

**CITY OF WOBURN
DECEMBER 19, 2017 – 6:30 P.M.
REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Anderson	Gately
Campbell	Higgins
Concannon	Mercer-Bruen
Gaffney	Tedesco
Haggerty	

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

MAYOR’S COMMUNICATIONS: None.

PUBLIC HEARINGS:

On the petition by President Richard Haggerty and Alderman Michael Anderson to further amend the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. By adding the following to Section 2 (DEFINITIONS) after Retail Use Area and before Roof Top Wind Energy Facility: “Rooftop Dining: The use of a structure’s roof, by a Full-Service Restaurant, for assembly or the consumption of food or beverages.”; 2. By adding “Note 27” to the column in Section 5.1 Table of Uses entitled “Notes; other sections” for line 28.; 3. By adding the following to the end of Section 5.1, Table of Uses: “27. Rooftop dining may be authorized by Special Permit from the City Council in the B-D (Downtown Business) zoning district if the conditions outlined in Section 11.6 are met.”; 4. By adding the following to Section 11.6 (SPECIAL PERMITS AND VARIANCES, Additional Conditions for Special Permits for Specific Uses and Conditions): “12. Rooftop Dining in the B-D District.” with the conditions as set forth in the petition. PUBLIC HEARING OPENED. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON JANUARY 16, 2018 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON ORDINANCES, all in favor, 9-0.

On the petition by Alderman Michael Anderson to further amend the 1985 Woburn Zoning Ordinances, as amended, Section 11, Special Permits and Variances, 11.3 Procedures for Special Permits, subparagraph 11, by deleting “six (6) months” and replacing same with “twelve (12) months”. PUBLIC HEARING OPENED. A

communication dated December 13, 2017 was received from Tina P. Cassidy, Planning Board Director as follows:

Re: Proposed zoning text amendment relative to Section 11.3.11 of the Woburn Zoning Ordinances (procedures for special permits)

Dear Councilors:

At a meeting of the Woburn Planning Board held on Tuesday, December 12, 2017, members of the Planning Board voted 5-0-0 (Bolgen, Turner, Doherty, Ventresca and Edmonds in favor; Callahan, and Donovan absent) to recommend adoption of the following proposed zoning amendment, as drafted:

To amend the 1985 Woburn Zoning Ordinances, as amended, Section 11, Special Permits and variances, 11.3 Procedures for Special Permits, subparagraph 11, be amended by deleting “six (6) months” and replacing same with “twelve (12) months”.

Please feel free to contact me if you have any questions relative to the Planning Board’s vote.

Respectfully, s/Tina P. Cassidy, Planning Board Director

PUBLIC COMMENTS: Chris Owen, 3 Florence Terrace stated that he understands this ordinance will align the local zoning code with the state law, that it is logical to make this change, that currently if a special permit is not acted on within six months he asks why the special permit does not expire now, that he is not aware of any project where a special permit was reviewed for inaction within six months, that the ordinance protects the rights of the developer by making the local law conform to the state law however he asks what happens to the other property owners and abutters when a permit sits for years without being revoked and who enforces these conditions. Alderman Concannon stated that the Building Commissioner enforces the special permits. Mr. Owen stated that at recent Planning Board and Board of Appeals meetings a question has been raised as to whether the Building Commissioner does have enforcement authority, that he asks whether the City Council goes out in the field to look at a project after it has been approved, and that he wants to know who has the enforcing authority on special permits and subdivisions. President Haggerty stated that for special permits there is not debate that the Building Commissioner is the enforcing authority. Mr. Owen stated that he wants to know when residents are protected when a project is allowed to sit idle. Alderman Anderson stated that the zoning code has to conform to the state law, and that the City Council has authority to enforce the terms of special permits including action at court with the assistance of the City Solicitor if necessary. Mr. Owen stated that he heard at two or three Planning Board meetings and one Board of Appeals meeting that the City Solicitor issued an opinion that the Building Commissioner is not by default the enforcing authority, and that the zoning code should be amended to ensure residents are protected from action or inaction of developers on projects. Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive stated that in November 2016 a special permit issued for a self-

storage use on Olympia Avenue which was amended in January 2017, that a proposed zoning amendment was submitted and subsequently adopted that prohibited future self-storage uses in the city, that the original company that obtained the special permit terminated its agreement with the landowner and another self-storage company wanted to take over the business, that a condition in the special permit which was intended to protect the neighbors required the special permit to be identical to the prior use, that during this process it was determined through research in the code that if construction was not begun within six months of the issuance of the special permit then the permit holder took the property subject to the zoning amendment, that it was determined that M.G.L. Ch. 40A was amended in the fall of 2016 by extending special permits to three years and extending the applicability of zoning amendments from six months to twelve months, that the City Solicitor opined that the local zoning ordinances had to conform to the state law, and that otherwise if a project was not in the ground within six months the project would be subject to the new zoning ordinances. Alderman Mercer-Bruen stated that this discussion concerns a special permit issued by the City Council and not subdivision approval by the Planning Board. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON FEBRUARY 6, 2018 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON ORDINANCES, all in favor, 9-0.

On the petition by Shaun K. Marsh, 101 Forest Park Road, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5 Note 15 to allow new 900 square foot garage with two ten foot doors at 101 Forest Park Road. PUBLIC HEARING OPENED. A communication dated December 14, 2017 was received from Tina P. Cassidy, Planning Board Director as follows:

Dear Council:

Re: Special Permit application for construction of residential garage with doors exceeding eight (8) ft. in height at 101 Forest Park Road/Shawn K. Marsh

This office has reviewed the above-referenced petition which seeks authorization for the construction of a detached, two-bay accessory garage on residential property (zoned R-1) located at 101 Forest Park Road. The applicant is seeking a special permit in accordance with Section 5.1.56, Note 15, to construct a 900 sq. ft. detached garage (which is the maximum floor area permitted), with both proposed garage doors being ten (10) feet tall and therefore exceeding the eight (8) foot maximum door height permitted by Woburn Zoning Ordinances (WZO).

The Planning Department recommends that if the City Council votes to grant this special permit it consider imposing the following as conditions of approval:

1. That the Plans of Record shall include both the Certified Plot Plan and Elevation/Layout Drawings submitted with the Petitioner's application;
2. No business activity or home occupation shall be conducted in/from the garage;

3. The plan does not show any utility services to the building. If there are to be any utility connections, they must meet applicable building and zoning codes and be subject to separate applications; and
4. The garage may not be used as a dwelling unit.

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

Respectfully, s/Tina P. Cassidy, Planning Board Director

Appearing was the petitioner Shaun Marsh and he stated that he has no intent to construct a commercial garage, that he wants to store his truck and tools in the garage, that he has had wire stolen out of his truck, that the top of the ladder on the truck roof is at nine feet and six inches in height, that he is a self-employed electrician, that he works out of the truck which is essentially his mobile office, that the truck is parked in front of his house, that he would prefer to park the truck inside, that he has a truck with a plow which he stores in his backyard but wants to store inside, that these are the only vehicles that would be parked in the garage, that he would not be able to fit any additional vehicles in the garage, that he will not store or sell items from the garage, that he has another attached garage which is six feet and ten inches wide which is too narrow for the truck, that he has no heavy equipment, excavators or backhoes, that he will not have that type of equipment at the locus, that he has resided in the home for nine years, that there will be a covered patio area, that the doors will not be visible from the street, that once constructed it will be difficult to see the garage from the street as it will be behind the house, that he has photographs to show other locations in the city with ten foot high doors, that he wants to get his marked truck off the street, that he wants the garage to be constructed at the back of the house, that there is another house behind his property, that there will be approximately fifty to sixty feet between the back of the garage and the house to the rear, that he has a report from a real estate broker indicating that the garage will not adversely affect neighboring property values, that he has not talked to the neighbors, that he received the Planning Department recommendations, that he wanted it clarified that if he parks his work truck in the garage this would not be a business activity or home occupation in the garage, that the lot is 18,193 square feet in area, that currently the lot coverage is 9.78% and with the garage it will be 16.27% which is under the required amount, that there will be no storage loft and no plumbing, that he is looking for dry storage of his tools and equipment, that he is ready to move forward with the project as soon as possible, that depending on weather conditions he may have to wait until March 2018 to begin the project once approved, that he did not have time to speak with the neighbors, that he spoke to some neighbors by telephone, that there will be no deliveries to the property, that he planted a row of arborvitae plants along the property line, that the neighboring property has arborvitae plants that are fifteen feet tall, that he understands that a 900 square foot garage is allowed, that he could be the garage with eight foot doors but he would still have to park his truck in the street, that he planted sixty arborvitae plants along his property line, and that some of the plants are now eight feet tall. Mr. Marsh offered documents and photographs to the City Council for review. Motion made and 2nd that the documents be received and made part of the record, all in favor, 9-0.

Alderman Gately stated that he wanted to know why the garage was not closer to the petitioner's house, Alderman Anderson stated that the petitioner should speak to the neighbors to address any concerns, that parking the work vehicles and equipment in the garage would not be considered business activity or home occupation in the garage, that this would merely be storing equipment, and that the garage would be an asset. PUBLIC COMMENTS: Rosemary Centola, 2 Coyne Drive stated that her house is behind the locus, that there are two corner lots, that her backyard abuts the locus, that the petitioner has not discussed the matter with her, that she does not want to see the petitioner's property underutilized but the garage will be a massive building with two ten foot high doors, that there is a backhoe on the property and it appears that the petitioner is ready to start the project, that she wants to protect her property, that she is concerned that her property value will be diminished, that a neighboring property has a large garage but has twelve foot arborvitae plants that screen the building, that there may not be an intent to have more trucks now but in a couple of years the petitioner may expand the business, that she does not want noise from the trucks, that there is already noise from the nearby highway, and that she planted over twenty arborvitae plants along her property line when she purchase her property. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON FEBRUARY 6, 2018 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

On the petition by Michael R. Celatta II, 275 Salem Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.45 to sell used automobiles and for a Second Class Motor Vehicle Sales License at 275 Salem Street. PUBLIC HEARING OPENED. A communication dated December 14, 2017 was received from Tina P. Cassidy, Planning Board Director as follows:

Dear Council:

Re: Planning Department comments on Special Permit application for 275 Salem Street/Michael R. Celatta II

The Planning Department has reviewed the plan and special permit application for the above-referenced property, in accordance with Section 5.1.45 (sale or rental of automobiles, trucks, truck trailers and motorcycles, including accessory repair and storage facilities). The property is zoned I-G (Industrial General District) according to the City's GIS database and the Petitioner's application, although it listed as Residential Four (R-4) in the Assessors' Database. Such a use is permitted in the I-G district by City Council special permit although not permitted on R-4 property. Planning staff recommends the Council independently reconcile the zoning inconsistency with the Petitioner.

There will be no new construction or exterior building changes as a result of the proposed ancillary use. There are two existing buildings onsite totaling approximately 25,726

square feet in size related to the primary use of an automobile repair shop. Planning staff has spoken with Building Commissioner Thomas Quinn who confirmed that the parking plan is sufficient as presented relative to parking capacity and setbacks and raised no further zoning-related concerns. Per the “Off-Street Parking Summary” provided on the parking plan, a total of 67 spaces are provided, whereas 64 are required. The plan indicates Central Automotive Sales will be utilizing the three (3) excess existing parking spaces onsite for the display of vehicles available for purchase, located in front of the building.

If the City Council elects to grant the requested special permit, the Planning Department recommends the City Council consider imposing the following as a condition of approval:

1. That the “Parking Plan” be incorporated into the Plan of Record;
2. That the Petitioner is successfully granted a City of Woburn license for the sale of automobiles from the Licensing Commission;
3. That if the Petitioner intends to use the property during nighttime hours for automobile sales, sufficient lighting is provided on the parking lot in accordance with Section 8.5 and a revised parking plan is submitted;
4. That the Petitioner confirm that a snow storage plan is on file for this property with the Building Commissioner, and that the three (3) parking spaces dedicated to Central Automotive for sales purposes would not conflict with the snow storage plan; and
5. That the special permit is only for Central Automotive and is not transferrable with the exception of a transfer to an entity of which Central Automotive is the primary or principal owner.

Please feel free to this office with any questions regarding this recommendation.

Respectfully, s/Tina P. Cassidy, Planning Board Director

Appearing for the petitioner was Attorney Frederick Gilgun, Nicholson, Sreter & Gilgun, 33 Bedford Street, Lexington, Massachusetts 02420 and he stated that the petition is to allow the sale of motor vehicles ancillary to the petitioner’s auto repair business, that the petitioner has operated for twenty years in the city, that the vehicles will be parked in three specific areas, that the parking calculations were submitted, that the petitioner is looking to grow his business modestly, that the petitioner would like to take advantage of the available license, that the petitioner does want visibility for the vehicles, that there will be no nighttime sales, that the hours of operation will be 8:00 a.m. to 5:00 p.m. Monday through Friday, that the petitioner would agree to a condition for those hours in the special permit, that the petitioner would be willing to limit the signage on the cars, and that there are 65 parking spaces on site. Frank Cieri stated that he is the property owner, that the petition is for a license to sell up to three cars, that the cars could be in the

bay if the petitioner is working on the vehicles, that there could be a condition that no more than two cars be stored outside, that the parking lot is never full, that there are five businesses operating in two buildings on the site, that there are no assigned parking spaces for tenants, that any customer or tenant has always had parking, that all snow is removed, that there is a drain in front of the building on Salem Street, that there is not easement, that the drain is on the curb line, that the building is filled with tenants to capacity at this time, that there has been plenty of parking, and that he does not believe that the adequacy of the parking would change. Tim Williams, P.E., Allen & Major Associates, Inc., 100 Commerce Way, Woburn, Massachusetts 01801 stated that there are 67 parking spaces on site and 64 parking spaces are required, that there are three extra parking spaces, that there are four handicapped accessible parking spaces and nineteen compact parking spaces, and that there is no drainage easement on the property. Michael Celatta stated that he has been in the auto repair business for his entire career, that he is looking at the sale of motor vehicles as a natural progression of his business, and that he has three service bays. Alderman Mercer-Bruen stated that she does not receive complaints about this property, that she is concerned with another used car lot on Salem Street, that this would be the third used car lot in that area, that sale of motor vehicles is not a use that is needed up and down Salem Street, that there are restrictions on signage at used car lots, that perhaps the vehicles can be located elsewhere rather than along the street, that the petitioner stated that the sale of used cars was an ancillary use for existing customers, that having for sale signs turns this into a business attracting drive-by business, and that she wants this use limited to one sign. Alderman Campbell stated that the petitioner has to allowed some signs. Alderman Anderson stated that the sign could be of a size no greater than two feet wide by two feet high. Alderman Gaffney stated that a for sale sign on the cars limited in size to twelve inches by eighteen inches would be an adequate size for the intended purpose. PUBLIC COMMENTS: 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 SPECIAL PERMIT be GRANTED, AS AMENDED with the amendments as follows: 1. That the five recommendations of the Planning Department be adopted as conditions of the special permit; 2. That Condition 6 shall be as follows: "That the hours of operation shall be limited to between 8:00 a.m. and 5:00 p.m. on Monday through Friday and there shall be no car sales on weekends and during evenings"; 3. That Condition 7 shall be as follows: "That the cars shall be limited to two out front of the lot at any given time and any sign on the car shall be no larger than twelve (12) inches by eighteen (18) inches in size"; and 4. The Condition 8 shall be as follows: "8. That the special permit and Second Class Motor shall be limited to three (3) cars only, all in favor, 9-0.

Presented to the Mayor: December 21, 2017 s/Scott D. Galvin Dec. 21, 2017

CITIZEN'S PARTICIPATION: None.

COMMITTEE REPORTS:

PUBLIC SAFETY AND LICENSES:

On the petition for renewal of First Class Motor Vehicle Sales License by Gordon Colonial, Inc. dba Colonial Cadillac, 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: December 21, 2017 s/Scott D. Galvin Dec. 21, 2017

On the petitions for renewal of Second Class Motor Vehicle Sales Licenses by Enterprise Rent-A-Car Company of Boston, LLC; and Joseph P. Mahoney Company, Inc., committee reports were received “ought to pass”. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, all in favor, 9-0.
Presented to the Mayor: December 21, 2017 s/Scott D. Galvin Dec. 21, 2017

FINANCE:

On the request by the Northeast Metropolitan Regional Vocational School District for approval to establish a Regional School District Stabilization Fund, committee report was received “ought to pass that the City Council supports the creation of a stabilization fund for the construction of a new Northeast Metropolitan Regional Vocational School.” Alderman Concannon stated that based on advice from the City Solicitor the vote should be amended. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, AS AMENDED by deleting the words “construction of a new”, 8 in favor, 1 opposed (Anderson opposed).
Presented to the Mayor December 21, 2017 and ten days having elapsed without same being approved, said Vote became effective without his signature on January 3, 2018.

NEW PETITIONS:

Petitions for renewal of Second Class Motor Vehicles Sales Licenses by Cambridge Road Auto Service, Inc. dba Woburn Plaza Shell; Capelo’s Auto Service, Inc. dba Capelo’s Auto Sales; and Capelo’s Auto Service, Inc. dba J.C. Auto Sales. Motion made and 2nd that the MATTERS be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, all in favor, 9-0.

Petition by Benchmark Senior Living, 201 Jones Road, Suite 300, West Waltham, Massachusetts 02451 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.19a to amend a special permit issued September 4, 2014 to confirm that “Future Reserve Parking” area consisting of 10 additional parking spaces as shown on site plan and referenced in Condition 13 is not necessary and to allow for the construction of a bocce court in this area at 1 Cedar Street. Motion made and 2nd that the

MATTER be REFERRED TO PUBLIC HEARING ON FEBRUARY 6, 2018, all in favor, 9-0.

A communication date December 14, 2017 with attachments was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Request for Minor Modifications, Madison Woburn Holdings LLC
369 Washington Street, Woburn, Massachusetts

Dear Mr. Campbell:

Please be advised that I represent Madison Woburn Holdings, LLC. On July 14, 2016, your office issued a Landowner's Decision and Notice of Special Permit to Madison Woburn Holdings LLC (the "Decision").

Enclosed please find the following:

1. Ten (10) copies of the Landowner's Decision and Notice of Special Permit to Madison Woburn Holdings LLC dated July 14, 2016.
2. Ten (10) copies of Sheets C-2A and C-2B entitled "Layout & Materials Plan" dated August 7, 2014; revised September 24, 2014; October 14, 2014; November 21, 2014; December 16, 2014; December 21, 2014; May 1, 2015; May 28, 2015; July 2, 2015, March 28, 2016; March 29, 2016; June 8, 2016; and June 17, 2016 (the "Layout & Materials Plan of Record").
3. Ten (10) copies of Sheets C-2A and C-2B entitled "Layout & Materials Plan" dated August 7, 2014; revised September 24, 2014; October 14, 2014; November 21, 2014; December 16, 2014; December 21, 2014; May 1, 2015; May 28, 2015; July 2, 2015, March 28, 2016; March 29, 2016; June 8, 2016; June 17, 2016; and December 13, 2017 (the "Modified Layout & Materials Plan of Record").

The building plans submitted to the Building Commissioner for construction of the dual hotel building show 235 hotel rooms to be constructed. The Layout & Materials Plan of Record contains a note on the hotel building that the hotel contains 250 rooms. The Building Commissioner has requested that the Layout & Materials Plan of Record and the building plans be consistent before he issues the building permit for the construction of the hotel.

As a result, we are requesting that the Layout & Materials Plan of Record Sheets C-2A and C-2B be replaced with Sheets C-2A and C-2B of the Modified Layout & Materials Plan of Record which plan corrects the number of hotel rooms shown on the Plan of Record from 250 hotel rooms to 235 hotel rooms.

The proposed minor revision to the Decision by replacing the current C-2A and C-2B with the modified C-2A and C-2B of the plan approved in the Decision does not result in

any change or modification to the location of the building nor does it change any of the conditions contained in the Decision.

Further, the proposed minor modification does not result in a substantive amendment which changes the result of the Decision or which grants relief different from that originally granted.

On behalf of my client, I respectfully request approval by the City Council of the minor modification to Sheets C-2A and C-2B.

If you need any further information, please do not hesitate to contact me. Thank you.

Very truly yours, s/Joseph R. Tarby, III

Motion made and 2nd that the communication be accepted and made part of the record, all in favor, 9-0. Motion made and 2nd to suspend the rules for the purposes of hearing from Attorney Joseph Tarby regarding the matter, all in favor, 9-0. Appearing was Attorney Tarby and he stated that in Paragraph numbered 3 there is a reference to “December 13, 2017” which should be amended to read “December 14, 2017”. Motion made and 2nd to return to the regular order of business, all in favor, 9-0. Motion made and 2nd that the record reflect that the reference to “December 13, 2017” should be amended to read “December 14, 2017”, all in favor, 9-0. Motion made and 2nd that a communication be sent to the Building Commissioner indicating City Council approval of the minor modification of the Landowner’s Decision and Notice of Special Permit issued to Madison Woburn Holdings LLC on July 14, 2016 as set forth herein, all in favor, 9-0.

COMMUNICATIONS AND REPORTS:

A communication dated December 8, 2017 was received from Charles O’Connor, Parking Clerk, Police Headquarters, 25 Harrison Avenue as follows:

Council Members,

In accordance with Massachusetts General Laws Chapter 90, Section 20½ I am submitting the following parking ticket report. Figures cited below are for the Month of Jan. 2017 to November 2017: Number of violations issued 702, Numbers of violations paid 292, Number of violations outstanding 309, Amount collected and submitted to Collectors Office \$55,493.29, Parking fines referred to the Handicap Commission \$13,300.00.

There is a backlog of 1,575 unpaid tickets dating from January 2004 to November 2017. A 21 day late notice is sent to vehicle owners who have not paid the fine. After 28 days, if the fine still has not been paid, that information is forwarded to the Registry of Motor Vehicles for administrative action.

Respectfully submitted, s/Charles O'Connor, Parking Clerk

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:

Motion made and 2nd that the following three matters be taken collectively, all in favor, 9-0.

ORDERED That pursuant to 1989 Woburn Municipal Code, as amended, Title 3, Article I, Section 3-6 the Police Chief is hereby authorized to dispose of the following vehicles which the Police Chief has determined is of no value to the department and which no other department has expressed an interest in obtaining.

<u>Year</u>	<u>Make/Model</u>	<u>VIN</u>
2011	Ford Crown Vic	2FABP7BV2BX172434
2008	Ford Expedition	1FMFU16508LA86620
2007	Dodge Charger	2B3KA43G67H648407
2007	Dodge Charger	2B3KA43G67H648405
2010	Ford Crown Vic	2FABP7BV4AX110600
2008	Ford Crown Vic	2FAFP71V28X147724

s/President Haggerty

ORDERED That pursuant to 1989 Woburn Municipal Code, as amended, Title 3, Article I, Section 3-6 the Parks Superintendent is hereby authorized to dispose of the following vehicles which the Parks Superintendent has determined is of no value to the department and which no other department has expressed an interest in obtaining.

<u>Year</u>	<u>Make/Model</u>	<u>VIN</u>
2001	Chev Silverado 1500	1GCEC14W612136101

s/President Haggerty

ORDERED That pursuant to 1989 Woburn Municipal Code, as amended, Title 3, Article I, Section 3-6 the Superintendent of Public Works is hereby authorized to dispose of the following vehicles which the Superintendent has determined is of no value to the department and which no other department has expressed an interest in obtaining.

<u>Year</u>	<u>Make/Model</u>	<u>VIN</u>
2006	Ford Crown Vic	2FAFP71WX6X110071
1996	Ford F-250	1FTHF26HHCA65327
2005	Chev 2500HD utility	1GCHKZ4U15E163952
1997	International 4900 Dump	1HTSCAARXVH460555
2002	Dodge Ram Van 3500	2B7LB31262K12595

s/President Haggerty

Motion made and 2nd that the previous three matters be adopted, all in favor, 9-0.

Presented to the Mayor: December 21, 2017 s/Scott D. Galvin Dec. 21, 2017

ORDERED Whereas, that after public hearings held on October 17, 2017 at 6:30 p.m., November 21, 2017 at 7:00 p.m. and December 5, 2017 at 7:00 p.m. all in the Council Chambers in Woburn City Hall, 10 Common Street, Woburn, Massachusetts, pursuant to Massachusetts General Laws Chapter 139, Section 1, relative to the real estate located on West Street and identified on Assessors Map as parcel 23-05-37, Woburn, Massachusetts, all parties in interest having been duly notified; and

Whereas, on December 5, 2017 it being Ordered by the City Council of the City of Woburn that the real property located on West Street and identified on Assessors Map as parcel 23-05-37, Woburn, Massachusetts, be declared a nuisance to the neighborhood and dangerous as such terms are used in Massachusetts General Laws Chapter 139, Section 1, et. seq.; and

Whereas, the City Council further prescribes the disposition, alteration or regulation of the real estate located on West Street and identified on Assessors Map as parcel 23-05-37, Woburn, Massachusetts;

NOW, THEREFORE, IT IS ORDERED by the City Council of the City of Woburn pursuant to Massachusetts General Laws Chapter 139, Section 1, et. seq., that the property located on West Street and identified on Assessors Map as parcel 23-05-37, Woburn, Massachusetts shall be brought into decent standard by the landowner within twenty-one (21) days of service of this notice in accordance with the following conditions:

1. That the wooden fence around the property be removed.
2. That the large pine tree on the property be removed.
3. That all garbage and debris be removed from the property.
4. That all shrubbery hanging over neighboring property be trimmed back.
5. That any dead trees be removed.

s/Alderman Tedesco

Alderman Tedesco stated that after consulting with the City Clerk it was determined that this Order setting out the disposition of the property was necessary, and that the items set forth were included in prior notices to the property owner. Motion made and 2nd that the ORDER be ADOPTED, all in favor, 9-0.

Presented to the Mayor December 21, 2017 and ten days having elapsed without same being approved, said Order became effective without his signature on January 3, 2018.

Motion made and 2nd to ADJOURN, all in favor, 9-0. Meeting adjourned at 7:38 p.m.

A TRUE RECORD ATTEST:

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