

**COMMITTEE ON FINANCE  
OCTOBER 29, 2018 AT 6:00 p.m.  
ENGINEER'S CONFERENCE ROOM  
WOBURN CITY HALL**

Voting Members present: Chairman Michael Concannon, Alderman Michael Anderson, Alderman Richard Gately, Alderman Lindsay Higgins, and Alderman Edward Tedesco.

Non-Voting Members present: Alderman Darlene Mercer-Bruen, Alderman Mark Gaffney, and Alderman Joanne Campbell. Absent: President Richard Haggerty

Also present: Mayor Scott Galvin, City Engineer Jay Corey

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**On the Order to transfer \$4,649.50 from Traffic Safety & Infrastructure to the Mitigation New Boston Street Bridge Account:** Chairman Concannon said there is one item on the agenda. He said there is a communication from the City Solicitor explaining the matter. Motion made by Alderman Tedesco and seconded by Alderman Higgins to accept the document authored by City Solicitor Ellen Callahan Doucette entitled "Acceptance of Permanent and Temporary Easements – New Boston Street" and the affiliated Memorandum of Understanding (MOU) with New England Resins & Pigments (NERP) and make them part of the permanent record; approved, 5-0. Mayor Galvin said money from the transfer will be used to cover legal fees for NERP's attorney. He said the city is getting a bargain. He said NERP's attorney prepared the easement document. He said the city is getting an easement that is worth significantly more than \$4,500. He said the property was re-zoned to the Commerce Way Corridor Overlay District (CWCOD). City Engineer Corey said 2.5 acres have been secured to relocate a driveway and grading areas for the bridge. He said the city worked with NERP President Paul O'Connor to sew up 2.5 acres from NERP in exchange for favorable zoning to the CWCOD. He said the city would ordinarily have to pay six figures for two acres of conveyed land. Alderman Gately said he thought the Mr. O'Connor was going to sell NERP years and years ago. City Engineer said when NERP was re-zoned into the CWCOD, Mr. O'Connor saw the increased value of the land as his retirement package, like an IRA. Alderman Anderson asked about the timing of the bridge project. City Engineer Corey said he expects construction will start in the spring of 2021. He said the 75 percent design phase will be finished by the fall, after which there is a review. He said there will be other land-takings, and the city's cost will be about \$500,000 total for a bridge that will cost \$21 million to build. He said the city will have to pay about 2.5 percent of the project. He said the land-takings will cost in the 6-figure range, and the exact figures will be known once the appraisals come in. Alderman Anderson asked if the property owners will be cooperative with the land-takings. City Engineer Corey said two of the land-takings will be friendly, one will be by tort, and he's not sure about the other one. Alderman Gately asked if there will be land-takings on the other side of the bridge. City Engineer Corey said the city will have to work out the amenities. Alderman Gaffney asked if the bridge will be four lanes. City Engineer Corey said there will be two lanes in each direction, with a bicycle lane. Alderman Mercer-Bruen said the money in the transfer comes from an account specific to the New Boston Street bridge and it is completely appropriate. Motion made by Alderman Gately and seconded by Alderman Tedesco that the transfer "ought to pass;" approved, 5-0.

**Motion made by Alderman Anderson and seconded by Alderman Higgins to adjourn;**  
approved, 5-0. Chairman Concannon adjourned the meeting at 6:10 p.m.

Attest: \_\_\_\_\_  
Gordon Vincent  
Clerk of Committees