

**COMMITTEE ON INFRASTRUCTURE & PUBLIC LANDS
WOBURN CITY HALL
COMMITTEE ROOM
OCTOBER 21, 2019 at 6:07 p.m.**

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

Non-Voting Members present: Alderman Michael Concannon, Alderman Lindsay Higgins
Absent: President Michael Anderson and Alderman Robert Ferullo

Also present: City Solicitor Ellen Callahan Doucette

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VOTED to dispense with the reading of the previous meeting's minutes and to approve, all in favor, 5-0.

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Order to accept three (3) perpetual, permanent easements over the property abutting the public way known as Hill Street for the widening and reconstructing Hill Street, together with the installation of utilities: City Solicitor Callahan Doucette said the council is being asked to authorize the mayor to accept three easements that have not been fully negotiated. She said the plan still needs to delineate the metes and bounds. She said the Hill Street is 40 feet wide but narrows to 38 feet. She said the developer of the Kraft Foods site is proposing three lanes in, two lanes out of Hill Street. She referenced a map designed by Stantec Planning and Landscape Architecture P.C. that indicates the land colored green is an easement from Montvale Land LLC. She said the darker blue is an easement by the MBTA. She said Montvale Land principal William Gause is going to approach McDonald's for an easement. She said Montvale Land is going to re-build the parking lot off Hill Street, which she said is not in good shape. She said Montvale Land is going to give the MBTA an easement and will re-stripe the parking lot. She said Montvale Land has agreed to perform maintenance but not capital improvements. She said McDonald's customers will be exiting around the back. She said McDonald's traffic will be re-routed. Chairman Gately asked if there is a lighting program. City Solicitor Callahan Doucette said they will have to add lighting. She said in order to make this work, the developer needs to get authority from the mayor. She said the developer is in kind of a hurry. Chairman Gately asked if the map can be accepted as a plan of record. City Solicitor Callahan Doucette said the easements have to come before the city because they will be part of the right of way. Alderman Mercer-Bruen asked if any part of the negotiations will be controversial. City Solicitor Callahan Doucette said this is pretty straightforward. She said there was some discussion about moving the MBTA bus stop, but the MBTA does not want to do that. She said it is not in a good spot. She said the owner of A.L. Prime has paved MassDOT property and is using it. She said the city's Planning Director would like the bus stop moved. She said she does not think there is anything controversial. She said if anything arises, there will be still be a special permit requirement. She said this is what the developer is proposing and it should make the area better-looking. Chairman Gately said he would accept a motion that the perpetual easements ought to

pass. City Solicitor Callahan Doucette said the language does not need to include the word perpetual. Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen that authorization to allow the mayor to accept the three easement agreements “ought to pass;” approved, 5-0.

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Motion made by Alderman Tedesco and seconded by Alderman Gaffney to adjourn, 5-0. Chairman Gately adjourned the meeting at 6:14 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees