

**CITY OF WOBURN
NOVEMBER 20, 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 November 15, 2018 with attachment was received from His Honor the Mayor as follows:

Re: Proposed Order – Revision of Title 3, Revenue and Finance, Article V, Tax Assistance Programs

I am submitting for the Council's consideration a proposed Order to revise Title 3, Article V, Section 3-25. The initial purpose for this revision was to increase the maximum tax deduction from \$1,000 to \$1,500 for both the senior citizens and veterans programs. This increased deduction for seniors became effective in 2016, but the veterans' deduction became effective November 7, 2018.

Further revisions were made to formalize the veterans' tax reduction program which has been ongoing, but never added to the Municipal Code. Revisions were also made to eliminate redundancies and to clarify the requirements for each program. Identifying the programs as "Tax Reduction Volunteer Programs" better describes the programs' purpose as authorized by M.G.L. c.59, §§5K and 5N.

Sincerely, s/Scott D. Galvin

Attached thereto was the following Order:

ORDERED Be it Ordained by the City Council of the City of Woburn that Title 3, Revenue and Finance, of the 1989 Municipal Code, as amended, be further amended by deleting therefrom Article V. Assistance Programs, Section 3-25 Senior Citizen Property Work-Off Program, in its entirety, and inserting in its place the following new Article V to read as follows:

V. TAX ASSISTANCE PROGRAMS

3-25 Senior Citizen Property Tax Reduction Volunteer Program

A. Program Goals

1. To assist senior citizens with the payment of residential property tax bills by allowing them to volunteer their services to the City.
2. To increase the involvement of senior citizens in Woburn's municipal government and school system.
3. To acknowledge and affirm the skills and abilities of Woburn's senior citizens and the community's continuing need for their services.

B. Eligibility Requirements

1. Age and Residency Requirements: An applicant must meet or exceed the following requirements in order to be eligible to participate in the program:
 - a. Must be 60 years or older.
 - b. Must be a resident of Woburn and own and occupy the home for which property taxes are paid and the reduction is requested or, be the current spouse of such a homeowner and reside in the same household.
2. Income Limitations: Participation in the programs is subject to the following annual income limitations:
 - a. Up to \$45,000.00 annual gross income for individuals;
 - b. Up to \$50,000.00 annual gross income for Head of Household; and
 - c. Up to \$55,000.00 annual gross income for individuals Married Filing Jointly.

C. Employment Opportunities

1. The program is subject to the needs of participating departments.
2. As directed by the department head, employment opportunities may include, but are not limited to, data entry, filing/shredding; answering phones; shelving books/materials; document management; organization of files/office areas; classroom aides; and library aides.

D. Application and Selection Process

1. This program is coordinated, monitored and supervised by the Council on Aging Director.
2. Applicants must complete and submit an application form accompanied by the applicant's most recent federal income tax form; a Form W-4 and a CORI (Criminal Offender Record Information) form. Background checks are mandatory for all applicants who are assigned to work in the school department.
3. Applicants must meet the age, residency and income limitation requirements of Section 3-25(B).
4. Applicants must have the appropriate skills necessary for the position.
5. The department head and the applicant must agree and assent to the assignment of the applicant to a particular department. Positions will be offered on the basis of qualification, availability, location and physical limitation. No position will require heavy physical exertion.
6. Participants from previous years are encouraged to apply, however their applications shall be considered after all new program applicants have participated in the program in order to allow more senior citizens the opportunity to participate in the program.
7. Requests for certain position by applicants will be considered, however applicants must be willing to accept a position when offered based on the offer made by the Council on Aging Director.
8. Applicants have the right to refuse placements, but each applicant will be taken on a maximum of two interviews. Applicants may have the option to defer placement in a position pending the possibility of other opportunities. There is no guarantee other positions will become available.
9. The maximum number of participants for this program is twenty (20).
10. Participants in this program shall not simultaneously participate in the Veterans Property Tax Work-Off Program

E. Tax Reduction Guidelines

1. This program is adopted pursuant to M.G.L. c.59, §5K and the maximum tax reduction amount is limited to \$1,500.00 per fiscal year, per household.
2. The hourly rate for volunteer services shall be set to the state's current minimum wage in effect at the time the services are provided.
3. Upon completion of the required hours of work service, or a fraction there of, the number of hours worked will be verified by the appropriate department head and submitted to the Council on Aging Director for submission to the Board of Assessors and the Treasurer/Collector.

4. This program is exempt from state income taxes, but is subject to federal and Medicare income taxes. The Treasurer/Collector will issue a W-2 form to each participant for federal tax purposes only.
5. Tax reductions are applied to the following fiscal year tax bill.
6. Participants are not eligible for City benefits.
7. Current City employees are not eligible to participate in this program.

3-25-A. Veterans Property Tax Reduction Volunteer Program

A. Program Goals

1. To assist the City's veterans with the payment of residential property tax bills by allowing them to volunteer their services to the City.
2. To increase the involvement of veterans in Woburn's municipal government and school system.
3. To acknowledge and affirm the skills and abilities of Woburn's veterans and the community's continuing need for their services.

B. Eligibility Requirements

An applicant must meet the following requirements in order to be eligible to participate in the program:

- a. Must be an honorably or medically discharged veteran and provide a certification of veteran's status (DD214).
- b. Must be a resident of Woburn and own and occupy the home for which property taxes are paid and the reduction is requested or, be the current spouse of such a homeowner and reside in the same household.
- c. May be the spouse of a deceased veteran or a veteran with a service-connected disability.
- d. Veterans who are physically unable to provide such services may have an approved representative perform services on their behalf.

C. Employment Opportunities

1. The program is subject to the needs of participating departments.
2. As directed by the department head, employment opportunities may include, but are not limited to, data entry, filing/shredding; answering phones; shelving books/materials; document management; organization of files/office areas; classroom aides; and library aides.

D. Application and Selection Process

1. This program is coordinated, monitored and supervised by the Director of Veteran's Services.

2. Applicants must complete and submit an application form accompanied by the applicant's most recent federal income tax form; a Form W-4 and a CORI form. Background checks are mandatory for all applicants who are assigned to work in the school department.
3. Applicants must meet the definition of veteran and the residency requirements of Section 3-25-A (B).
4. Applicants must have the appropriate skills necessary for the position.
5. The department head and the applicant must agree and assent to the assignment of the applicant to a particular department. Positions will be offered on the basis of qualification, availability, location and physical limitation. No position will require heavy physical exertion.
6. Participants from previous years are encouraged to apply, however their applications shall be considered after all new program applicants have participated in the program in order to allow more senior citizens the opportunity to participate in the program.
7. Requests for certain position by applicants will be considered, however applicants must be willing to accept a position when offered based on the offer made by the Director of Veteran's Services.
8. Applicants have the right to refuse placements, but each applicant will be taken on a maximum of two interviews. Applicants may have the option to defer placement in a position pending the possibility of other opportunities. There is no guarantee other positions will become available.
9. The maximum number of participants for this program is ten (10).
10. Participants in this program shall not simultaneously participate in the Senior Citizen Property Tax Work-Off Program

E. Tax Reduction Guidelines

1. This program is adopted pursuant to M.G.L. c.59, §5K and the maximum tax reduction amount is limited to \$1,500.00 per fiscal year, per household.
2. The hourly rate for services shall be set to the state's current minimum wage in effect at the time the services are provided.
3. Upon completion of the required hours of work service, or a fraction there of, the number of hours worked will be verified by the appropriate department head and submitted to the Director of Veteran's Services for submission to the Board of Assessors and the Treasurer/Collector.
4. This program is exempt from state income taxes, but is subject to federal and Medicare income taxes. The Treasurer/Collector will issue a W-2 form to each participant for federal tax purposes only.
5. Tax reductions are applied to the following fiscal year tax bill.
6. Participants are not eligible for City benefits.
7. Current City employees are not eligible to participate in this program.

s/Alderman _____

PUBLIC HEARINGS:

On the petition by Cellco Partnership d/b/a Verizon Wireless for a grant of right in a way to locate a small cell wireless antenna, radio unit, meter, AC/DC converter, 60A disc., RGS conduit, ground rod, power and fiber, together with sustaining and protecting fixtures as may be necessary in accordance with a plan entitled "Woburn MA SC60" dated August 10, 2017, at 550 Main Street, one pole, #178/1. PUBLIC HEARING OPENED. A communication dated November 15, 2018 was received from Attorney Manougian, McLane Middleton, 900 Elm Street, Manchester, New Hampshire 03101 as follows:

Subject: Verizon Wireless – Woburn MA SC60 – request to continue 11/20/2018 City Council hearing on GOL petition

Dear City Clerk Campbell:

Attorney Mason has left our Firm and I am taking over this site. We appeared before the Infrastructure & Public Lands committee on 11/13. We had not been able to meet with the City Engineer prior to that meeting and he is on vacation until 11/21. We will meet with him ASAP after he returns to work on 11/21. Since that is after our continued meeting with the City Council, we are requesting a continuance of the 11/20 meeting to the 12/18 City Council meeting.

Please advise if should still attend the 11/20 City Council meeting.

Attorney Victor Manougian

On the petition by Jamieson Properties, 627 Main Street, Woburn, Massachusetts 01801 to amend the 1989 Woburn Zoning Ordinances, as amended by adding a Section 31 Federal Street Smart Growth Overlay District (FS/SGOD) in accordance with the purposes of G. L. Chapter 40R. PUBLIC HEARING OPENED.

On the petition by Jamieson Properties, 627 Main Street, Woburn, Massachusetts 01801 to amend the Zoning Map of the City of Woburn by changing the zoning district for the property located at 14 Federal Street and 14R Federal Street containing approximately 11,325.6 square feet of land from the B-D zoning district to the FS/SGOD zoning district . PUBLIC HEARING OPENED.

On the petition by Presidential Ventures LLC, 275 Mishawum Road, 4th Floor, Woburn, Massachusetts 01801 for a special permit and site plan approval pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 12.2.4 and 8.6.2.2 to allow construction of 270+/-

parking spaces, subsurface drainage structures, exterior lighting and waiver from tree requirement at 8 Presidential Way. PUBLIC HEARING OPENED.

On the petition by President Haggerty to amend the 1985 Woburn Zoning Ordinances, as amended, by adding a new Section 30 entitled “Smart Growth Overlay Districts” in accordance with the purposes of G. L. Chapter 40R; 2. By amending the City of Woburn Zoning Map by overlaying the Smart Growth Overlay District zoning provisions over one parcel of land as shown on Assessors Map 20, Block 1, Lot 1 at 300 Mishawum Road; 3. By adopting the Woburn Mall Smart Growth Overlay District Design Standards; and 4. By adopting the Smart Growth Overlay District Plan Review and Special Permit Application Form and the Smart Growth Overlay District Regulations and Submission Requirements for use by applicants seeking approval under a Smart Growth Overlay Zoning District. PUBLIC HEARING OPENED.

On the petition by Alderman Tedesco to amend the 1985 Woburn Zoning Ordinances, as amended, by striking the definition for “Floor Area, Gross” and inserting in its place the following: “Floor Area, Gross: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns and other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.” and 2. By striking the definition for “Floor Area, Net” and inserting in its place the following: “Floor Area, Net: The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.” PUBLIC HEARING OPENED. A report was received from the Committee on Ordinances as follows: “ought to pass with the following amendments recommended by the Planning Board adopted: ‘Suggested deletions shown in ~~strike through~~ and additions underlined): FLOOR AREA, GROSS: The sum of all areas of a building, ~~as measured from within the inside perimeter of the exterior faces of the walls.~~ It includes all floors of a building, basements, cellars, attics, penthouses, unenclosed and closed-in porches, closets, ramps, floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance, and any floor space intended and designated for the operation and maintenance of the building, i.e., heating, air conditioning, ventilation, mechanical and electrical equipment, elevator machinery, elevator shafts, corridors, hallways, columns and stairwells. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. FLOOR AREA, NET: The sum of all the floors of a building used for human occupancy, including basements, cellars, ~~and~~ attics, and floor area of interior courts designed for human occupancy and used for such purpose, and as measured from the interior faces of the walls. It does not include cellars, basements, attics and unenclosed and closed-in porches not designed and/or used for human occupancy, closets, ramps, or any floor space ~~in accessory buildings or in the main building~~ intended and designed for the parking of motor vehicles in order to meet the

parking requirements of this ordinance, or any floor space intended and designated for operation and maintenance of the building such as heating, ventilation, air conditioning, mechanical and electrical equipment, elevator machinery, elevator shafts, corridors, hallways, columns and stairwells.’”

On the petition by Alderman Tedesco to amend the 1985 Woburn Zoning Ordinances, as amended, by adding a new Section 29 Conversion of Significant Historic Building or Structure as set forth in the City Council Journal dated August 14, 2018. PUBLIC HEARING OPENED. A communication dated November 14, 2018 was received from Tina P. Cassidy, Planning Board Director as follows:

Re: Proposed zoning text amendment to add to the Woburn Zoning Ordinance a new section 29 entitled Conversion of Significant Historic Building or Structure/Alderman Tedesco

Dear Mr. Campbell:

At a meeting held on Tuesday, November 13, 2018, members of the Woburn Planning Board voted unanimously to continue the public hearing on the above-referenced zoning petition to the Board’s meeting on Tuesday, November 27, 2018 at 7:00 p.m.

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

On the petition by Alderman Tedesco to amend the 1985 Woburn Zoning Ordinances, as amended, by striking Section 5.7.5.3 and inserting in its place the following: “Day time or overnight parking of passenger vehicles, except that no portion of the buffer area within fifty (50) feet of the boundary line of a Residential district may be used for the purpose of overnight parking.” PUBLIC HEARING OPENED.

CITIZEN’S PARTICIPATION: None.

COMMITTEE REPORTS:

PUBLIC SAFETY AND LICENSES:

On the petition by Wig Big, Inc. for a new Livery License, committee report was received “ought to pass”.

FINANCE:

On the Order to appropriate the sum of \$4,649.50 from Traffic Safety & Infrastructure to Mitigation New Boston St Bridge Acct, committee report was received “ought to pass”.

NEW PETITIONS:

Petition by Festival on the Common, P.O. Box 211, Woburn, Massachusetts 01801 for a Special Event Permit to allow a festival on Woburn Common and surrounding streets on November 24, 2018.

Petition by Tanner TaTa Foundation, 100 Tower Office Park F, Woburn, Massachusetts 01801 for a Special Event Permit to allow a road race and walk beginning at 15 Middlesex Canal Park Drive and on surrounding streets on November 25, 2018.

Petitions for renewal of First Class Motor Vehicle Sales Licenses by C.N. Wood Company, Inc., 200 Merrimac Street; M&L Transit Systems, Inc., 60 Olympia Avenue; Northeast Tree, Inc., 62 Holton Street; WMK, LLC dba Mobility Works, 299 F&H Washington Street; and Woodco Machinery, Inc., 22 North Maple Street.

Petitions for renewal of Second Class Motor Vehicle Sales Licenses by Robert McSheffrey dba Bob McSheffrey Auto Sales, 880 Main Street; Capelo's Auto Service, Inc. dba Capelo's Auto Sales; Capelo's Auto Service, Inc. dba J.C. Auto Sales; Kenneth L. O'Connor and Thomas F. Norton dba City Line Motors; Enterprise Rent-a-Car Company of Boston, LLC, 248 Mishawum Road; Jeffery Pollock dba Exclusive Automobiles, 7 Independence Drive; George's Auto Body of Woburn, Inc., 19 Jefferson Avenue #C; Oliver M. McDermottroe and Bridget McDermottroe dba McDermottroe Auto Sales, 229 Lexington Street; Ollie's Service Center, 310 Main Street; Velozo Enterprises, Inc. dba Rogers Radiator, 936 Main Street; Adamo Rufo dba Route 16 Auto Broker, 280 Salem Street; Tracy M. Batten dba Tracy's Auto Sales, 62R Winn Street; David Dellarocco dba Woburn Auto Sales, 5 Crescent Avenue #4; Donald J. Socorelis dba Woburn Glass Co., 243 Main Street; Abdelaziz Ilaj dba Woburn Motor Sports, 104 Winn Street; and Wassim (Sam) Nicolas dba Woburn Square Mobil, 23 Pleasant Street.

Petition for renewal of Third Class Motor Vehicle Sales License by Woburn Truck and Auto, Inc., 1095R Main Street.

Petitions for approval pursuant to M.G.L. Ch. 268A, Sec. 20(b) of contract for snowplowing services by Roy N. Cudmore, Stephen Miele and Dennis M. Stone, and snowplowing and power wash services by Thomas M. Skeffington.

A communication dated November 15, 2018 with attachment was received from Attorney Joseph R. Tarby, III, Murtha Cullina, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Minor Modification to Landowner's Decision and Notice of Special Permit dated May 24, 2018 (the "Decision") granted to BlueLine Rental, 20 Atlantic Avenue, Woburn, MA (the "Property")

Dear Mr. Campbell:

Please be advised that I represent United Rentals, Inc. ("United") of Stamford, Connecticut. As you know, on May 24, 2018, the City Council issued a Special Permit to BlueLine Rental ("BlueLine") for the use of the Property to allow for the sale or rental of construction equipment and vehicles including the outside storage or new equipment and the accessory overnight parking of four (4) commercial motor vehicles.

Condition 2 of the Decision states: "That the Special Permit shall be granted to BlueLine Rental and is not transferable."

My client has entered into an Agreement to purchase BlueLine Rental's business. United operates a similar business as BlueLine. United has 1,434 locations in forty-nine (49) states including twenty (20) stores in Massachusetts, thirteen (13) European Countries and all thirteen (13) Canadian Provinces. United will operate consistent with BlueLine's operations.

On behalf of United, I respectfully request approval by the City Council to modify Condition 2 of the Decision allowing the transfer of the Special Permit to United Rentals, Inc. All of the Conditions attached to the Special Permit Decision will remain in full force and effect. Ten (10) copies of said Decision are included herewith. I also request that this matter be placed on the agenda of the City Council meeting scheduled for November 20, 2018 for discussion. If you have any questions, please feel free to contact me.

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

Petition by Park Avenue Solar Solutions, 102 Greenwich Avenue, Greenwich, Connecticut 06830 for a special permit to amend a special permit issued pursuant to 1985 Woburn Zoning Ordinances Section 26 on March 30, 2017 as follows: 1. Change location of equipment pad as shown on site plan, 2. Change location of handicap accessible parking as shown on site plan, and 3. To increase height of fence around transformer from six feet to seven feet, at 300 Wildwood Avenue.

Petition by American Towers LLC, 10 Presidential Way, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.6 to allow telecommunications antennae inside of light pole and on the building roof at 10 Presidential Way.

Petition by CPET Realty, LLC, 350 Washington Street, 200 West Cummings Park, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 7.3 to allow construction of a small building addition (two-story, 4,930 gross square feet total) at 350 Washington Street.

Petition by Wayne Alarm Systems, Inc., 424 Essex Street, Lynn, Massachusetts 01902 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 30A to allow for commercial vehicles to park within fifty feet of property's boundary line at 83-85 and 87-89 Elm Street.

COMMUNICATIONS AND REPORTS:

A communication dated October 23, 2018 was received from Joanne Collins, Director, Woburn Council on Aging along with a copy of the Director's Report and the minutes of the Council on Aging meeting for the month of September 2018.

A communication dated October 18, 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 September 2018: Number of violations issued 348, Numbers of violations paid 149, Number of violations outstanding 152, Amount collected and submitted to Collectors Office \$27,850.20, Parking fines referred to the Handicap Commission \$10,800.00.

There is a backlog of 1,516 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 November 1, 2018 was received from Department of Public Utilities relative to notice of filing and public hearing on a petition by Boston Gas Company and Colonial Gas Company, each d/b/a National Grid, for approval of its three-year energy efficiency plan for 2019 through 2021.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

RESOLVED That the Committee on Special Permits review a special permit issued to Unified Construction Group LLC on March 1, 2018 for land affected at 29 Draper Street regarding the use of the dumpster and hours of operation.

s/Alderman Mercer-Bruen

RESOLVED That the Committee on Special Permits review a special permit issued to Superior Contracting Services LLC on August 6, 2015 for land affected at 31 Draper Street regarding the use of the dumpster and hours of operation.

s/Alderman Mercer-Bruen

ORDERED That a communication be forwarded to the City Solicitor requesting a status report on the appeal by NStar Electric Company dba Eversource Energy relative to the proposed 345K transmission line.

s/Alderman Mercer-Bruen

ORDERED That a communication substantially in the form attached hereto be forwarded to Stephanie Pollack, Secretary and CEO of MassDOT requesting the re-establishment of Mishawum Station from a flag stop to full service stop.

s/Alderman Mercer-Bruen

From the Traffic Commission:

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

BLUEBERRY HILL ROAD – That a stop sign restriction be established on Blueberry Hill Road easterly at the intersection with Holton Street.

From the Traffic Commission:

ORDERED Be it ordered that Schedule 1 Parking Restrictions of the 2017 Woburn Traffic Code, as amended, be further amended by adding the following:

CARMEN TERRACE – No parking at any point along the perimeter of the island or on the island at the cul-de-sac located at the westerly end of the roadway.

From the Traffic Commission:

ORDERED Be it ordered that the 2017 Woburn Traffic Code, as amended, Schedule 1 Parking Restrictions be further amended by deleting from therein the following:

CHURCH STREET – One handicapped accessible parking space southerly side at 5 Church Street.

From the Traffic Commission:

ORDERED That the 2016 Woburn Traffic Code, as amended, be further amended by adding to Schedule 3 Stop Signs the following:

DIX ROAD EXT. – Stop sign southerly at the intersection with Samoset Road.

From the Traffic Commission:

ORDERED Be it ordered that the 2017 Woburn Traffic Code, as amended, be further amended by adding a new Section 10 Speed Limits therein the following:

SAMOSSET ROAD – 25 m.p.h. in both directions the entire length.

ORDERED WHEREAS, there presently exists a structure or structures located in the City of Woburn, Massachusetts known and numbered as 43-45 Church Street; and

NOW, THEREFORE, BE IT ORDERED by the City Council of the City of Woburn that the City Clerk and Clerk of the City Council schedule a public hearing pursuant to Mass. General Laws Ch. 139, Sec. 1, et. seq., and give notice thereof to the owner of said building or

buildings, said hearing to be conducted for the purposes of determining whether said building or buildings are a nuisance, a nuisance to the neighborhood, dilapidated or dangerous building or buildings or other structure or structures, as said terms are used in Mass. General Laws Ch. 139, Sec. 1, and if so, enter an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation.

s/Alderman Anderson

ORDERED WHEREAS, on November 6, 2012 the voters of the Commonwealth approved legislation regulating the cultivation, distribution, possession and use of marijuana for medical purposes, which legislation became effective on January 1, 2013; and

WHEREAS, the City Council adopted Interim Regulations for Medical Marijuana Treatment Centers on February 21, 2013; and

WHEREAS, the Interim Regulations provide that they are effective until December 31, 2014, or until such future time as when the Woburn City Council enacts superseding zoning ordinances that set forth the allowed zoning districts, dimensional, parking and other requirements applicable to medical marijuana treatment centers and their related uses; and

WHEREAS, the City Council has adopted zoning ordinances that address the allowed zoning districts, dimensional, parking and other requirements applicable to medical marijuana treatment centers and their related uses; and

WHEREAS, the Interim Regulations for Medical Marijuana Treatment Centers have been superseded, are null and void and the record should reflect their revocation and removal from the Zoning Ordinances.

Be it Ordained by the City Council of the City of Woburn that Section 5.8 Interim Regulations for Medical Marijuana Treatment Centers, of the 1985 Woburn Zoning Ordinances as amended, shall be revoked and deleted from the 1985 Woburn Zoning Ordinances as amended, and the subsequent section, 5.9 Marijuana Establishments Forbidden, shall be renumbered as 5.8 Marijuana Establishments Forbidden.

s/Alderman Anderson and Alderman Higgins

ORDERED WHEREAS, the Table of Use Regulations currently has 2 sections numbered 80 and no section 81; and

WHEREAS, this is error can be rectified by renumbering the second section 80 as 81; and

WHEREAS, Note 19 prohibits commercial use of wireless communications links in residential districts; and

WHEREAS, Note 19 prohibits commercial use of wireless communications links in residentially zoned districts but should specify R-1, R-2, R-3, R-4 and S-1 inasmuch as there are residential uses in other zoning districts such that the Note could be interpreted to apply in other zoning districts that allow residential use. Note 19 does not prohibit those who have apparatus for the non-commercial use of citizens band radios.

Now, Therefore, Be it Ordained by the City Council of the City of Woburn that Section 5.1 – Table of Use Regulations of the 1985 Woburn Zoning Ordinances, as amended, be further amended by renumbering 80a, 80b and 80c to 81a, 81b and 81c as follows:

		R-1	R-2	R-3	R-4	B-N	B-H	B-D	B-I	I-P	IP-2	I-G	S-1	S-2	O-P	OP-93	O-S	Notes; other sections	Special Permit Requirements in addition to	Site Plan Requirements
Wireless Communications Link																				
81a	Wireless Communications Link: Free-Standing, Exterior Wireless Communications Link (added 7/15/1997 numbered as passed)	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	Note 19		
81b	Wireless Communications Link: Building- Mounted Wireless Communications Link (added 7/15/1997 numbered as passed)	P	P	P	P	P	P	P	X	X	X	X	P	X	X	X	P	Note 19		
81c	Wireless Communications Link: Indoor Wireless Communications Link (added 7/15/1997 numbered as passed)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Note 19		

and to further amend Section 5.1, Table of Use Regulations by amending Note 19 as follows:

19. All wireless communications links located on municipally owned property and structures, including monopoles shall require a special permit "P". Also, the commercial use of wireless communications links in residentially zoned districts (R-1, R-2, R-3, R-4 and S-1) is prohibited.

s/Alderman Anderson and Alderman Higgins

RESOLVED Whereas, Woburn Police Chief Robert J. Ferullo, Jr. demonstrated extraordinary dedication and devotion to law enforcement and service to the

citizens of the City of Woburn during a distinguished career with the Woburn Police Department; and

Whereas, Woburn Police Chief Robert J. Ferullo, Jr. rose through the ranks of the Woburn Police Department having been appointed a Police Reserve Officer on May 18, 1980, Permanent Police Officer on July 4, 1993, Police Sergeant on April 1, 2002, Police Lieutenant on August 21, 2005 and Police Chief on October 1, 2011; and

Whereas, Woburn Police Chief Robert J. Ferullo, Jr. took special interest in juvenile justice, police training, community policing, and working to assist victims of domestic violence in an effort to improve public safety and the quality of life in the community in an efficient and effective manner; and

Whereas, Woburn Police Chief Robert J. Ferullo, Jr. shared his experience and knowledge across the Commonwealth of Massachusetts by serving on boards and commissions at the request of the Governor and Lieutenant Governor; and

Whereas, Woburn Police Chief Robert J. Ferullo, Jr. earned a reputation in the community for his compassion and fairness;

Now, therefore, the City Council of the City of Woburn hereby recognizes the long and distinguished career of Woburn Police Chief Robert J. Ferullo, Jr. and his many accomplishments and contributions in improving the quality of life for the citizens of the City of Woburn, thanks him for his service to the city, and extends the best wishes of the community for a long, happy and well-deserved retirement.

s/President Haggerty, Alderman Concannon, Alderman Campbell, Alderman Gately, Alderman Gaffney, Alderman Anderson, Alderman Mercer-Bruen, Alderman Tedesco, Alderman Higgins

Motion made and 2nd to ADJOURN.