

**CITY OF WOBURN
MAY 1, 2018 - 7:00 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.

MAYOR'S COMMUNICATIONS:

A communication dated April 25, 2018 with attachment was received from His Honor the Mayor as follows:

Subject: Required Municipal Order to Initiate Land and Water Conservation Fund (LWCF) Grant Award (Clapp Park project)

I am pleased to announce the City was recently awarded a \$300,000 LWCF grant to defray the cost of the Clapp Park project. In order to formally initiate the City's project and its agreement with the state's Executive Office of Energy and Environmental Affairs (EEA), the City must submit a certified version of the attached to demonstrate its financial commitment to the project completion. I would like to thank Tina Cassidy and Dan Orr for their efforts in obtaining this very competitive grant award.

So that you are aware of the grant time constraints, an executed and certified "hard" copy of the attached must be received by EEA by June 1, 2018. We therefore would appreciate your efforts to approve the attached order at your earliest convenience.

Thank you for your prompt attention to this request. Please feel free to contact me if you have any questions or need additional information.

Sincerely, s/Scott D. Galvin, Mayor

Attached thereto was the following Order:

ORDERED Whereas Clapp Park at Fleming Field will serve as a community-wide asset and the preservation and improvements to this facility are a City priority as evidenced in the most recent Open Space and Recreation Plan; and

Whereas Clapp Park at Fleming Field will be designed and used for park and recreation purposes; and

Whereas Clapp Park at Fleming Field’s ultimate creation, guided in principal by the City of Woburn’s Open Space and Recreation Plan, will be greatly enhanced with improved infrastructure, path systems, site lighting, universal access, etc.; and

Whereas The main focus of the Plan is to increase the available space for the enjoyment of outdoor recreation by users of all ages, and the overall cost and fiscal budget constraints prevent the City from proceeding with implementation at its sole cost; and

Whereas The Executive Office of Energy and Environmental Affairs (EEA) is offering reimbursable grants to cities and towns to support the creation and restoration of urban parks through the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964) allocated by the National Park Service (NPS); and

Whereas the Clapp Park at Fleming Field Project will cost a total of approximately \$997 thousand (Nine-Hundred Ninety-Seven Thousand Dollars) to construct; and

Whereas the City has appropriated the total cost of Clapp Park at Fleming Field project (\$997 thousand) but anticipates an effective municipal share of \$697,000 post-grant reimbursement (having received \$300,000 in LWCF grant funding).

Now therefore be it:

1. That the Mayor be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. That the Mayor be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the Parks and Recreation Department; and
3. That this resolution shall take effect upon passage; and
4. That the Clapp Park at Fleming Field property is designated as parkland in accordance with M.G.L. Chapter 45, Section 3.

s/Alderman _____

ORDERED Be It Ordained by the City Council of the City of Woburn that the Mayor be and is hereby authorized to accept on behalf of the City of Woburn the perpetual right and easement in certain water mains and sanitary sewers located in and under Wall Drive as shown on the plan entitled "Wall Estates, A Definitive Subdivision in Woburn, Massachusetts by Commonwealth Engineering, Inc."

s/Alderman _____

PUBLIC HEARINGS:

On the petition by Kiwanis Club of Woburn, 10 Cedar Street, Suite 26, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.75 to allow for Flag Day celebration and carnival on June 15, 2018 and June 16, 2018 at 0 Harrison Avenue (Library Park). PUBLIC HEARING OPENED. A communication dated April 20, 2018 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

Re: Special Permit application for Flag Day celebration and carnival at 0 Harrison Street (Library Park) on June 15-16, 2018/Kiwanis Club of Woburn

Dear Council:

The Planning Department has reviewed the above-referenced Special Permit application submitted by the Kiwanis of Woburn for its Annual Flag Day Celebration and Carnival on June 15 and June 16, 2018 at Library Park pursuant to Section 5.1.75 (Carnival and/or Traveling Enterprises). The property is zoned R-2 and therefore such use is allowed by City Council Special Permit.

The Planning Department takes no exception to this request but recommends the Council consider imposing a condition requiring the applicant, and all activities authorized by this Special Permit, to comply with Note #14 of Section 5.1 of the Woburn Zoning Ordinances relative to parameters for event duration, times of operation, department notification and provision of liability insurance.

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

Respectfully, s/Dan Orr, City Planner/Grant Writer

On the petition by NSTAR Electric Company d/b/a Eversource Energy for a grant of right in a public way to allow installation of a new subsurface 345 kilovolt transmission conduit duct bank with appurtenant communication/signal wires beneath Lake Avenue (approximately 1485 linear feet), Pickering Street (approximately 475 linear feet), Border Street

(approximately 540 linear feet), Cross Street (approximately 365 linear feet), Washington Street (approximately 2,375 linear feet), and Montvale Avenue (approximately 2090 linear feet). The duct bank is comprised of four (4) eight-inch (8") HDPE conduit and two (2) four-inch (4") and two (2) two-inch (2") PVC conduit. The conduit is encased in thermal duct bank concrete. PUBLIC HEARING OPENED.

On the petition by 285 Locust LLC, c/o Duffy Bros Management Co., Inc., Kevin Duffy, 465 Waverley Oaks, Suite 500, Waltham, Massachusetts 02452 for a special permit and site plan review pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.3c, 12.2 and 15.6(C) for the demolition of the existing commercial building and site improvements, and for the construction of a 41 unit, attached townhouse development with integrated parking, landscaping and infrastructure improvements at 285 Locust Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: "ought to pass with the conditions as follows:

1. The Petitioner shall construct and improve the Site as substantially described in the plans submitted with the Petition for Special Permit entitled: "Site Plan for 285 Locust Street, Woburn, Massachusetts" Cover Sheet, Sheets EX-1, C-1, C-2, C-3, C-4, L-1, L-2, C-5, C-6, C-7, C-8, SL-1, A1.0, A1.1, A1.2, A1.3, A1.4 and A1.5 dated June 13, 2017, January 18, 2018, January 22, 2018, January 26, 2018, revised March 22, 2018, revised April 6, 2018, prepared by RJ O'Connell & Associates, Inc., 80 Montvale Avenue, Stoneham, Massachusetts 02180, William Fleming Associates, Inc., 375 Main Street, Suite 3, Stoneham, Massachusetts 02180, and HDS Architecture, 625 Mount Auburn Street, Cambridge, Massachusetts 02138 (hereinafter the "Site Plan") although design adjustments and modifications generally associated with: (i) preparing so-called "working drawings" or (ii) site conditions shall be permitted so long as such changes do not constitute substantial changes from said plans as determined by the Building Commissioner. In the event that the Building Commissioner determines that the building plans filed with the building permit application are not in substantial conformance with the Site Plan, the Petitioner may request a review of said plans by the City Council Special Permits Committee who shall make a final determination. If the Special Permits Committee makes a determination that the proposed plans are not in conformance with the Site Plan, the Petitioner shall be required to file a Special Permit Petition seeking approval to modify the Site Plan.
2. All exterior building illumination shall be shielded in such a manner that will prevent direct light from impacting any abutting properties.
3. Except in the event of an emergency, exterior construction activities on the Site shall be from 7:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturdays. No construction activities on Site shall be permitted on Sundays or federal or state holidays.
4. The applicant shall comply with the requirements of Section 11.11 of the Zoning Ordinance (Affordable Housing Requirement) relative to the creation of a minimum of four (4) affordable housing units.
5. Any bituminous curbing that is installed within the property as part of the project shall be maintained by the property owner and/or condominium association and not the city.

6. All sidewalks installed within the property as part of the project shall be made of concrete or concrete pavers.
7. The petitioner shall provide a copy of an environmental report for the property, when available, to the City Council and the Woburn Board of Health.
8. Sheet C-4 of the Plan of Record shall be modified to reflect the island inside the development shall be bounded by sloped granite curbing, and the residential area shall be bounded by Cape Cod berm.
9. The snow storage areas on the plan of record shall be used only for snow. No snow removal-related equipment shall be stored on the property unless authorized by the City Council.
10. The Petitioner shall be responsible for snow removal until such time when all its legal rights in the development are transferred to the Townhouse Association or similar association. Once the Townhouse Association, or similar association, has been created and its legal rights vested in the development, the townhouse Association or similar association, will be responsible for snow removal.
11. The mitigation for this proposal shall be as indicated below and in accordance with the City Engineer's memoranda dated March 26, 2018, April 3, 2018 and April 23, 2018. The total mitigation fee shall be \$300,000 which shall be paid to the city prior to the issuance of an occupancy permit, temporary or otherwise, and the mitigation funds shall be used for the following purposes:
 - (a) Up to \$150,000 of the funds under the project shall be applied to the Bedford Road/Cambridge Road Traffic Signal Redesign Plans. Any of the funds remaining upon completion of the design study shall be applied to further upgrades of the Locust Street sidewalks.
 - (b) \$150,000 of the funds shall be used to install sidewalks with granite curbing on Locust Street beginning at the intersection with Willow Street, as determined by the DPW Superintendent.
 - (c) Any money designated in paragraph (a) not used for the Bedford Road/Cambridge Road Traffic Signal Redesign Plans within 18-24 months shall be used for the upgrades of Locust Street sidewalks.
 - (d) Any funds not expended or encumbered within 48 months after the issuance of the permanent occupancy permit shall be returned to the Petitioner.
12. Adequate rodent and pest control shall be put in place before demolition and reviewed by the Board of Health.
13. During construction, all vehicles shall be parked on Site. All staging and deliveries shall occur on Site.
14. During construction, no vehicles shall be parked on Locust Street, Kelly Drive or Cambridge Road.
15. Sidewalks and roadways shall be kept open and clear during construction.
16. This project shall not exceed forty-one (41) units.
17. All signage shall comply in all respects with the provisions of Section 13 of the Woburn Zoning Ordinance, unless modified herein.
18. All landscape shall be maintained by property owner, Townhouse Association or similar association. Any dead trees, shrubbery, plants, or grass shall be replaced with new plants within a reasonable amount of time.
19. All landscaped areas on property shall have an irrigation system.

20. Interior roadway shall be assigned a name and unit numbers assigned. No letters shall be used to identify units as requested by Police Department and Fire Department.
21. Units in development shall be serviced by weekly private trash collection and collection of recyclable materials.
22. That an ADA accessible sidewalk be established on Locust Street as determined in the field by the Police Chief and DPW Superintendent.

On the petition by Sports Management Services, Inc., 41 East Street, Winchester, Massachusetts 01890, an individual owning land to be affected by change or adoption, to amend the Zoning Map of the City of Woburn by changing the zoning district for two parcels of land known as Lot 69-08-07 on Garfield Avenue and Lot 69-08-08 on Garfield Avenue together containing approximately 2.92 acres of land as shown on a plan by Allen & Major Associates, Inc. entitled "Parcel Rezoning Plan" dated November 10, 2016 from R-2/I-G to R-2. PUBLIC HEARING OPENED. A communication dated April 25, 2018 with attachment was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Petition to amend Zoning Map, Sports Management Services, Inc., Garfield Avenue, Woburn, Massachusetts

Dear Mr. Campbell:

Enclosed please find fourteen (14) copies of a revised Parcel Rezoning Plan for the above-referenced matter. Please note the plan file with the original Petition did not include the block number. Thank you.

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

On the petition by Hugo Moraes, 1 Middlesex Canal Park, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.28 and 5.1 Note 27 to allow rooftop dining in conjunction with a restaurant on the ground floor including all facilities associated with the rooftop dining area and conditions in Section 11.6.12 at 434 Main Street. PUBLIC HEARING OPENED.

On the petition by BlueLine Rental, 8401 New Trails Drive, Suite 150, The Woodlands, Texas 77381 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.45, 5.1.57b and 7.3 to allow for: 1. Sale or rental of construction equipment and vehicles including the outside storage of new equipment, and 2. Overnight parking of four (4) commercial vehicles at 20 Atlantic Avenue. PUBLIC HEARING OPENED. A communication dated April 25, 2018 was received from Tina P. Cassidy, Planning Board Director, Woburn Planning Board as follows:

Re: Special Permit applications for 20 Atlantic Avenue/Blueline Rental

Dear Councilors:

The Planning Department has reviewed the above-referenced applications which seek special permits to authorize the sale or rental of construction equipment and vehicles as well as the overnight parking of four (4) commercial vehicles at 20 Atlantic Avenue.

The application seeks a special permit for the “sale or rental of construction equipment and vehicles including the outside accessory storage of new equipment” and cites line 5.1(45). However, Section 5.1(45) actually authorizes the “sale or rental of automobiles, trucks, truck trailers and motorcycles, including accessory repair and storage facilities” by special permit. Building Commissioner Tom Quinn has reviewed the application and determined that consistent with longstanding practice and interpretation, the requested use can be allowed by special permit on this site.

Staff recommends that with respect to this point, the City Council consider whether to (a) expressly exclude authorization for the sale and/or rental of automobiles, motorcycles (and any other type of vehicle/equipment it wishes to prohibit) and/or (b) specifically list the types of construction vehicles and equipment that can be sold or rented from this property.

The plan indicates in words that there are 30 existing parking spaces on site and that an additional 37 will be added but the plan does not note/distinguish which parking spaces are existing parking spaces and which ones are being proposed for the first time.

What types of commercial vehicles will be stored on site? Will they physically fit into the respective parking spaces? The plan should be revised to note which parking spaces will be used for the overnight storage of commercial vehicles, for ease of future enforcement.

The plan shows four (4) different areas for equipment storage: A relatively large area on the western side of the building and three (3) other smaller areas on the eastern side of the building interspersed among parking spaces for customers and employees. Planning staff recommends the Council not authorize the three (3) smaller areas for the sake of aesthetics and safety. Instead, staff recommends any and all equipment stored outside be restricted to the larger area depicted on the building’s west side. Additionally, staff recommends the area(s) for equipment storage be screened/enclosed with a fence/gate that is opaque so that none of the equipment is visible from abutting properties or from Atlantic Avenue. Otherwise, any or all such areas will be highly visible by passersby.

The proposal calls for 8’ high fencing. 8’ high fencing is expressly permitted for certain uses listed in Section 5.1 Table of Uses, but line 5.1(45) and line 5.1(57b) are not among them. Therefore, Section 5.3.4 restricts the fence height to six (6) feet unless the applicant obtains a variance from the Board of Appeals.

The largest proposed storage area is immediately adjacent to a water course and a site that has an extensive history of environmental contamination. What existing or proposed safeguards will be in place to ensure any gas or oil runoff from the site does not migrate onto

adjacent properties/water bodies? On a related note, the Council should consider imposing a condition prohibiting the repair of any vehicles or equipment outside of the building. Instead, any and all vehicle/equipment repair activities that may be allowed should be restricted to the interior of the building.

I am happy to answer any questions you may have regarding these comments.

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

On the petition by Diprio Construction Corp., 271 Salem Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.57a to allow for overnight parking of three commercial vehicles and Section 5.1.57b to allow for accessory parking of one storage container at 271 Salem Street. PUBLIC HEARING OPENED. A communication dated April 25, 2018 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

Re: Planning Department comments on two special permit applications for property located at 271 Salem Street/Diprio Construction Corp. & Diversified Construction Corp.

Dear Council:

The Planning Department has reviewed the above-referenced applications which collectively seek Special Permits pursuant to Sections 5.1 (57a) and 5.1 (57b) to allow accessory parking for one (1) storage container and overnight parking for fifteen (15) commercial vehicles. The property is zoned Industrial General (I-G), which allows the aforementioned uses by City Council special permit. A review of environmental mapping on the City's GIS system reveals that the parcel does not fall within any of the following: a local floodplain, a Groundwater Protection District (GPD), an area of contaminated soils, nor within 150' of a wetland boundary line. Additionally, no new construction nor an increase in impervious surface area is proposed.

Fundamentally, Planning staff cannot recommend that the Council consider this application at present given the status of the property. Per communication from the Building Commissioner, dated Tuesday April 24, 2018 (attached hereto), the property is the subject of several unresolved zoning violations that have been issued within the past few years relative to: 1) storage containers, 2) dumpsters partially filled with materials, and 3) a transportation company's use of the location's parking lot. The Commissioner has also indicated that notice will be issued to the property owner of record to resolve all zoning violations within seven days.

Aside from these pertinent zoning concerns, Planning staff also recommend the Council require the applicant to provide or complete the following prior to the Council's discussion of/decision on this application:

- A revised parking calculation. The parking calculation submitted with the application indicates, and a manual count of the plot plan confirms, that 148 parking spaces have been provided onsite as required for the various use types. In comparison to the required number of spaces (which incorporate the 15 spaces needed in conjunction with the Petitioners' latest overnight parking request) the applicant supposes an excess of 12 spaces. However, this calculation does not account for the number of parking spaces required for the commercial vehicle drivers' personal vehicles. With 15 commercial vehicles proposed for the site, a corresponding number of drivers' personal vehicles would in fact reduce the 12 excess parking spaces to a shortage of 3 parking spaces;
- Storage conformance and access. It is not clear whether the proposed storage container serves as an acceptable accessory use for Diprio Construction Corp. based on the purpose and activity surrounding such storage. This must be independently confirmed by the Building Commissioner. Further, it is not clear whether the Petitioner anticipates delivery truck traffic generated by use of the storage container.
- Completeness of plan. The plan should be revised to include the following information so that it can be evaluated by Councilors prior to any vote on the special permit applications:
 - a. Onsite security lighting for the purpose of overnight parking (per Sections 8.5.1 and 8.5.2);
 - b. The location of off-street loading bays (at least one required, per Section 8.7.1, in conjunction with a building size of 38,555 sq. ft.);
 - c. The distance between the storage container and the lot line to demonstrate compliance with the 5' lot setback requirement (in accordance with Sec. 8.4.3);
 - d. Snow storage areas; and
 - e. The missing number notation for the cluster of parking spaces located on the easterly edge of the building (should denote "12 spaces");

Finally, staff recommends the Council consider imposing at least the following conditions on any future approval of the special permit requests:

- That the special permit for the storage container shall be issued to Diprio Construction Corp. for a period not to exceed one (1) year, per Note 17 to Section 5.1 Table of Use Regulations; and
- That the special permits are issued only to the above-referenced Petitioners and are not transferrable with the exception of a transfer to an entity of which either Petitioner is the primary or principal owner.

If you have any questions relative to this letter, please do not hesitate to contact me.

Respectfully, s/Dan Orr, City Planner/Grant Writer

A copy of a communication dated April 24, 2018 to Attorney Mark Salvati was received from Building Commissioner Thomas Quinn, Jr. as follows:

Upon request from the Planning Dept. for comments on above address and two applications that have requested Special permits, a site visit was done by this writer and would advise that the owner/tenants have zoning violations on the property, a few years ago there were issues and did get resolved.

Storage Containers

Numerous Dumpsters partially filled with materials

Transportation Company using location as a parking lot

A letter will be going out to the owners to resolve all violations within seven days with a copy to the City Council Special permits committee.

Call to discuss if needed.

On the petition by Diversified Construction Corp. 271 Salem Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.57b to allow for the overnight parking of twelve commercial vehicles at 271 Salem Street. PUBLIC HEARING OPENED. A communication dated April 25, 2018 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

Re: Planning Department comments on two special permit applications for property located at 271 Salem Street/Diprio Construction Corp. & Diversified Construction Corp.

Dear Council:

The Planning Department has reviewed the above-referenced applications which collectively seek Special Permits pursuant to Sections 5.1 (57a) and 5.1 (57b) to allow accessory parking for one (1) storage container and overnight parking for fifteen (15) commercial vehicles. The property is zoned Industrial General (I-G), which allows the aforementioned uses by City Council special permit. A review of environmental mapping on the City's GIS system reveals that the parcel does not fall within any of the following: a local floodplain, a Groundwater Protection District (GPD), an area of contaminated soils, nor within 150' of a wetland boundary line. Additionally, no new construction nor an increase in impervious surface area is proposed.

Fundamentally, Planning staff cannot recommend that the Council consider this application at present given the status of the property. Per communication from the Building Commissioner, dated Tuesday April 24, 2018 (attached hereto), the property is the subject of several unresolved zoning violations that have been issued within the past few years relative to: 1) storage containers, 2) dumpsters partially filled with materials, and 3) a transportation company's use of the location's parking lot. The Commissioner has also indicated that notice

will be issued to the property owner of record to resolve all zoning violations within seven days.

Aside from these pertinent zoning concerns, Planning staff also recommend the Council require the applicant to provide or complete the following prior to the Council's discussion of/decision on this application:

- A revised parking calculation. The parking calculation submitted with the application indicates, and a manual count of the plot plan confirms, that 148 parking spaces have been provided onsite as required for the various use types. In comparison to the required number of spaces (which incorporate the 15 spaces needed in conjunction with the Petitioners' latest overnight parking request) the applicant supposes an excess of 12 spaces. However, this calculation does not account for the number of parking spaces required for the commercial vehicle drivers' personal vehicles. With 15 commercial vehicles proposed for the site, a corresponding number of drivers' personal vehicles would in fact reduce the 12 excess parking spaces to a shortage of 3 parking spaces;
- Storage conformance and access. It is not clear whether the proposed storage container serves as an acceptable accessory use for Diprio Construction Corp. based on the purpose and activity surrounding such storage. This must be independently confirmed by the Building Commissioner. Further, it is not clear whether the Petitioner anticipates delivery truck traffic generated by use of the storage container.
- Completeness of plan. The plan should be revised to include the following information so that it can be evaluated by Councilors prior to any vote on the special permit applications:
 - a. Onsite security lighting for the purpose of overnight parking (per Sections 8.5.1 and 8.5.2);
 - b. The location of off-street loading bays (at least one required, per Section 8.7.1, in conjunction with a building size of 38,555 sq. ft.);
 - c. The distance between the storage container and the lot line to demonstrate compliance with the 5' lot setback requirement (in accordance with Sec. 8.4.3);
 - d. Snow storage areas; and
 - e. The missing number notation for the cluster of parking spaces located on the easterly edge of the building (should denote "12 spaces");

Finally, staff recommends the Council consider imposing at least the following conditions on any future approval of the special permit requests:

- That the special permit for the storage container shall be issued to Diprio Construction Corp. for a period not to exceed one (1) year, per Note 17 to Section 5.1 Table of Use Regulations; and
- That the special permits are issued only to the above-referenced Petitioners and are not transferrable with the exception of a transfer to an entity of which either Petitioner is the primary or principal owner.

If you have any questions relative to this letter, please do not hesitate to contact me.

Respectfully, s/Dan Orr, City Planner/Grant Writer

A copy of a communication dated April 24, 2018 to Attorney Mark Salvati was received from Building Commissioner Thomas Quinn, Jr. as follows:

Upon request from the Planning Dept. for comments on above address and two applications that have requested Special permits, a site visit was done by this writer and would advise that the owner/tenants have zoning violations on the property, a few years ago there were issues and did get resolved.

Storage Containers

Numerous Dumpsters partially filled with materials

Transportation Company using location as a parking lot

A letter will be going out to the owners to resolve all violations within seven days with a copy to the City Council Special permits committee.

Call to discuss if needed.

On the petition by President Haggerty concerning the structure or structures located in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts known and numbered as 425 Main Street, Woburn, Massachusetts, for the purposes of determining whether said structure or structures are a public nuisance, a nuisance to the neighborhood, a dilapidated or dangerous building or other structure, as said terms are used in Massachusetts General Laws Ch. 139, Sec. 1, and if so, enter an order adjudging it to be a nuisance to the neighborhood, or dan gerous, and prescribing its disposition, alteration or regulation.
PUBLIC HEARING OPENED.

CITIZEN'S PARTICIPATION: None.

COMMITTEE REPORTS:

FINANCE:

On the Order to transfer the sum of \$2,000,000.00 from Overlay Reserve Acct to OPEB Trust Fund Acct, Assessor Appraisals Acct, Personal Property Audit Acct and Stabilization Account, committee report was received "ought to pass".

On the Order to transfer the sum of \$14,000.00 from Traffic Improvements E. Woburn Acct to Cedar Street Ramp Study Acct, committee report was received “ought to pass”.

PUBLIC SAFETY AND LICENSES:

On the petition by Roman Limousine Inc. for new Livery License, committee report was received “ought to pass with the condition as follows: All limousines must be registered in the City of Woburn”.

On the petitions by Logan Way for new Livery Licenses, committee report was received “ought to pass with the conditions as follows: 1. Limit of one car, and 2. The car associated with the business must be registered in the City of Woburn”.

On the petition by Woburn Cab Co. Inc. for renewal of a Taxi Cab License, committee report was received “ought to pass”.

NEW PETITIONS:

Petition by Woburn Foreign Motors, 394 Washington Street for an Inflammable License to allow the storage of waste oil, Class IIIB, 4,000 gallons, underground storage tank; motor oil, Class IIIB, 14,000 gallons, underground storage tank; gasoline tank, 10,000 gallons, underground storage tank; gasoline in cars Class 1A, 8,000 gallons, underground storage tank; diesel in back-up generator, Class IIIA, 550 gallons, underground storage tank.

Petition by Montvale Land LLC, c/o Leggatt McCall Properties, 10 Post Office Square, Boston, Massachusetts 02109 to amend the 1985 Woburn Zoning Ordinances, as amended, Section 28.6.2 Uses Allowed by Special Permit with Site Plan Review by adding the following: 9. Extended Care Facility.

Petition by Montvale Land LLC, c/o Leggatt McCall Properties, 10 Post Office Square, Boston, Massachusetts 02109 to amend the Zoning Map of the City of Woburn by changing the zoning district for three parcels of land known as 0 Hill Street (54-05-04); 0 Hill Street (54-05-01); and 1 Washington Avenue (62-01-29), Woburn, Massachusetts together containing approximately 60.95 acres of land as shown on a plan entitled “Zoning Amendment Plan” dated April 25, 2018 from I-G/B-I to Technology and Business Mixed Use Overlay District (TBOD).

Petition by The Dough Connection Corp., 32A, 32B and 32C Holton Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.57b and 8.2.5 to allow for the overnight parking of petitioner's commercial vehicles and a reduction in the required number of parking spaces at 32A, 32B and 32C Holton Street.

Petition by Hill Hockey Clinic LLC, 16 Seabrook Road, Salisbury, Massachusetts 01952 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.17b and 7.3 to allow for use of the legal existing nonconforming structure for a hockey training facility at 90 Blueberry Hill Road.

COMMUNICATIONS AND REPORTS:

A communication dated April 19, 2018 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 January, 2018 to March, 2018: Number of violations issued 135, Numbers of violations paid 60, Number of violations outstanding 68, Amount collected and submitted to Collectors Office \$15,019.00, Parking fines referred to the Handicap Commission \$8,400.00.

There is a backlog of 1,534 unpaid tickets dating from January 2004 to December 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

A communication dated April 19, 2018 Jay Picone, Director of Finance, Northeast Metropolitan Regional Vocational School Assessment advising the FY2019 assessment to the City of Woburn is \$1,728,898 for and enrollment of 105 students.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED That the City Council Regular Meetings for July 2018 and August 2018 shall be held on July 17, 2018 and August 14, 2018; and

Further, due to the State Primary, the City Council Regular Meeting scheduled for September 4, 2018 is hereby canceled.

s/President Haggerty

From the Traffic Commission:

ORDERED That Schedule 3 Stop Signs of the 2017 Woburn Traffic Code, as amended be further amended by adding the following:

GEORGE AVENUE – That a stop sign restriction be established on George Avenue at the intersection with Salem Avenue.

From the Traffic Commission:

ORDERED That Schedule 3 Stop Signs of the 2017 Woburn Traffic Code, as amended be further amended by adding the following:

ROBERT AVENUE – That a stop sign restriction be established on Robert Avenue at the intersection with George Avenue.

From the Traffic Commission:

ORDERED That the 2017 Woburn Traffic Code, as amended, be further amended by adding to Schedule 3 Stop Signs the following:

JEFFERSON AVENUE – Stop sign westerly at the intersection with Prospect Street.

Motion made and 2nd to ADJOURN.