

COMMITTEE ON SPECIAL PERMITS
JULY 9, 2018 at 6:23 p.m.
WOBURN CITY HALL
CITY COUNCIL CHAMBERS

Voting members present: Chairman Richard Gately, Alderman Edward Tedesco, Alderman Mark Gaffney, Alderman Darlene Mercer-Bruen, and Alderman Joanne Campbell

Non-voting members present: Alderman Michael Concannon, Alderman Lindsay Higgins, Alderman Michael Anderson, and President Richard Haggerty

Hill Hockey Clinic LLC for a special permit to allow for use of the legal existing nonconforming structure for a hockey training facility at 90 Blueberry Hill Road:

Appearing for the petitioner were Attorney Joseph Tarby, 600 Unicorn Park Drive, Woburn, MA; Eddie Hill and Kelly Olson, of Hill Hockey Clinic LLC, 16 Seabrook Road, Salisbury, MA; and Timothy Williams, Allen & Major Associates, 100 Commerce Way, Woburn, MA.

Chairman Gately said he has received a lot of feedback from residents who do not want a hockey rink in their neighborhood. He said he has asked the Traffic Commission to create a no parking zone on one side of Blueberry Hill, and that the other side of the street already has limited parking. Alderman Tedesco said the Traffic Commission is in general support of Chairman Gately's proposal. Chairman Gately said he has requested additional signs that prohibit trucking beyond a certain point on Blueberry Hill Road. Alderman Concannon asked if that is also before the Traffic Commission. Chairman Gately said it is. Chairman Gately said traffic and trucking in the area are ridiculous. He said the neighbors think a hockey rink would be detrimental to the area. Attorney Tarby said the use is allowable under Section 7.3 of the Woburn Zoning Ordinance, but a special permit is required because the building does not comply with buffer zone requirements and setbacks, and the existence of a loading area that partially fronts the street. He said Hill Hockey Clinic typically works with youth groups of players from ages 6-15. He said the facility will include an ice sheet of 136 feet by 60 feet, which he said is far less than a regulation sheet of 200 feet by 85 feet. He said the building will include four locker rooms, a skate sharpening area, and a small area for vending machines. There will be no snack bar and no spectator seating. He said the exterior of the building will be altered only to install a handicapped ramp. Attorney Tarby said hours of operation will be from 7 a.m. to 10 p.m., Monday through Friday, and 6 a.m. to 9 p.m., Saturday and Sunday. He said there will be 10-13 players and 1-2 coaches from each team on the ice at a time. He said the present occupant of the building operates seven days from 7 a.m. to 6 p.m., with 3-4 truck trips per day. He said the facility will primarily be used by children of an age where the neighbors won't have to worry about drinking in the parking lot. He said there have been two positive steps since the last meeting, an increase in the number of parking spaces and the concept of a no parking zone. He said there are seven additional parking spaces and the plan has been reviewed by the Woburn Fire Dept. Motion made by Alderman Tedesco and seconded by Alderman Campbell to receive and make part of the permanent record the revised parking plan dated July 3, 2018; approved, 5-0. Mr. Williams said he met with officials from the Woburn Fire Dept. and their concerns were a pinch-point at the southwest corner of the building. He said the plan was adjusted to create a 19-foot clearance for a fire truck, which requires 18 feet of clearance. Mr. Williams said there should be no problem for a fire truck to navigate the corner. Mr. Williams said seven parking spaces were

added, and two handicapped parking spaces in the parking field were modified. He said a dumpster was added to the back of the building and stone dust walking trails were added, and that the parking lot will be re-striped. Alderman Mercer-Bruen said she has heard from neighbors and their foremost concern is cut-through traffic. She said their concerns are legitimate. She said she is concerned about the amount of traffic the neighbors are going to see, especially after the business is established. She said the business will grow. Alderman Concannon suggested restricting left turns out of the site. Attorney Tarby said the change of use will eliminate commercial traffic from the site. Alderman Mercer-Bruen said the hockey rink will draw 10, 20 or 30 more cars going through the neighborhood, and those cars will not care about the neighborhood. She asked rhetorically if traffic from the hockey rink will be better than the commercial traffic that exists now. Chairman Gately said truckers follow GPS up the street and that causes problems. Alderman Campbell said she is also concerned about traffic and parking. She said she is concerned there is not going to be enough parking. She asked what happens when the business gets bigger, and more people need parking. She said she does not know if this is the right place for Mr. Hill's business. Mr. Hill said his business model will allow him to only rent ice to youth organizations. He said he has already been approached by youth organizations looking for ice time. He said 29 parking spaces will be adequate. He said parents will be dropping off their children instead of parking because practices at his facility will not be fun to watch. Alderman Campbell said she is concerned about traffic during overlapping time periods. Ms. Olson said the conflict during turnover periods will not be significant. She said some players will arrive 20 minutes before practice, while others will arrive just in time to go onto the ice. She said there will be some wiggle room and there will not be massive traffic jams. Mr. Hill acknowledged the neighborhood is tight. He said he walked the neighborhood and talked with people who are in favor of his business moving in. He said he wants to work with everyone in the neighborhood. He said he is a rule-follower. He said his business offers a good product and he is excited to have a presence in Woburn. Mr. Hill said he has spoken to a representative from Woburn Youth Hockey who said his organization has a hard time finding ice because the high school teams have priority at the city-owned rink. Mr. Hill said the WYH member indicated his organization would be a big customer for practices. Mr. Hill said he will not be able to hold games because of the size limitation of his rink. Ms. Olson said when she and Mr. Hill travel to the rink, they use Holton Street and suggested others coming to the rink from out-of-town would also use Holton Street rather than Blueberry Hill Road. Alderman Anderson said parking is a concern and that the additional parking spaces are excellent. Alderman Anderson said Mr. Hill's rink will operate more like the Holland Rink on Salem Street in that parents will drop and run. He said he does not think there should be parking on Blueberry Hill Road. He said skills practices like the ones Mr. Hill is planning to hold are not fun to watch and will not draw spectators. He said he is worried if this proposal doesn't pass, a high-volume commercial entity like UPS might end up occupying the building. Alderman Mercer-Bruen referenced a note from Fox Road resident Darcy Hornberger who indicated Mr. Hill distributed a letter indicating there will be locker rooms and a spectator area. Mr. Hill said when he walked the neighborhood, someone called the police on him. He said he got feedback from neighbors. He said he is looking to be a great neighbor. He said one of the neighbors was extremely confrontational. He said the plan was adjusted to accommodate concerns from the neighbors. He said he is a hockey guy and he isn't concerned with selling pizza or hot dogs. He said the new plan is bare bones. He said the skate shop was eliminated. Chairman Gately said just because Mr. Hill claims he has 29 spaces doesn't mean he has 29 spaces. Chairman Gately asked if there is an entrance on the west side of

the building. Mr. Williams replied there is a door on the back side. Chairman Gately asked if there are sidewalks. Mr. Williams said there will be crushed gravel paths. Chairman Gately said he would prefer sidewalks. Chairman Gately said he believes parents will be staying at the rink because no one drops off a 6,7, 8 or 9-year-old kid and leaves him or her unsupervised. He said parents want to make sure their children are safe. Mr. Hill said he knows his business. Chairman Gately said he thinks there will be a problem with snow removal. He said the site does not have enough parking and reiterated his belief cars will have difficulty getting in and out of the site. Chairman Gately said he is not against youth hockey, but rather he is against the proposed location of Mr. Hill's rink. He said this is not the area for a hockey rink. Mr. Hill said his rink will not be a typical rink in that only one team usually consisting of a dozen players will be on the ice at one time. Mr. Hill said it is super rare for all the players on one team to show up for a practice. He said some kids get sick or injured or have schedule conflicts and do not attend. Alderman Mercer-Bruen asked if the worst case is having 24 players in the building at once. Ms. Olson said even with 24 kids in the building, there are still 29 parking spaces. Chairman Gately said there also needs to be parking for coaches, employees, a Zamboni driver and medical personnel. He said once those people are taken into account the 29 parking spaces will quickly be reduced to 22 available spaces. He said Mr. Hill does not have sufficient parking. He said there are 42-44 parking spaces at the Holland Rink, plus Mr. Holland owns the building next door and can accommodate more parking there if necessary. Ms. Olson replied she thinks all the parking they need is on the plan. Mr. Hill said he has everything he needs to accommodate his business model. Alderman Tedesco asked when the current use is. Attorney Tarby said it is storage. Alderman Tedesco asked if it is an allowed use. Attorney Tarby said it is, but the building is a non-conforming structure. Alderman Tedesco asked if there are 3-4 truck trips per day to the existing business. Attorney Tarby said that's what he was told by the owner. Attorney Tedesco said he has heard from both sides and he maintains concerns about parking. He said use of the road can be restricted but there is no legal way to enforce such a restriction. He said he does not have any particular issues with the proposed use. He said the non-conformity will not go away unless the building is razed. Alderman Higgins said she has also heard from both sides. She said she is glad the petitioner added more parking. She said she would like to see Mr. Hill provide designated parking to employees. Mr. Hill said he must cater to his customers and no one is ever going to see his own vehicle parked in front of the building. Alderman Mercer-Bruen said she has heard from no one who supports the petition. She said she would like to hear from someone in the neighborhood who supports the petition. Mr. Hill said he would be ok with a left turn only sign at the exit to the parking lot. Alderman Mercer-Bruen told Mr. Hill to save his money because signs like that don't work. She said her biggest concern continues to be vehicular traffic going through the neighborhood. Alderman Concannon said a lot of times the council must take a leap of faith and take the word of a petitioner. He said he is the father of four boys, each of whom has been involved in skating sports for 15 years. He said much of what Mr. Hill is saying about the operations of his rink is accurate, because he spent about 8 years going to Mr. Holland's rink and that's how it works. He said most of the activities that will take place at Mr. Hill's facility are 3-on-3 skills practices, and for the most part no games take place. He said Mr. Hill's operation won't be like Winchester playing Woburn High at the O'Brien Rink on a Saturday night for a spot in the Super 8 tournament, but it will be more like Mr. Holland's rink at 4:30 on a Wednesday. He said he thinks Mr. Hill's proposal could work at the location he has chosen. Alderman Campbell suggested the council could include a condition that there shall be no snack bar. Chairman Gately said he wants to hear from the neighbors who are in attendance.

Mr. Hill said the size of the ice surface is less than $\frac{3}{4}$ of a regulation sheet that can never accommodate more than 30 kids. He said his business model caters to small group training. He said he offers a learn-to-skate program with 12-15 kids at a time, not 100. Alderman Campbell said she is thinking about 3-4 trucks per day going up Blueberry Hill Road, and the council needs to take that into consideration when it judges what is the best thing for the neighborhood. Alderman Mercer-Bruen asked Chairman Gately if he has held a neighborhood meeting. Chairman Gately said he has held a lot of one-on-one meetings with neighbors and he has gotten negative reaction all around. Alderman Campbell said something is going to eventually go there. Chairman Gately asked if anyone in the audience wished to address the committee about the petition. James Healey, 47 Blueberry Hill Road, said he has lived at his home for more than 30 years and when he first saw the parking plan, he did not know where the cars were going to be parked. He said he does not think a fire truck will make it around the building. He said his house-sitter was the one who called police on Mr. Hill because he kept ringing the doorbell to the Healeys' home. He said the house-sitter got scared and contacted Mr. Healey, who advised her to call 911. He said there used to be a skating rink and there was a huge brawl one night among the kids who were there. He said he is not against youth hockey, but he doesn't think this building is the place for a rink. He said the trucks from the building really don't come up Blueberry Hill Road very often and the problem lies more with cars coming down the hill and he envisions more accidents if there is a hockey rink. He said his biggest issue is with parking and he does not think the parking plan is going to work. Rosemary Healey, 47 Blueberry Hill Road, said she lived through hell when the former hockey rink was in the neighborhood. She said the players were drinking and doing drugs. Mrs. Healey said Mr. Hill doesn't care about the neighborhood. She said he is going to lock up his building at night and go home. She suggested locating the rink in Salisbury where Mr. Hill lives. She said this is the wrong place for a rink. Alderman Campbell asked when the old rink was in the neighborhood. Attorney Tarby said 1993. Mrs. Healey said kids tend to be loud, and these days they are not very good losers. Attorney Tarby said his clients are confident the site will work, and if they didn't, they wouldn't be investing as much money as they are, and asked the council to keep that in mind. Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to send a communication to Fire Chief Stephen Adgate asking him to render an opinion on whether fire apparatus can navigate around the building; approved, 5-0. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to send a communication to Building Commissioner Thomas Quinn asking him to review the revised parking plan and render an opinion; approved, 5-0. President Haggerty said he hopes the revised parking plan is satisfactory. He said part of the problem in the area is a moving company that is not going anywhere. He said even with an increase to 29 spaces, the petitioner is still offering about 40 percent less parking than what exists at Mr. Holland's rink on Salem Street. He said he is a hockey guy and he would like to see the project succeed. He said if there were 40 parking spaces, he would be on board, but with 29 spaces, he is concerned. President Haggerty noted he lives nearby on Leonard Street and the project will also impact him. He said that not allowing a snack shop or a vending machine is going in the right direction and he is still listening. Alderman Mercer-Bruen asked if satellite parking is an option. Mr. Hill said he is not comfortable with requiring kids walking across the street. He said he feels strongly about his business model, and said if it did not work, no parent would sign up. Alderman Campbell asked about the size of the rink. Alderman Concannon said it is smaller than the O'Brien Rink. Mr. Hill said the Holland Rink has a smaller ice surface but the amount of kids on the ice is about the same. Alderman Mercer-Bruen asked if Attorney Tarby has prepared a list of conditions.

Attorney Tarby replied he wanted to get through tonight's meeting to see how it went. Chairman Gately said the public hearing will resume on July 17.

The Dough Connection Corp. for a special permit to allow for overnight parking of petitioner's commercial vehicles and a reduction in the required number of parking spaces at 32A, 32B and 32C Holton Street: Appearing for the petitioner were Attorney Joseph Tarby, 600 Unicorn Park Drive, Woburn, MA; and Mark Pesaturo, President of the Dough Connection Corp., 32A, 32B and 32C Holton Street, Woburn, MA. Attorney Tarby said Mr. Pesaturo owns three of the four units in the building and the occupant of the fourth unit employs people who take home their vehicles. Alderman Mercer-Bruen asked if there are 18 vehicles total. Attorney Tarby said his client has 24 vehicles and would like to add five for a total of 29, including seven box trucks and one van, with six of those parked in front. Mr. Pesaturo said the van is usually parked in one of the other parking spots. Alderman Mercer-Bruen said it seems like the space is very tight. She asked if there is any parking by Mr. [Anthony] Anello's house [at 30 Holton Street]. Mr. Pesaturo said typically he does not park trucks there. He said the trucks are usually backed up to the loading dock. Alderman Anderson asked if Mr. Pesaturo is entitled to use those spaces. Mr. Pesaturo said he is. Chairman Gately asked if Mr. Pesaturo has a letter to that effect. Mr. Pesaturo said he does not, but added he is president of the condo association and owns 75 percent of the building. Chairman Gately said Mr. Pesaturo is not allowed to idle his vehicles for 15 minutes at a time. Mr. Pesaturo said he has only idled vehicles for longer than 15 minutes twice since he has been on Holton Street; both times in cold weather to keep diesel fuel from gelling. Chairman Gately told Mr. Pesaturo said he can't do that. Mr. Pesaturo asked how else is he able to keep diesel fuel from gelling in sub-zero weather. Chairman Gately said there have been complaints about noise from employees behind the building. He said pest control is also lacking. He said the dumpsters are going to have to be emptied during the day. Mr. Pesaturo said the dumpsters are currently emptied during the day. Chairman Gately said he went to Holton Street and did hear noises. Chairman Gately asked about Mr. Pesaturo's hours of operation. Mr. Pesaturo said his firm usually starts between 4:30-5:30 and goes until 6:30 p.m. He said the first truck at the loading dock is probably between 4-4:30 a.m. and the last truck to arrive is at about 5 p.m., and 7 p.m. at the latest. Anthony Anello, 30 Holton Street, said he lives next door to the business and that Mr. Pesaturo has 10 box trucks, not seven as he has indicated. Mr. Anello said his 35-foot buffer zone has been reduced to 5 feet. He said the business starts at 4 a.m. when they start cleaning out the trucks, and that he hears the beeping of trucks when they are in reverse gear. He said there are usually two box trucks side-by-side in the driveway. He said he had to call City Hall twice because the premises were a pig pen. He said the company cleaned the premises, but then his stockade fenced was damaged and it cost him \$300 to fix it. He said he built his house 50 years ago and he used to have good neighbors, until the dough company moved in. He said it has been hell, 24/7. He said the company dug a well in back and it runs all night, and it rumbles when they need water. Mr. Anello said his wife is ill and she can't sleep at night because the trucks wake her up at 4 a.m. He said he and his family can't take much more of this. He asked the council to restore his buffer zone. He said the company runs its trucks in the winter to keep them warm. Chairman Gately asked how many trucks are on the premises. Mr. Anello said there are 10. Alderman Mercer-Bruen said there are a lot of shenanigans going on. She said that's how they found out the company was operating without a special permit. She said it sounds like there's a lot of work to be done. Mr. Anello said the petitioner will say anything to get what he wants. He said he just wants some peace. Chairman Gately asked Mr. Anello if he

has a certified plot plan. Mr. Anello said he has several. Chairman Gately said he knew there were problems on Holton Street, but he didn't know they were this bad. He asked Mr. Anello if he could provide the Building Dept. with a plot plan upon request. Mr. Anello said if anyone from the city wants to come to his property, he'd take them around. Alderman Mercer-Bruen told the petitioner it sounds like he has a lot more work to do. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to send a communication to Building Commissioner Thomas Quinn asking him if he is aware of there being a permit on file for a well on the property at 32 Holton Street; approved, 5-0. Chairman Gately asked Mr. Pesaturo if he has a permit for the well. Mr. Pesaturo replied he believes he obtained a permit under the jurisdiction of the FDA. Chairman Gately asked Mr. Pesaturo if he sent a copy of the permit for the well to the city's Board of Health. Mr. Pesaturo said he sent the permit to the FDA. Mr. Pesaturo said when Mr. Anello has complained to him, Mr. Pesaturo has been cordial. He said he does not know who damaged Mr. Anello's fence and that he has never done anything maliciously. Alderman Mercer-Bruen said it is probably not a bad idea for Mr. Pesaturo to reach out to Mr. Anello. Mr. Pesaturo said a couple of months ago, Mrs. Anello's car got hung up on a snow bank and he shoveled her out, putting his own health at risk because he has undergone bypass surgery. Mr. Pesaturo said he does not think Mr. Anello is being woken up at 4 a.m. Mr. Pesaturo said he is ordering his trucks to be backed up into the loading dock at night so they don't have to back up in the morning. He disputed Mr. Anello's assertion there are 10 trucks, saying they are leased from Ryder and he has only seven trucks. Alderman Mercer-Bruen said the council will have to wait to hear back from Commissioner Quinn. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to also ask Commissioner Quinn for his opinion about whether a 35-foot buffer zone is required between Mr. Anello's property and Mr. Pesaturo's business; approved, 5-0. Alderman Mercer-Bruen asked how Mr. Pesaturo handled snow removal. Mr. Pesaturo said he has it hauled away. Alderman Mercer-Bruen suggested that might be included as a condition to the special permit. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to send the petition "back for action," pending a response from Commissioner Quinn by Tuesday night; approved, 5-0.

McDonald's Corporation for a special permit as applicable to a restaurant with a drive-up service facility to: 1. Modify the existing restaurant with drive-up customer service facility; 2. Alter or otherwise change the signage for the existing restaurant with drive-up customer service facility; 3. Reconstruct or expand the existing building within the Groundwater Protection District; and 4. Construct the project within the Floodway and Flood Plain District, all at 187 Cambridge Road: Appearing on behalf of the was Attorney William J. Squires III, partner, Hinckley Allen, 28 State St., Boston, MA; and Mark Wixted, Bohler Engineering, 332 Turnpike Road, Southborough, MA. Chairman Gately said the committee is still awaiting reports from two or three department heads. Attorney Squires said he was not sure the reports would be ready in time and his client is prepared to come back to the committee at a future date. Alderman Higgins said she has spoken to Attorney Squires several times and discussed easements. President Haggerty said reaching out to the City Solicitor and the City Engineer might be beneficial for the petitioner. He said the plan looks clean and the petitioner has done a lot of work on it. He said he will be looking for the council to move the petition next Tuesday. President Haggerty said he will support it. Attorney Squires said he has spoken with the City Solicitor. He said a report was received from the Conservation Administrator and he urged the council to let that process continue on its own track. Chairman Gately asked if the

petitioners knew their sewer line was tied into Dunkin' Donuts sewer line. Mr. Wixted said there are no issues and the DPW has no concerns. He said the DPW did request the petitioner to CCTV the sewer line. Chairman Gately asked if the gas station's sewer line is also connected. Mr. Wixted said it is not, to his knowledge. Chairman Gately asked the petitioners when they examine the sewer line to look to the right to see if there is a connection. Chairman Gately asked if the petitioner is going to cut and cap the water main off Russell Street. Mr. Wixted said they are going to have to. Chairman Gately said there is a high curb stone between McDonald's and the exit to Lexington Street that eats up tires and rims. He said McDonald's will have to kick the sidewalk back and drop down the curb. Mr. Wixted said there may be a problem because of the state highway status of the road. Chairman Gately said the curb stone he is referencing is at the intersection of the right-of-way and Lexington Street and it has to come down. Mr. Wixted said he would have to consult with MassDOT. Chairman Gately said he thinks it will be an easy fix. Other than that, he said, he thinks the plan is excellent and he does not see any other issues. Attorney Squares said shifting the building back will require the modification of signage and that he would get something to the council before Tuesday. Chairman Gately said the council is waiting for reports from department heads anyway. Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to send the petition "back for action," approved, 5-0.

Diprio Construction Corp. for a special permit to allow for overnight parking of three commercial vehicles and accessory parking of one storage container at 271 Salem Street:

Appearing for the petitioner were Attorney Mark Salvati, 10 Cedar Street, Woburn, MA; and Robert DiPierro, managing partner and CFO, DiPierro & Brown Construction, 271 Salem St., Woburn, MA. Attorney Salvati said his client is seeking to park overnight three commercial vehicles, one of which is a pickup truck. Mr. DiPierro said the other two vehicles are a utility trailer and a dump trailer. Attorney Salvati said his client's landlord suggested the storage container as a way of holding snow removal equipment like plows and snow blowers in the winter. He said those items are too big to store in Mr. DiPierro's rental unit. Mr. DiPierro said he will be storing just plows, the kind that connects to a truck, and other things the company does not use in the summer. Alderman Mercer-Bruen asked if the trucks will make the beeping sound when they back up. Mr. DiPierro said all his trucks run on gas, not diesel. Alderman Mercer-Bruen said she is very concerned with the possibility Mr. DiPierro may bring construction material back to the site. Mr. DiPierro replied no construction debris returns to the site. Attorney Salvati said anything that is brought back from a job site is stored inside the unit. He said the dumpster is for office refuse only. He said the company does not do demolition. He said the employees pick up their tools in the morning and then leave. Alderman Mercer-Bruen said that's what she envisioned. Attorney Salvati said Mr. DiPierro's rental unit is 3,072-square-feet, about 1,000-square-feet of which is office space and thus there is no room to store large quantities of materials. Alderman Mercer-Bruen said there are places off-site where Mr. DiPierro can store his snow removal equipment rather than using a storage container. Attorney Salvati said the container is going to go away as soon as a fenced-in area is established. Alderman Mercer-Bruen asked when the fenced-in area will be established. Attorney Salvati said within four months. Alderman Mercer-Bruen said the deadline to remove the container will be November 30. Alderman Mercer-Bruen proposed the following conditions: 1.) The three vehicles allowed by special permit will be one pickup truck and two utility trailers; 2.) All three of the aforementioned vehicles will be registered with the city of Woburn; 3.) There shall be no idling of trucks in violation of the Woburn Zoning Ordinance; 4.) There shall be no outside storage of

construction materials; 5.) There shall be no delivery of construction materials to the site; 6.) Hours of operation shall be from 7 a.m. to 4 p.m., with the exception of snow plow operations; 7.) The parking lot shall be striped; 8.) The special permit is specific to DiPierro & Brown Construction and is not transferrable; 9.) The storage container shall be removed on or before November 30, 2018. Condition #6 initially read “Hours of operation shall be from 7 a.m. to 4 p.m.,” but Mr. DiPierro requested an exemption for snow plow operations. Alderman Gately asked if a collapsed manhole on the property was fixed. Attorney Salvati said repair of the manhole is the landlord’s responsibility. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco that the special permit “ought to pass,” with the aforementioned conditions; approved, 5-0.

Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to adjourn, all in favor, 4-0. Chairman Gately adjourned the meeting at 8:33 p.m.

Attest: _____
Gordon Vincent
Clerk of Committees