

CITY OF WALTHAM
MASSACHUSETTS
IN THE CITY COUNCIL

IN THE YEAR TWO THOUSAND TWENTY-FIVE

Ordinance No. 36625

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF WATHAM,
AS FOLLOWS:

Be it Ordained that Article XI of the Zoning Code of the City of Waltham, entitled MEDICAL MARIJUANA TREATMENT CENTERS AND CULTIVATION CENTERS and Article XII, entitled NONMEDICAL MARIJUANA ESTABLISHMENTS, as most recently amended, shall be further amended as follows:

Sec. 11.6 subsection (j) shall be amended by striking said Section as currently written and replacing it with the following:

Medical marijuana treatment centers and medical marijuana growing cultivation operations shall only operate between the hours of 8:00 a.m. – 10:00 p.m. Monday through Saturday, 8:00 a.m. – 8:00 p.m. on Sundays, and shall be closed on Christmas Day and Thanksgiving.

Sec. 12.6 subsection (i) shall be amended by striking said Section as currently written and replacing it with the following:

Marijuana establishments shall operate only between the hours of 8:00 a.m. – 10:00 p.m. Monday through Saturday, 8:00 a.m. – 8:00 p.m. on Sundays, and shall be closed on Christmas Day and Thanksgiving.

Sec. 11.11 “Term of Special Permit” shall be amended by striking said Section as currently written and replacing it with the following:

Special permits granted under this article shall be valid for three years, provided that the permit holder is in compliance with the provisions of the special permit and with Section 3.55 of the Zoning Ordinance.

A special permit issued for a medical marijuana treatment center or medical marijuana cultivation operation may be transferred, subject to approval by the City Council, as a special permit modification. The new permit holder must comply with all conditions and requirements of the original special permit. The City Council shall hold a public hearing on the request for modification in order to review and confirm that the transferee meets all applicable local and state regulations before approving the transfer. Any special permit modification application for transfer of ownership must be submitted in writing and include all relevant documentation demonstrating site control and compliance with permit conditions.

Sec. 12.11 “Term of Special Permit” shall be amended by striking said Section as currently written and replacing it with the following:

Special permits granted under this article shall be valid for three years, provided that the permit holder is in compliance with the provisions of the special permit and with Section 3.55 of the Zoning Ordinance.

A special permit issued for any marijuana establishment may be transferred, subject to approval by the City Council, as a special permit modification. The new permit holder must comply with all conditions and requirements of the original special permit. The City Council shall hold a public hearing on the request for modification in order to review and confirm that the transferee meets all applicable local and state regulations before approving the transfer. Any special permit modification application for transfer of ownership must be submitted in writing and include all relevant documentation demonstrating site control and compliance with permit conditions.

First Reading: May 27, 2025

Second Reading: June 9, 2025

Third Reading: June 9, 2025

Approved:

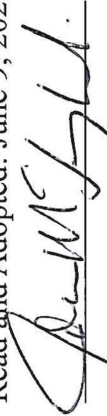
Order # 36625

In the City Council

2024

AMENDMENT - WAREHOUSE

Read and Adopted: June 9, 2025


President John J. McLaughlin

Approved: _____

Returned unsigned

Mayor Jeannette A. McCarthy

RECEIVED

JUN 10 2025

Mayor's Office

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. M125P2589EA

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Theresa Diane Allen Also known as: Theresa Allen Date of Death: 03/17/2025 To all persons interested in the above captioned estate, by Petition of Petitioner Donna L. Pinkerton of Townsend MA. A will has been admitted to informal probate. Donna L. Pinkerton of Townsend 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. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can 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 institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

5/29
#NY0147071

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. M125P2626EA

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Geoffrey M. Peters Also known as: Geoffrey Maclean Peters Date of Death: February 20, 2024 To all persons interested in the above captioned estate, by Petition of Petitioner Elizabeth P. Searman of Cambridge MA. A will has been admitted to informal probate. Elizabeth P. Searman of Cambridge 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. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can 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 institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

5/29/25
#NY0147172

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. M125P2599EA

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Joseph N. Smiraglio, Jr. Also known as: Joseph N. Smiraglio Date of Death: 08/01/2021 To all interested persons: A Petition for Late and Limited Formal Testacy and/or Appointment has been filed by John S. Smiraglio of Reading MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: John S. Smiraglio of Reading MA be appointed as Personal Representative(s) of said estate to serve without surety on the bond in unsupervised administration. **IMPORTANT NOTICE** You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding, to do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 05/15/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. **UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)** A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. **WITNESS**, Hon. Terri L. Klug Cafazzo, First Justice of this Court Date: May 19, 2025 Tara E. DeCristofaro, Register of Probate May 29 #NY0147153

PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court - Probate and Family Court Middlesex Division Docket No. M124P2240EA

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Sharon Margaret Billings Also known as: Sharon Dale, Sharon M Billings, Sharon D Billings Date of Death: 02/02/2024 To all interested persons: A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by Frank D Billings of Natick MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Frank D Billings of Natick MA be appointed as Personal Representative(s) of said estate to serve on the bond in unsupervised administration. **IMPORTANT NOTICE** You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding, to do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 05/13/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. **UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)** A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. **WITNESS**, Hon. Terri L. Klug Cafazzo, First Justice of this Court Date: May 19, 2025 Tara E. DeCristofaro, Register of Probate May 29 #NY0147143

MORTGAGE FORECLOSURE

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF THE TRIAL COURT
Docket Number: 25 SM 001552
ORDER OF NOTICE

TO:

Michael F. Mahoney; Nicole M. Mahoney

And to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq.): BankUnited N.A.

claiming to have an interest in a Mortgage covering real property in Boston, numbered 20 Oakridge Street, given by Michael F. Mahoney and Nicole M. Mahoney to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, dated June 30, 2014, and recorded at Suffolk County Registry of Deeds in Book 58163, Page 157, as affected by a Loan Modification Agreement dated December 19, 2021 and recorded at said Registry in Book 67036, Page 136 and now held by the plaintiff by assignment, has/have filed with this court a complaint for determination of Defendants/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before July 14, 2025 or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of said Court on May 27, 2025.

Attest: Deborah J. Patterson Recorder

#NY0147165 5/29/25

MORTGAGE FORECLOSURE

MORTGAGEE'S NOTICE OF SALE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Patricia A. Wilkinson to Sovereign Bank dated April 29, 2008, recorded with Suffolk Registry of Deeds in Book 43496, Page 66, which mortgage was assigned to Bayview Loan Servicing, LLC by Assignment dated February 19, 2015, recorded with Suffolk Registry of Deeds in Book 54231, Page 257; further assigned to Bayview Dispositions IIIB, LLC by Assignment dated July 10, 2015, recorded in Book 55442, Page 31; further assigned to AIX Mortgage Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee by Assignment dated July 13, 2015, recorded in Book 55442, Page 34; further assigned to U.S. Bank Trust National Association, as Indenture Trustee on behalf of and on its behalf to AIA Mortgage Loan Trust 2015-C, Mortgage-Backed Notes, Series 2015-C by Assignment dated November 24, 2015, recorded in Book 55442, Page 37; further assigned to AIX Mortgage Trust I, a Delaware Trust, Wilmington Savings Fund Society, FSB, Trustee by Assignment dated May 8, 2020, recorded in Book 62957, Page 235; and further assigned to Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust X-A by Assignment dated June 19, 2024, recorded in Book 70627, Page 315, 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 by public Auction at 11:00 AM, on the 16th day of June, 2025, at the mortgaged premises described and known as 51 St. James Street, Roxbury, Massachusetts described in said mortgage, to wit:

The land in Roxbury, district of said Boston, with the buildings thereon, being the premises known as 51 St. James Street, bounded and described as follows:

SOUTHWESTERLY by James Street, forty-four (44) feet; SOUTHEASTERLY by land now or formerly of McLaughlin et al., two hundred twenty-five and 10/100 (225.10) feet; NORTHWESTERLY by land now or late of White, about forty-eight and 55/100 (48.55) feet; and EASTERLY by other land of said White sixteen (16) feet; and NORTHWESTERLY by land now or late of Gunnison, about one hundred ninety-five and 60/100 (195.60) feet.

Be any or all measurements more or less or however otherwise the same may be bounded, measured or described. The Mortgagee reserves the right to postpone the sale to a later date if the adjourned sale date, time and date appointed for the sale and to further postpone at any adjourned sale date appointed for the adjourned sale date. The Mortgagee further reserves the right to open the bidding at the time, date and place appointed for the sale and the bids received, or the bids received are deemed unacceptable to Mortgagee, to postpone the sale to a later date in public proclamation. Said premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding taxes, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens having priority over the mortgage described herein, if any. In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described premises 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 provided that the second highest bidder shall deposit with Mortgagee's attorneys the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice. **TERMS OF SALE:** Ten Thousand Dollars (\$10,000.00) will be required to bid and be paid in cash or by certified check at the time and place of sale as earnest money. The balance is to be paid in cash or by certified check within thirty (30) days of the date of the sale at the Law Office of Michael J. Murphy, 5 Commonwealth Road, 4th Floor Natick, MA 01760. The description of the premises contained in said mortgage shall control in the event of any typographical error in this publication. Other terms, if any, to be announced at the time and place of sale.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A Present holder of said mortgage, By its attorney, Michael J. Murphy, Esq. Law Office of Michael J. Murphy 5 Commonwealth Road, 4th Floor Natick, MA 01760 Tel: (508) 650-9252 May 22, 2025, May 29, 2025, June 5, 2025 #NY0146689

GOOD NEWS!

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Boston Herald
www.bostonherald.com

LEGAL NOTICES

CITY OF WALTHAM
MASSACHUSETTS
IN THE CITY COUNCIL
IN THE YEAR TWO THOUSAND TWENTY-FIVE

Having had a First reading, the following ordinance amendment is the final reading.

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Attest: Joseph W. Vizard, City Clerk

#NY0147273 5/29/25

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

Holy Howie!
Read Howie Carr. Only in the Boston Herald.

Waltham City Council 2025
Roll Call

Approved 3rd & Final Rdy.

Item: Zoning Amendment for Marijuana retail hours & ownership to be transferable

Date: 6/9/2025

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

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