

**CITY OF WOBURN**  
**APRIL 7, 2020 – 7:00 P.M.**  
**REGULAR MEETING OF THE CITY COUNCIL**  
**HELD AS A VIRTUAL ONLINE MEETING**  
**PURSUANT TO GOVERNOR’S DECLARATION OF**  
**STATE OF EMERGENCY**  
Roll Call

Campbell	Gately
Concannon	Higgins
Dillon	Mercer-Bruen
Ferullo	Tedesco
Anderson	

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VOTED to dispense with the reading of the previous meeting’s Journal and to APPROVE.

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**MAYOR’S COMMUNICATIONS:**

ORDERED That the sum of \$167,215.39 be and is hereby transferred as so stated from Unreserved Fund Balance Acct #01-356000 \$167,215.39 to Police Salaries Acct #0121051-511000 \$167,215.39

I hereby recommend the above: s/Scott D. Galvin, Mayor  
I have reviewed the above: s/Charles E. Doherty, City Auditor

s/Alderman \_\_\_\_\_

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On the Order to amend the Order adopted by the City Council on February 18, 2020 and approved by the Mayor on February 21, 2020 relative to appropriating the sum of \$23,000,000.00 for the construction of a new Fire Station and Headquarters to be located at Main Street and Forest Park and appropriating the sum of \$7,000,000.00 for the renovation of Station 1 located at 124 Main Street, Station 4 located at 38 Central Street and Station 5 located at 125 Lexington Street.

s/Alderman \_\_\_\_\_

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**NEW PETITIONS:** None.

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**PUBLIC HEARINGS:**

On the petition by NSTAR Electric Company for a grant of right in a way to install approximately 54 feet of conduit in Main Street southerly from MH9544 easterly to private property at 371 Main Street. PUBLIC HEARING OPENED.

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On the petition by National Grid for a grant of right in a way to install approximately 1,700 linear feet of 8 inch PL 60 PSIG main starting from existing 6 inch CS 60 PSIG main in front of 17 Commerce Way southeast to the existing 12 inch CS 60 PSIG critical main at Washington Street and Mishawum Road. PUBLIC HEARING OPENED.

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**UNFINISHED BUSINESS OF PRECEDING MEETING:**

On notice of intent to move for reconsideration filed by Alderman Campbell relative to the petition by Woburn (Edens) LLC, 21 Custom House Street, Suite 450, Boston, Massachusetts 02110 for approval of minor plan changes in accordance with the 1985 Woburn Zoning Ordinances, as amended, Section 30.13.1 relative to the permit for redevelopment of the former Woburn Mall into a mixed-use development at 300 Mishawum Road. A communication dated April 2, 2020 with attachments was received from Attorney Mark T. Vaughan, Riemer and Braunstein, 700 District Avenue, Burlington, Massachusetts 01803 as follows:

Re: 300 Mishawum Road/Woburn Village

Dear President Anderson and Members of the City Council:

As you will recall, this firm and the undersigned represent Woburn (Edens), LLC (Property Owner) as the owner of the property located at 300 Mishawum Road (Premises) formerly known as the Woburn Mall.

On March 24, 2020, the City Council unanimously approved a Minor Plan Change request for the previously approved Plan Approval and Special Permit approval for the redevelopment of the former Woburn Mall into a mixed-use development (“Project”) in accordance with the provisions of the Smart Growth Overlay District(s) Zoning adopted under Section 30 of the Woburn Zoning Code.

As was discussed and presented to the City Council at that March 24, 2020 meeting, one of the components of the Minor Plan Change request was to allow for the installation of structural canopies at certain restaurant patio locations, as a further amenity for restaurant patrons and guests to help protect them from the weather. This would include a roof deck canopy as well for one of the restaurants that would be locating at the Cinema Building (Building C). All of these canopies would be located within the previously approved “Maximum Building Envelope” for each building as shown on the approved Site Plan. While some of these canopies would allow for the patio space to be enclosed to perhaps “extend the season” a bit, none of the patios would be used year-round as they would not be serviced by HVAC.

It is my understanding that a request for reconsideration of that vote was submitted on March 25, 2020 by Alderman Joanne E. Campbell, based on a desire to see more detailed renderings of any proposed patio enclosures. In the event that the City Council votes to entertain that motion, we wanted to provide to the City Council the attached renderings which provide further detail on the anticipated style of glass enclosures for both the Panera and Broadway restaurant locations. As we indicated to the City Council (and as you can see from these renderings) the intent is to provide attractive outdoor dining space, and for Panera and Broadway this would involve glass panel windows which could open/slide/pivot as the case may be to address wind or temperature changes. Any future restaurant which may want to enclose its patio would use a similar design. The intent is to provide some “optionality” for restaurant patrons to be able to dine inside or outside when weather allows. Again, these patios would not be used year round, as they are not equipped with HVAC (the glass would remain in place during the winter months).

As I hope you can appreciate from these renderings, the quality of construction and materials is consistent with the design vision for Woburn Village and in compliance with the Design Standards which were adopted as part of the Smart Growth Overlay Zoning. Also attached are more detailed renderings of the proposed canopy structures for both Shake Shack and Cava restaurants (which are not presently intended to be enclosed).

In closing, I feel compelled to note that this is an extraordinarily challenging time right now in the retail and particularly in the restaurant industry. Edens is doing its absolute best during these challenging times to attract and retain interest from quality tenants to fulfill the mutual vision that both Edens and the City have for Woburn Village, and these outdoor dining features are critical in that regard.

We understand that this reconsideration vote will be scheduled for consideration by the City Council on April 7, 2020 (and we understand that this meeting will be happening via video conferencing based upon the current Covid-19 situation). We can make ourselves available for any discussion that evening if the matter is reconsidered.

If in the interim you need any additional information please do not hesitate to contact me.

Very truly yours, s/Mark T. Vaughan

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**COMMITTEE REPORTS:**

**FINANCE:**

On the Order to transfer the sum of \$185,000.00 from Fire/BLS Ambulance Acct to Fire/Ambulance Salary Acct, Fire/Ambulance Maintenance Acct and Fire/Apparatus Maintenance Acct, committee report was received “ought to pass”.

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On the Order to transfer the sum of \$40,000.00 from Police Matron/Monitors Acct and Sick Leave Buy Back Acct to Police Reserves Acct, committee report was received “ought to pass”.

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On the Order to transfer the sum of \$15,000.00 from Police/Gas Acct to Police/Telephone Acct, committee report was received “ought to pass”.

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**CITIZEN’S PARTICIPATION:** None.

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**COMMUNICATIONS AND REPORTS:**

A communication dated March 25, 2020 was received from Joanne Collins, Director, Woburn Council on Aging along with a copy of the Director’s Reports for the months of February 2020 and March 2020 and the minutes of the Council on Aging meeting for the month of February 2020 and March 2020.

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**APPOINTMENTS AND ELECTIONS:** None.

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**MOTIONS, ORDERS AND RESOLUTIONS:**

RESOLVED That the Committee on Liaison meet to review the conditions and requirements of the Eversource project to install a 345kV transmission line.

s/Alderman Mercer-Bruen

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ORDERED Whereas, autism spectrum disorder is known to be a complex developmental disability which impacts communication and social interaction, resulting in significant impairment of an individual’s ability to interact with the world around them: and

Whereas, autism spectrum disorder is a lifelong neurobiological disability and is the third most common developmental disability in the United States of America: and

Whereas, autism can often affect the individual’s ability to learn in the same manner as other individuals do, in part due to their over-sensitivity to sight, sound, smell and touch: and

Whereas, although a cure has not been found for autism spectrum disorders, research for cause, prevention, cure and early diagnosis, appropriate educational services and support services are vital to the development of each

individual to reach sometimes, astounding potential and to be valuable members of our community. In Woburn, we have many children and adults with Autism living in our community and being important members of it.

Now, therefore, the City Council of the City Woburn hereby recognizes the month of April to be Autism Acceptance Month in the City of Woburn and we urge all of our citizens to be cognizant of this important day and support this very important cause.

s/Alderman Tedesco, Alderman Campbell, Alderman Gately,  
Alderman Dillon, Alderman Mercer-Bruen, Alderman Higgins,  
Alderman Concannon, Alderman Ferullo, President Anderson

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Motion made and 2<sup>nd</sup> to ADJOURN.