer and will require compliance with its Affirmative Action program and with the Affirmative Actions stated in Article 4.4 of the Town by-law.
A pre-bid conference advising bidders of bid conditions and Affirmative Action Guidelines will be held in the fourth floor conference room of Town Hall on January 16th, 2025 at 1:00 PM. Please contact us via phone or email if there are any pre-bid questions or concerns. Final questions shall be submitted by January 19th, 2025.
All proposal pages shall be submitted for comparison of bids.
The Commissioner of Public Works reserves the right to reject any or all bids, or to accept any bid, or to defer the start of work operations should they deem it in the best interest of the Town to do so.
Erin Chute
Commissioner of Public Works
December 31
#NY0133880

Holy Howie!

Read Howie Carr. Only in the Boston Herald.

LEGAL NOTICES

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CITY OF WALTHAM
MASSACHUSETTS
IN THE CITY COUNCIL
Having had a First reading, the following ordinance amendment is before the City Council for a Second reading, and Third reading which is the final reading.
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Attest: Joseph W. Vizard, City Clerk
12/31
#NY0133853

MORTGAGE FORECLOSURE

MORTGAGE FORECLOSURE

MORTGAGE FORECLOSURE

20 Alberta Drive, Hudson, Massachusetts
MORTGAGE SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain mortgage given by Steven H. Rothberg a/k/a Steven Rothberg to Preferred Mortgage Group, Inc. dated November 1, 2004 and recorded with the Middlesex County (Southern District) Registry of Deeds, in Book 44037, Page 160, as assigned by Assignment of Mortgage dated November 1, 2004; recorded in Middlesex County (Southern District) Registry of Deeds, Book 44037, Page 182, and assigned by Assignment of Mortgage dated August 16, 2012; recorded in Middlesex County (Southern District) Registry of Deeds, Book 60026, Page 244, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 12:00 PM, on January 7, 2025, on the premises known as 20 Alberta Drive, Hudson, Massachusetts, the premises described in said mortgage, together with all the rights, easements, and appurtenances thereto, to wit:
The land in said Hudson, with the buildings thereon, shown as Lot Numbered 20 on plan entitled "Sub-division of Land in Hudson, Mass." Survey by McCarthy Engineering Services, Inc., recorded with Middlesex South District Registry of Deeds at end of Book 8652, being more particularly bounded and described as follows:
Lot Numbered 21 on said plan, 100 feet; Southwesterly by Lot Numbered 19 on said plan, 150.00 feet; Northwesterly by land marked "Groves" on said plan, 100 feet; and Northwesterly by Lot Numbered 19 on said plan, 150.00 feet.
Terms of Sale: These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal tax liens, partition wall rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use, configuration, building or approval, or bylaws, statutes or ordinances regarding the presence of lead paint, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and, to the extent that they are recorded prior to the above mortgage, any easements, rights of way, restrictions, confirmation or other matters of record.
The purchaser shall also bear all state and county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within forty-five (45) days after the date of the sale, to be deposited in escrow with Guaetta and Benson, LLC, at 73 Princeton Street, Suite 208, North Chelmsford, Massachusetts.
In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder or, thereafter, to the next highest bidder, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default of the previous highest bidder.
Other terms, if any, are to be announced at the sale.
Dated: December 10, 2024
Present holder of said mortgage, Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Banc of America Mortgage Securities, Inc., Mortgage Pass-Through Certificates Series 2004-L, by its Attorneys, Guaetta and Benson, LLC, Peter V. Guaetta, Esquire, P.O. Box 519, Chelmsford, MA 01824, 12/17/2024, 12/24/24, 12/31/24
#NY0132582

For convenient home delivery of the Boston Herald, call (800) 882-1211.

LEGAL NOTICES

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Notice is hereby given that at 5:00 pm on Thursday, January 23, 2025 the Board of Appeal Subcommittee of the City of Boston will hold a public hearing virtually.
Please note that the Subcommittee will present its recommendation to the Board of Appeal Public Virtual Hearing On Tuesday, January 28, 2025.
Please be advised that instructions for attending and participating in the virtual hearing will be posted with the Hearing agenda at boston.gov/public-notices at least 48 hours prior to the hearing date, upon the following appeals:
Thomas Miller seeking with reference to the premises at: 657 E Fith Street, Ward: 06
From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects- Variance, Conditional Use Permit, and/or other relief as appropriate
Articles)
Article 68, Section 8 Dimensional Regulations INSUFFICIENT ADDITIONAL LOT AREA PER UNIT
Art 68 Sec 8 Dim reg app in res sub dist INSUFFICIENT OPEN SPACE
Purpose : PHASE 2: Change occupancy from 1 family to 2 family home.
*Occupancy committee confirmed legal use as a single family only
David McNoir seeking with reference to the premises at: 10 - 12 Bagnal Street, Ward: 22
From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects- Variance, Conditional Use Permit, and/or other relief as appropriate
Articles)
Article 51, Section 9 Side Yard Insufficient
Article 51, Section 9 Floor Area Ratio Excessive
Article 51, Section 9 Bldg Height Excessive (Stories)
Purpose : Adding a shed dormer to accommodate additional living space. Confirming occupancy of 2 family home in existence for many years.
Robin Hopkins and David L. Desmarais seeking with reference to the premises at: 139 Beech Street, Ward: 20
From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects- Variance, Conditional Use Permit, and/or other relief as appropriate
Articles)
Article 67, Section 9 Side Yard Insufficient The applicant will need to seek relief for the side yard setback requirements. Zoning requires at least 10' (feet).
Purpose Remove portion of existing rear deck and erect two-story addition (approximately 595 sq ft of additional living area) at rear of existing single family, to enlarge kitchen and enlarge primary bedroom and to add one full bathroom.
Emily Horjus seeking with reference to the premises at: 64 Elna Street, Ward: 22
From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects- Variance, Conditional Use Permit, and/or other relief as appropriate
Articles)
Article 51, Section 9 Dimensional Regulations Max allowed I.A.R. exceeded (i.e. Finished basement finished attic.)
Article 51, Section 9 Dimensional Regulations Max allowed number of habitable stories has been exceeded (i.e. 2.5 stories max.)
Purpose Finish existing 3rd floor into 2 bedrooms with play area and legalize extension of living space into the basement area. Owner needs to apply for variance and needs rejection letter for 1. FAR, 2. Gross area, and 3. Usable open space. Please bill for permit reduced fee.
Jose Pineda seeking with reference to the premises at: 305-307 Meridan Street, Ward: 01
From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects- Variance, Conditional Use Permit, and/or other relief as appropriate
Articles)
Art. 06 Sec. 04 Other Protectional Conditions
Purpose REMOVE PROVIDO AND GRANT TO THIS PETITIONER ONLY
Gen Allston LP seeking with reference to the premises at: 121 Harvard Avenue, Ward: 21
From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects-Variance, Conditional Use Permit, and/or other relief as appropriate
Articles)
Art. 51 Sec. 56* Off street parking requirements Insufficient parking
Article 51, Section 16 Use Regulations Use Regulations conditional
Purpose Submitting for Zoning Refusal, minimal filing fee letter included. Applying for conditional use permit for restaurant use on the second story. Work to include interior renovations of 2nd story.
FOR THE BOARD OF APPEAL
OF THE CITY OF BOSTON
Caroline Burkard, Esq
Assistant Corporation Counsel

the edge Where Pop Culture Rules. BOSTON Herald bostonherald.com