

**CITY OF WOBURN
JANUARY 18, 2011 - 7:30 P.M.
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

Anderson	Gately
DiTucci	Haggerty
Drapeau	Mercer-Bruen
Gaffney	Raymond
Denaro	

Pursuant to Title 2, Article III, Section 2-13 of the 1989 Woburn Municipal Code, as amended, His Honor the Mayor Scott D. Galvin delivered the State of the City Address. In addition to the Members of the City Council, the following School Committee Members were seated in the legislative area of the Council Chambers for that portion of the meeting in which His Honor the Mayor made his address: Chairman Patricia Chisholm, Member Joseph Crowley, Member Christopher Kisiel, Member Margarette Masotta, Member Michael Mulrenan, Member Denis Russell and Dr. John Wells. State Representative James Dwyer were also in attendance. The Mayor's address was as follows:

State of the City of Woburn, Massachusetts

Honorable members of the Woburn City Council, Woburn School Committee, distinguished board members and guests:

Good evening. Thank you President Denaro, members of the City Council, Chairwoman Chisholm and members of the School Committee for the opportunity to present "The State of the City" to your distinguished City Boards, and to the residents of Woburn.

During the past year, the City has dealt with a number of difficult issues, including fiscal challenges, unmerciful flooding and snowstorms, and unprecedented personal loss within the Woburn Police Department.

With the leadership, knowledge and experience of The City Council, Superintendent Mark Donovan and the School Committee, Chief Philip Mahoney and the members of the Woburn Police Department, Chief Tortolano and the members of the Woburn Fire Department, Acting Superintendent Tom Quinn and the Department of Public Works, The City Hall Department Heads, City employees and my office, we have confronted each challenge head on, and emerged as a leaner, fiscally stronger, more unified city.

I am pleased to say that the City ended the past year with a solid free cash balance, a decrease in residential real estate tax bill, and a 5-percent decrease in water and sewer

rates. We were able to deliver these impressive results, in part, due to a new commitment to the City's Financial Departments. This new commitment has resulted in increased revenues and decreased expenditures.

The City Council's support of my request for a commercial property appraiser's position in the Assessors' Office, and supporting a change of the vendor responsible for assessing personal property has produced early and noticeable dividends in the form of additional, taxable new growth.

The City Council's support of my commitment to fund the Assistant Auditor's position has already justified the required appropriation, and has underscored the importance of reviewing all expenditures of funds; regardless of how routine they appear to be. In addition, the new Assistant Auditor has provided valuable support to the Auditor with regard to the numerous reports that need to be filed with the State.

In my first year as Mayor, I promised to invest in projects that lowered our operating expenses, and to identify opportunities to operate more efficiently and trim wasteful spending. Consolidation of The Planning Board, Woburn Redevelopment Authority and Grant Writer into one department saved the City more than \$100,000.00 in Fiscal Year 2011. Increased use of technology will save \$125,000.00 by delivering our payroll service in house, as opposed to using a private vendor. As a result of competitive and constant rebidding by our Purchasing Department, the City saved more than \$500,000.00 this year for goods and services.

Additionally, in an effort to track data, the City has begun work on a Woburn STAT program. Joining the New England STAT Association, comprised of member communities across the state, Woburn has begun reviewing items ranging from comprehensive motor vehicle fleet maintenance, health insurance costs, and DPW-related spending. The process will identify areas in which the City excels as well as areas that need improvement.

Three major projects were underway when I took office: The new Goodyear Elementary School; The new water tank; The water treatment plan. All three will be delivered on time, and within budget.

The Number One accomplishment of the past year was, without a doubt, the purchase of Spence Farm and Whispering Hill. Combined, the two parcels total more than 80 acres of open space. The purchase represents the largest acquisition of open space by the City in over 30 years. This land will be forever protected as open space and recreation for future generations.

The purchase of Whispering Hill was aided by a \$500,000.00 grant from our friends at the Massachusetts Office of Energy and Environmental Affairs. Special thanks to Planning Director Ed Tarallo for his leadership in obtaining this grant.

Fiscal Year 2012 will present the City with a number of issues that will put upward pressure on the City budget. The most critical being: Health Insurance costs that are spiraling upward; Increasing pension obligations; Another year of decreased local aide from the State; The elimination of Federal Stimulus money; Escalating oil prices; Snow removal; Unemployment claims; Veterans cash aide. These budget busters, coupled with the new debt service for The Goodyear School and our recent land purchases will push our budget close to the spending limits imposed by Proposition 2 ½.

Against this background, I will begin contract negotiations with every labor union in the City. Unfortunately, the economic realities at the Federal, State and City levels will limit our ability to offer the salary increases and benefits that have been bestowed in the past.

To counter these real fiscal challenges, I will continue my commitment of working collaboratively with the City Council to find ways to reduce spending without affecting the quality of services provided to the public.

With the assistance of the Woburn Clean Energy Committee, the City obtained a comprehensive energy audit, which identified numerous ways to reduce inefficient energy expenditures. Equally important, the energy audit began the process of working toward “Green Community” designation. This will require the City to reduce its energy use by 20 percent over five years, commit to energy-efficient building practices, and commit to fuel-efficient vehicle procurement.

Through the combined efforts of the City Council and my Office, the City anticipates obtaining the Green Community designation this summer—making the City eligible for up to \$250,000.00 in State grant funding toward energy improvements, which will reduce wasteful spending.

We recently signed a contract with GeoTMS to automate and streamline permitting, inspections, notifications, and reporting across the entire municipal permitting process. The streamlined permitting initiative should help to cut costs, provide greater user transparency, and increase productivity in those departments involved.

In order for the City to continue thriving, we must evaluate citywide economic needs and identify future revenue generators. To assist in this endeavor, I have enlisted the services of Dr. Barry Bluestone of Northeastern University’s Dukakis Center for Urban and Regional Policy. Northeastern will guide the City through an Economic Development Self Assessment, and provide a practical set of strategies, tools, guidance, and information to successfully compete for employment-generating development.

I remain committed to updating our aging water and sewer infrastructure. Shortly, we will be bidding the year five cleaning and relining program initiated by the City Council. In addition, I will continue to fund those projects that cost effectively remove inflow and infiltration from our sewers.

This summer, the City will replace the leaking roofs at the Kennedy Middle School and Joyce Middle School. We anticipate that these roofs will be partly funded by a State grant from Massachusetts School Building Authority. Superintendent Mark Donovan, School Committee Member Michael Mulrenan and I, with the approval of MSBA, selected Municipal Building Consultants to serve as our project manager.

I will also work with the School Committee and City Council to continue with the School Department's plan of educational parity throughout the City. Planning now will place us in a better position in the future when the MSBA is prepared to fund a new elementary school.

With regard to The Library, I remain committed to reaching a financially feasible solution to the building's much-needed upgrades.

Finally, I am proud to announce that I have formed a Committee whose mission is to "promote community wellness by enhancing opportunities to make healthy lifestyle choices. This citywide initiative encourages community members to strengthen their health and well-being through educational programming and wellness activities. The Committee consists of the following dedicated individuals: Marcia Skeffington, Meghan Doherty, Karen DaCampo, Gary Reese, Meghan Patrissi, and Lori Duran. They have named the initiative "Be Well Woburn," and with the assistance of Susan Thifault and High School student Rachel Carbone, created a trademark logo for the Committee. I am committed to supporting their mission, and respectfully request the City Council's support as well.

The past year was both challenging and rewarding. I look forward to working with the City Council, the School Committee, and the City's Departments in our continuous efforts to deliver the efficient, effective government the residents of Woburn deserve.

Motion made and 2nd for a five minute recess, all in favor, 9-0.

President Denaro called the meeting back to order.

Motion made and 2nd to receive a copy of the State of the City Address from His Honor the Mayor and make it part of the record, all in favor, 9-0.

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE, all in favor, 9-0.

MAYOR'S COMMUNICATIONS:

ORDERED That the sum of \$75,000.00 be and is hereby transferred as so stated from BLS Ambulance Receipts Acct #31359-595000 \$75,000.00 to Fire/Overtime Acct #0122051-513100 \$75,000.00

I hereby recommend the above: s/Paul Tortolano, Chief, Fire Department
I have reviewed the above: s/Gerald W. Surette, City Auditor
I hereby approve the above: s/Scott D. Galvin, Mayor

s/President Denaro

Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON FINANCE, all in favor, 9-0.

ORDERED That the sum of \$25,000.00 be and is hereby transferred as so stated from BLS Ambulance Receipts Acct #39359-595000 \$25,000.00 to Ambulance Maintenance Acct #0122054-544300 \$25,000.00

I hereby recommend the above: s/Paul Tortolano, Chief, Fire Department
I have reviewed the above: s/Gerald W. Surette, City Auditor
I hereby approve the above: s/Scott D. Galvin, Mayor

s/President Denaro

Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON FINANCE, all in favor, 9-0.

ORDERED That the sum of \$14,466.65 be and is hereby transferred as so stated from ALS Ambulance Receipts Acct #39359-595000 \$14,466.65 to Hazardous Clothing Acct #0122054-558402 \$14,466.65

I hereby recommend the above: s/Paul Tortolano, Chief, Fire Department
I have reviewed the above: s/Gerald W. Surette, City Auditor
I hereby approve the above: s/Scott D. Galvin, Mayor

s/President Denaro

Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON FINANCE, all in favor, 9-0.

ORDERED That the sum of \$200,000.00 be and is hereby transferred as so stated from BLS Ambulance Receipts Acct #31359-595000 \$100,000.00, ALS Ambulance Receipts Acct #31359-595000 \$100,000.00 to Ambulance Salaries Acct #0122051-511500 \$200,000.00

I hereby recommend the above: s/Paul Tortolano, Chief, Fire Department
I have reviewed the above: s/Gerald W. Surette, City Auditor
I hereby approve the above: s/Scott D. Galvin, Mayor

s/President Denaro

Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON FINANCE, all in favor, 9-0.

PUBLIC HEARINGS:

On the petition by NSTAR Electric Company and Verizon New England, Inc. for a grant of right in a way to install two new poles 187/3, 187/4 on Massachusetts Avenue southeasterly side approximately 275 feet northeast of Wheeling Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: "ought to pass". IN FAVOR: None. OPPOSED: None. Motion made and 2nd that the public hearing be closed, all in favor 9-0. PUBLIC HEARING CLOSED. Motion made and 2nd that the GRANT OF RIGHT IN A WAY be APPROVED, all in favor, 9-0.
Presented to the Mayor: January 20, 2011 s/Scott D. Galvin January 20, 2011

On the petition by Boston Billiards Supply, Inc., 343 Medford Street, Somerville, Massachusetts for a special permit pursuant to Sections 5.1.69 and 7.3 of the 1989 Woburn Municipal, Code, as amended, for the alteration of a pre-existing nonconforming use and structure to allow for a billiards table sales and service retail facility at 102-104 Main Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: "ought to pass with the following conditions: 1. All deliveries to be made on Main Street, 2. Any chemicals to be stored in proper flammable storage with proper ventilation, 3. Entrance to parking lot shall be from Main Street with exit to Ash Street, 4. Dumpster to be screened, and 5. All plowed snow to be stored on property." IN FAVOR: None. OPPOSED: None. Motion made and 2nd that the public hearing be closed, all in favor 9-0. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, AS AMENDED with an additional condition as follows: 6. That the hours of operation shall be between 8:00 a.m. and 8:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. Saturday, all in favor, 9-0.

On the petition by West Marine, 500 Westridge Drive, Watsonville, California 95076 for a special permit pursuant to Section 5.1.22c of the 1985 Woburn Zoning Ordinances, as amended, to alter the existing site plan for alterations to sidewalk and adding a door and stairs for access to receiving dock pursuant to filed plan, at 299 Mishawum Road_____. PUBLIC HEARING OPENED. A communication dated January 13, 2011 was received from Edmund P. Tarallo, Planning Director, Woburn Planning Board as follows:

Re: West Marine – 299 Mishawum Road – To allow alteration of Site Plan approved April 2, 1991 by shifting the parking lot to the north of the building to allow for a wider sidewalk; to alter the sidewalk on the west side of the building to allow for a new ADA ramp located at the new entrance; and to add a door and stairs to the south end of the building for access to the receiving dock

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on January 11, 2011, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of West Marine, regarding the property at 299 Mishawum Road subject to the following conditions:

1. The Plan of Record shall be the “Site Plan Sheet AS-1” entitled “West Marine Store #1286 299 Mishawum Road, Woburn, MA 01801” prepared by David Boyce, Architect dated 11/08/10 as revised 11/08/10, 12/10/10, 12/15/10 (3), 12/15/10 (4), and 01/07/11 (the “Plan”);
2. That the 16’ compact spaces shown on the Plan north of the West Marine tenant space shall be marked compact spaces in accordance with Section 8.2.3 of the Woburn Zoning Ordinance;
3. That the light pole shown on the Plan in the parking space in the parking area to the north of the West Marine tenant space shall be relocated north of the parking spaces;
4. That the “No Parking Fire Lane” shown on the Plan shall be designated by signage and/or pavement markings to the satisfaction of the Fire Chief;
5. The Planning Board shall review and approve a landscaping plan and shall retain jurisdiction over the landscaping; and
6. That the handicapped parking spaces as shown on the Plan shall meet all local, state and federal handicap code requirements.

If members of the City Council have any questions or concerns regarding the foregoing recommendation, please feel free to contact me.

Sincerely, s/Edmund P. Tarallo, Planning Director

A copy of a communication dated January 11, 2011 from Brett F. Gonsalves, Senior Engineer, Engineering Department to Edmund Tarallo, Planning Director was received as follows:

Subject: 299 Mishawum Road – Site Plan Alteratiohn Special Permit – Special Permit Application Dated 12/16/2010 – Site Plan Dated 11/8/2010

The applicant is seeking permission to alter the existing site plan by shifting the parking lot, allowing for a wider sidewalk, and add a proposed door and stairs to the south of the building.

Upon review of the special permit application and submitted plan, this office takes no exception to the application as submitted.

If you or the board have any questions concerning this information, do not hesitate to contact this office.

A representative for West Marine appeared and he stated that the company is remodeling the former Office Depot store and that their target move date is April 1, 2011. IN FAVOR: Paul Meaney, Executive Director, Woburn Business Association stated that he is in favor of the petition. OPPOSED: None. Motion made and 2nd that the public hearing be closed, all in favor 9-0. Motion made and 2nd that the SPECIAL PERMIT be GRANTED, AS AMENDED with the conditions as follows: 1. That the recommendations of the Planning Board be adopted as conditions of the special permit, all in favor, 9-0.

On the petition by Blair Crawford, 89 Main Street, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.1 of the 1985 Woburn Zoning Ordinances, as amended, to recognize the legal use of a pre-existing non-conforming property as a three-family detached dwelling at 87-89 Main Street. PUBLIC HEARING OPENED. A communication dated January 13, 2011 was received from Edmund P. Tarallo, Planning Director, Woburn Planning Board as follows:

Re: Blair Crawford – 87-89 Main Street – To allow the conversion of a pre-existing two family house and convenience store to a three family house pursuant to Section 7.3

Dear Mr. Campbell and Members of the City Council:

At the Planning Board meeting held on January 11, 2011, the Board voted to forward an unfavorable recommendation to the City Council on the Special Permit application of Blair Crawford regarding the property at 87-89 Main Street until such time as the illegal basement apartment is removed.

If Council members have any questions or concerns regarding the above recommendations, please feel free to contact me.

Sincerely, s/Edmund P. Tarallo, Planning Director

Alderman Gately stated that he spoke to the Planning Board Director regarding this petition, that they were in agreement that this property had to be looked at in view of the age and history of the building, that Director Tarallo and Fire Chief Tortolano toured the building and saw a first, second and third floor apartment unit, that they also inspected the basement and saw a fourth apartment unit with a kitchen and bathroom facilities, that there are many buildings in the south end of the city illegal apartments, poor fire suppression systems and difficult emergency exit routes, that the petition shows three apartments however there are four apartments in the building, that the fourth apartment

should be removed and that until the fourth apartment is removed this matter should not be before the City Council. Appearing for the petitioner was Elise Crawford and she stated that she is a co-owner of the building, that the building has been used as a three-family building for seventy years, that the tax assessments, public works bills and real estate listings show a three-family use, that they purchased the property two years ago, that they hosted a property visit where an issue with the basement was raised, that the kitchen was already in the basement when they purchased the property, that they did not add the kitchen to the basement, that they use the basement as an extension of the first floor unit, that they reside in the first floor unit, that the stairway to the basement is from their first floor unit, that Director Tarallo stated that the Planning Board would look favorably on the petition if the basement unit was removed, that rather than continue the matter they come before the City Council to determine what the City Council wants done so that they can move forward, that a builder indicated that the ground floor rooms have to remain however they can remove the kitchen components, that there is a tax assessment for a three-family use, that they did not realize that the property was not recognized as a three-family, that they learned that they were located in a two-family zone and wanted to secure legal recognition of the three-family dwelling in the two-family zone, that the building is currently used as a three-family dwelling, that they use the basement as storage for their furniture, that they use the basement if family visits, that they do not rent out the basement nor have they ever rented out the basement, that they were advised upon purchasing the property that the building was used as a rooming house before they purchased the property, that the rest of the basement is a common area for storage and a laundry room, that the basement area needs to be locked from the other common areas, that there are no permits in the Building Department file since 1933, that her information on the three-family status is also from statements of neighbors, that originally the first floor unit was a commercial property and there were two apartments above with one apartment on the second floor and one apartment on the third floor, that the oldest field card in the Assessors' office from 1986 shows a three-family use, that they are before the City Council to determine what needs to be done to make the property conform, that the property has been assessed as a two-family use and coming forward will result in a three-family assessment, and that they are trying to correct the issues that they inherited. Ms. Crawford offered a sketch of the basement and a certificate of insurance for the City Council to review. Motion made and 2nd that the documents be received and made part of the record, all in favor, 9-0. Blair Crawford stated that he is a co-owner of the property, that they were not trying to hide the basement area when the house was inspected, that he thought that the Fire Chief was going to inspect the property but four men arrived, that he had keys for the upstairs units, that he had the keys to the basement area in his truck and retrieved the keys when requested to do so, that he does not currently live in the building, and that they have subleased the unit as they will be returning to Canada. Alderman Anderson stated that he would like to see evidence of the long-term three-family use when the matter is in committee. Alderman Denaro stated that the public hearing could be closed and the vote taken at this meeting, that the matter could be referred to committee or the petition could be withdrawn. Alderman Gately stated that when there is a fourth apartment in a building zoned for two units which had three known units and there is a fire in the building emergency personnel believe there are only three units they may not check the fourth unit in the basement, that this could

lead to personal injury to the public safety personnel as well as the occupants, that the basement unit has to be removed and the space left as a dead area, that the stove could be removed, the special permit granted and a week later the stove could be placed back in the building, that he is not saying the petitioner would do that but it remains a possibility, that the petition should be withdrawn until the basement unit is removed, and that the city also loses tax revenue and water and sewer charges as the city does not know there is a fourth unit in the basement. Mr. Crawford and Ms. Crawford stated that they request to withdraw the petition without prejudice. Mr. Crawford signed and submitted a writing to the City Clerk seeking withdrawal of the special permit petition. IN FAVOR: None. OPPOSED: None. Motion made and 2nd that the MATTER be GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE and that a communication be forwarded to the Building Commissioner advising of the withdrawal, providing a copy of the minutes of the meeting and urging that the department make an inspection of the property with due diligence to ensure compliance with the findings of the inspection, all in favor, 9-0.

On the petition by Woburn Properties, LLP, c/o Cummings Properties, LLC, 200 West Cummings Park, Woburn, Massachusetts 01801 for a special permit pursuant to Sections 5.1.30b and 5.1.41 of the 1985 Woburn Zoning Ordinances, as amended to approve as-built plans which include two minor modifications to the plan of record, at 8 Cabot Road. PUBLIC HEARING OPENED. A communication dated January 13, 2011 was received from Edmund P. Tarallo, Planning Director, Woburn Planning Board as follows:

Re: Woburn Properties, LLC – 8 Cabot Road – To allow approval of the as-built plans by allowing modification of location of the bike rack and the curbing as originally shown on the plans approved with the Special Permit granted on May 19, 2010

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on January 11, 2011, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Woburn Properties, LLC, regarding the property at 8 Cabot Road to allow the relocation of the bike rack subject to the condition that a snow removal plan be placed on file with the Building Department and City Clerk's office showing the area around the bike rack that will be made free from snow and to allow the existing curbing to remain as per the "Curb As-Built Plan" dated November 15, 2010, except that should the bituminous concrete curbing become deteriorated, then it shall be replaced with slope granite curbing subject to the determination of the City Engineer.

If members of the City Council have any questions or concerns regarding the foregoing recommendation, please feel free to contact me.

Sincerely, s/Edmund P. Tarallo, Planning Director

Appearing for the petitioner was Michael Aveni, Project Architect, Cummings Properties and he stated that the petitioner is seeking an adjustment relative to the location of a

bicycle rack and the curbing material neither of which are significant alterations, that the Building Inspector, City Engineer and Planning Board Director signed off on the temporary occupancy permit without objection to these conditions, that the bicycle rack was moved thirty feet to the north to make it more accessible and to eliminate an impediment to pedestrian circulation, that several factors led to the determination to use different curbing, that a small amount of existing bituminous concrete curbing remained in place as it was in excellent condition, that there are no proposed changes in the size, shape or location of the building or a change in the parking plan, that all curbing in place is equally effective for the purpose of lining sidewalks and acting as a curbstop for motor vehicles, that the petitioner controls that management of the property and repairs defects when they arise, and that similar curbing materials have been used at numerous building sites throughout the city with positive comments on the aesthetics of the materials used. IN FAVOR: Paul Meaney, Executive Director, Woburn Business Association, Ten Tower Office Park stated that the City Council should be involved in bigger issues than this petition, that it should not take this type of procedure to modify these changes, that these are minor issues for a building that will generate \$500,000.00 in tax revenue, and that some agency in city hall should have been able to resolve this issue without coming back to the City Council. Alderman Gately stated that the bicycle rack was never an issue, that the as-built plan submitted was not what was built, that when the plan comes to the City Council after Planning Board review the plan reflects what both sides agreed to with the proposal, and that changing 1,600 linear feet of curb from slope granite to bituminous concrete requires notification to the city. Alderman Haggerty stated that he is comfortable with approving the proposal, that this is a gorgeous building, that the petitioner has a major investment in the city, that the petitioner does not do work “on the cheap”, and that better communication may have been able to resolve this issue. Alderman Anderson stated that a 1,600 foot curbing change is not a minor modification, and that it is not an onerous burden to go through this process to amend the plan of record. Motion made and 2nd that the public hearing be closed, all in favor, 9-0. Motion made and 2nd that the SPECIAL PERMIT be GRANTED, all in favor, 9-0.

CITIZEN’S PARTICIPATION: None.

COMMITTEE REPORTS:

FINANCE:

On the Order to transfer the sum of \$9,000.00 from Treasurer/Payroll Account to Treasurer/Salary Account, committee report was received “ought to pass”. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, all in favor, 9-0.

Presented to the Mayor: January 20, 2011 s/Scott D. Galvin January 20, 2011

On the Order to appropriate the sum of \$125,000.00 from Unreserved Fund Balance Account to Veteran's Cash Aid Account, committee report was received "ought to pass". Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, all in favor, 9-0.
Presented to the Mayor: January 20, 2011 **s/Scott D. Galvin January 20, 2011**

NEW PETITIONS:

Petition by SureRide, LLC, 400 TradeCenter, Suite 5900 for a new Taxi Cab License. Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON POLICE AND LICENSES, all in favor, 9-0.

Petition by Boys and Girls Club of Woburn, Inc., Charles Gardner Lane, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.14 of the 1985 Woburn Zoning Ordinances, as amended, to conduct a six-day carnival from May 3 through May 8, 2011 at the National Amusements (Showcase Cinema) site at 25 Middlesex Canal Park Drive. Motion made and 2nd that the MATTER be REFERRED TO PUBLIC HEARING, 8 in favor, 0 opposed, 1 abstained (Haggerty abstained).

Petition by Peter Mamakos, 1092 Fellsway, Medford, Massachusetts 02155 for a special permit pursuant to Section 5.1.29 of the 1985 Woburn Zoning Ordinances, as amended, to amend a special permit issued April 7, 2005 by amending Condition 5 to allow hours of operation to between 6:00 a.m. and 11:00 p.m. and by amending Condition 11 to allow a revision to the plan of record to a plan entitled "The Restaurant, Bar Renovations, 487-489 Main Street" dated 12/6/10 prepared by Seger Architects, Inc., at 487-489 Main Street. Motion made and 2nd that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

Petition by Robert W. Murray, 27 Cambridge Street, Burlington, Massachusetts for a special permit pursuant to Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the alteration of the existing non-conforming use and structure (mobile home) to provide for the construction of a single family dwelling at 8 Albany Street. Motion made and 2nd that the MATTER be REFERRED TO PUBLIC HEARING, 8 in favor, 0 opposed, 1 abstained (Gaffney abstained).

COMMUNICATIONS AND REPORTS:

A communication dated January 14, 2011 was received from City Clerk William C. Campbell relative to the process of re-precincting ward and precinct boundaries following the 2010 U.S. Census. Motion made and 2nd that the MATTER be RECEIVED AND PLACED ON FILE, all in favor, 9-0.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS: None.

Motion made and 2nd to ADJOURN, all in favor, 9-0. Meeting adjourned at 8:38 p.m.

A TRUE RECORD ATTEST:

William C. Campbell
City Clerk and Clerk of the City Council