

**CITY OF WOBURN
DECEMBER 1, 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	Ferullo
Concannon	Gately
Demers	Mercer-Bruen
Dillon	Tedesco

Higgins

VOTED to dispense with the reading of the previous meeting’s Journal and to APPROVE,
ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes;
Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

MAYOR’S COMMUNICATIONS: None.

NEW PETITIONS:

Petitions for renewal of First Class Motor Vehicle Sales Licenses by Lannan Chevrolet, Inc., 40 Winn Street; C.N. Wood Company, Inc., 200 Merrimac Street; and Woodco Machinery, Inc., 22 North Maple Street. Motion made and 2nd that the MATTERS be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

Petitions for renewal of Second Class Motor Vehicle Sales Licenses by Joseph P. Mahoney Company, Inc., 293 Salem Street; Murray’s Enterprises, Inc. dba Murray’s Auto & Truck Sales, 89 Winn Street; and Tracy M. Batten dba Tracy’s Auto Sales, 62R Winn Street. Motion made and 2nd that the MATTERS be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

Petition by Roman Limousine for renewal of Livery License. Motion made and 2nd that the MATTERS be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES,

ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

A communication dated November 24, 2020 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 Higgins and Members of the City Council:

Please be advised that this firm and the undersigned represent AvalonBay Communities, Inc. in connection with this Minor Plan Change Petition for the property located at 300 Mishawum Road (Premises) formerly known as the Woburn Mall.

On May 21, 2019, the City Council granted Plan Approval and Special Permit approval to Woburn (Edens), LLC (Property Owner) to permit 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 I am sure you will recall, AvalonBay is presently under construction with its residential apartment community, which is an integral component of the Woburn Village Project.

AvalonBay is seeking this Minor Plan Amendment in order to modify the method of illumination for the monument sign previously approved and shown on the approved Site Plan. If you recall, this monument sign is to be located at the Mishawum Road unsignalized site driveway, which provides access to the residential community. As shown on the attached plans, the sign was originally proposed to be illuminated with ground mounted lighting. However, upon further review, AvalonBay is concerned with future maintenance, as these grounds lights are often damaged by landscaping and snow removal contractors. They are proposing instead to have the monument sign illuminated with halo lit letters, which would be more durable and would also provide a subtle method of illumination. In addition, the sign would also be reduced in size (originally the sign was to be approximately 9’ wide x 5’ high (inclusive of base) whereas now it would be approximately 7’ wide x 4.75’ high (inclusive of base), all as shown on attached plans.

In accordance with the Section 30.13 Plan Changes After Approval by City Council, Subsection 1. Minor Plan Changes of the Woburn Zoning Code, AvalonBay and the Property Owner petition the City Council for review and approval of this proposed modification. We believe that this modification qualifies as a minor change in that it would not “affect the overall build out or building envelope of the site, or provision of open space, number of housing units, or housing need or Affordable Housing features” nor would it impact the Project’s compliance with the minimum dimensional standards. For your consideration of this request we have enclosed eleven (11) 11” x 17” size plans detailing the proposed modification. We understand that this matter will be scheduled for consideration by the City Council on December 1, 2020.

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

Very truly yours, s/Mark T. Vaughan

Motion made and 2nd that the communication be accepted and to suspend the rules for the purposes of hearing from the petitioner's attorney, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. Appearing was Attorney Mark T. Vaughan and he stated that this matter relates to the AvalonBay project which is under construction as a multifamily building, that there will be a freestanding sign on Mishwaum Road at the unsignalized entrance reading “Avalon”, that the sign was to be ground lit with the light shining up on the sign, that the petitioner determined this arrangement may not have been the best decision from a maintenance and upkeep perspective as the lights can be damaged by snowplow equipment, that the petitioner proposes to have the same type of sign with the letters being halo lit from behind, and that the proposal is just a change to the method of illumination. Alderman Tedesco stated that he has no issue with the proposal, that the proposal is consistent with the provision for a minor modifications set out in the Zoning Code, and that the only condition he would suggest is that all other conditions remain in full force and effect. Alderman Mercer-Bruen stated that she has no issue with the proposal, that this method of illumination could have been proposed from the beginning, that the development is looking good, that she takes not exception to the proposal, and that she spoke to the Building Commissioner about the matter and appreciates him sending the proposal to the City Council for review. Alderman Gately stated that he agrees with the proposal, that there have been issues with on-ground light systems, and that he wants to know if there is a plan of the number of signs to be impacted by the proposal. Attorney Vaughan stated that the proposal is as to just this one monument sign at the unsignalized entrance on Mishawum Road, and that this was the only sign with a ground mounted lighting system. Motion made and 2nd to return to the regular order of business, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. Motion made and 2nd that the MINOR MODIFICATION be APPROVED, AS AMENDED with the conditions as follows: 1. That the Avalon monument sign located on Mishawum Road shown on the plan submitted with the application entitled “AvalonBay Communities, Avalon Woburn, 236 Mishawum Road, Woburn, MA 01801” dated 10/23/2020 prepared by Maineline Graphics Signs & Design which shall be the plan of record, and 2. Unless otherwise modified herein all other conditions of any prior special permits shall remain in full force and effect, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

PUBLIC HEARINGS:

On the petition by UDR Inwood LLC, c/o UDR, Inc., 1745 Shea Center Drive, Suite 200, Highlands Ranch, Colorado 80129 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, to modify and amend special permit dated April 7, 2005, amended

April 13, 2006, November 9, 2006, March 19, 2007, July 13, 2007, January 25, 2008, December 12, 2013, September 3, 2015 and July 5, 2019 by adding plan entitled “Site Improvements Plan Set, Proposed Cardboard Recycling Area, #1 Inwood Drive, Woburn, MA 01801” dated October 13, 2020 prepared by Allen & Major Associates, Inc. to the Plan of Record at 1 Inwood Drive. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: Ought to pass with the following conditions: 1. A modified copy of the special permit shall be submitted to the city’s Inspectional Services Dept.; 2. The plan of record shall be the version dated November 20, 2020, and; 3. All previous conditions from the special permit dated April 7, 2005, and amended April 13, 2006, November 9, 2006, March 19, 2007, July 13, 2007, January 25, 2008, December 12, 2013, September 3, 2015 and July 5, 2019, are in full force and extended to the plan dated November 20, 2020 by Allen & Major. Motion made and 2nd that the communication be received and made part of the record, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. Appearing for the petitioner was Attorney Joseph R. Tarby, III, Rubin and Rudman, LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 and he stated that the plan entitled “Site Improvements Plan Set, Proposed Cardboard Recycling Area, #1 Inwood Drive, Woburn, MA 01801” prepared by Allen & Major Associates Inc. dated October 13, 2020, revised November 12, 2020, revised November 19, 2020 is the plan of record, that the proposal is for a cardboard recycling center at the development, that a favorable report of the Committee on Special Permits with proposed conditions was received, and that he asks the City Council to vote on the committee report. Motion made and 2nd that the public hearing be opened for public comments, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. PUBLIC COMMENTS: None. Motion made and 2nd that the public hearing be closed, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. PUBLIC HEARING CLOSED. Motion made and 2nd that the SPECIAL PERMIT be GRANTED, AS AMENDED with the conditions as follows: 1. That the three conditions recommended by the Committee on Special Permits be adopted as conditions of the special permit, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

On the petition by Pulte Homes of New England, LLC, 115 Flanders Road, Suite 200, Westborough, Massachusetts 01581 for a special permit with site plan review pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 28, 28.6.1.1., 28.6.2.2, 5.2.1.4, 5.3.2, 5.3.4, 28.8.3 to allow development of residential townhome and multifamily components of the larger master-plan approved redevelopment including 75 townhome dwellings in two and three-unit buildings and 122 multifamily garden-style units in two 36-unit buildings and one 50 unit building with 1. Relief from Section 5.2.1.4 requiring access from lot’s legal street frontage; 2. Relief from Section 5.3.2 for seven (7) foot high fence along street frontage, retaining walls in excess of six (6) feet in height and 48 inch high fall protection fencing on top of walls; 3. Relief from Section 5.3.4 for seven (7) foot high fence along street frontage, retaining walls in excess of six (6) feet in height, 48 inch high fall protection fencing on top of walls and seven (7) foot high fence around recycling area; and 4.

Relief from 28.8.3 for townhome common two-way driveways twenty (20) feet in width, all at portions of Hill Street and 1 Washington Avenue. PUBLIC HEARING OPENED. A communication dated November 25, 2020 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman, LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 and attached thereto was an updated Site Plan entitled “Site Plan for Highland at Vale, Multifamily Community, Technology and Business Mixed Use Overlay District (TBOD), The Vale, Woburn, Massachusetts” dated 04/30/2020, revised 10/28/2020, revised 11/23/2020 prepared by Civil Design Group, LLC. A communication was received from David W. Miller, Winchester Conservation Commission entitled “Comments Regarding The Vale Development”. A report dated November 16, 2020 was received from Janet Carter Bernardo, P.E., Senior Project Manager, Horsley Witten Group, 112 Water Street, 8th Floor, Boston, Massachusetts 02108 entitled “Stormwater Peer Review, The Vale – Master Plan, Highland at Vale, and Delaney at The Vale, Hill Street, Woburn, Massachusetts”. A memorandum dated November 24, 2020 was received from City Engineer John E. Corey, Jr., P.E. as follows:

Subject: Stormwater Peer Review – Highland at The Vale and The Delaney

Janet Bernardo of Horsley Whitten has completed the stormwater peer review for the two projects currently before the City Council for the issuance of a special permit. In a letter dated November 16, 2020, the 10 standards from the Massachusetts Stormwater Handbook were reviewed relative to the work proposed and comments formulated. A copy of the peer review letter has been enclosed.

A virtual meeting was held on November 17, 2020 with the applicants and the peer reviewer to discuss the comments. It was agreed by all parties that the comments could be addressed and that there were no impediments to either project based on the review.

A second virtual meeting was held on November 20, 2020 with the developer and their engineers to discuss the impacts of daylighting Sweet Water Brook on the flood elevation of the Aberjona River below the site. The removal of the dam at the powerhouse penstock will allow the brook to flow unimpeded. Based on the presentation made by the developer’s engineer, there was no storage associated with the impoundment, therefore the removal of the dam will have no adverse impacts on the flood elevation downstream. The hydrographs that were presented indicated that the flood elevation would be unchanged. The benefit to daylighting Sweet Water Brook include reduced flooding in Stoneham during major events as well as potential fish migration along the reach.

Due to the holiday and people taking vacation, there is insufficient time to address the comments and have them reviewed prior to the next City Council meeting. I am more than comfortable recommending that the City Council condition that the comments be addressed prior to the issuance of building permits.

I trust the foregoing suffices for your needs. Should you have any questions, please do not hesitate to contact this office.

A communication dated December 1, 2020 was received from Attorney Arthur P. Kreiger, Anderson Kreiger, 50 Milk Street, 21st Floor, Boston, Massachusetts 02109 entitled “The Vale – City Engineer Memorandum re: Stormwater Peer Review”. Motion made and 2nd that all communication received since the last public hearing be received and made part of the record, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. Motion made by Alderman Tedesco and 2nd by Alderman Mercer-Bruen to reconsider the previous vote, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Abstained, Dillon - Yes; Ferullo - Yes; Gately – Abstained; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. Motion made and 2nd that all communication received since the last public hearing be received and made part of the record, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Abstained, Dillon - Yes; Ferullo - Yes; Gately – Abstained; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. Appearing for the petitioner was Attorney Joseph R. Tarby, III and he stated that since the public hearing held on November 10, 2020 the petitioner has submitted an updated site plan which incorporates all suggestions made since the proceedings started, that the peer review process is still ongoing, that it is hoped that the peer review will be completed within the next ten days, and that the petitioner has no new additional information to report. City Engineer John Corey stated that Environmental Partners reviewed the water and sewer service for the two projects, that there were minor comments which were accepted, that there is no issue with the water and sewer issues, that Weston and Sampson reviewed the hydraulics, that the results of the study showed a sixteen inch main needs to be installed, that when the MWRA completes their work then a new meter 200 can be installed, the MWRA is expected to complete their work by the Fall 2021, that the petitioner could be required to install the new meter within six months of completion of the work by the MWRA, that Horsley Witten address a number of issues on site, that the one foot rise would not have an impact, and that the petitioner is making the necessary changes to conform with the Horsley Witten report. President Higgins stated that a communication was received from the attorney for the town of Winchester and comments from the City Solicitor, and that the Horsley Witten recommendations have to be incorporated into the plan and not just be added as conditions to the special permit. Alderman Mercer-Bruen stated that she would prefer to also add conditions calling out the issue of the sixteen inch water main and the installation of the meter, and that she wants to know who would be responsible for conducting the work on the water main and installation of the meter. City Engineer Corey stated that the work would impact the entire development. Alderman Mercer-Bruen stated that she is not open to the work being completed in phases, that the petitioner will be providing their response to the Horsley Witten comments, and that she does not want the water moving toward the residences in the area. Motion made and 2nd that the public hearing be opened for public comments, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Abstained, Dillon - Yes; Ferullo - Yes; Gately – Abstained; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. PUBLIC COMMENTS: Gerry Lohnes, 15 Garden Street stated that he is a Member of the Woburn Conservation Commission but that he speaking as a resident of the city, that there is no mention in the plans as to how the petitioner will deal with the loss of trees, that he wants to know why or why not some sustainable energy elements cannot be incorporated into the design, that 158 green giant arbor vitae trees are not the kind of trees that should be installed, that petitioner should be planting oak, chicory, maple and white pine to replace what trees are there currently, that arbor vitae provide a good screen and are native to the area but the more

there are of one certain species the more issues develop with pests and insects, and also the arbor vitae trees do not provide a strong habitat or food for wildlife. David Miller, Winchester Conservation Commission stated that two peer reviews have been submitted, that substantial portions of the documents make clear the environmental impact of the project, that the Horsley Witten reports states there are currently 38.6 acres of trees and that there will be 18.6 acres of trees at the conclusion, and that the conversation about stormwater runoff is not an environmental issue but a separate issue. Patrick Herron, Executive Director, Mystic River Watershed Association, P.O. Box 390, Arlington, Massachusetts 02476 stated that from the context of downstream communities to be impacted by water runoff they hope more green is added to the infrastructure to control water runoff. Attorney Austin Anderson, Anderson Kreiger, 50 Milk Street, 21st Floor, Boston, Massachusetts 02109 stated that he represents the town of Winchester, and that they look forward to a revision of the plans to incorporate the Horsley Witten recommendations. Alderman Mercer-Bruen stated that changes will be seen in the next plan set within the next couple of weeks. Helena Munson, 23 Churchill Road, Winchester stated that she looked at the plans submitted today, that the snow storage is shown at the bottom of Sunset Road, that she is concerned about the runoff to her property, and that there must be mitigation of additional water runoff into Winchester. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON DECEMBER 15, 2020, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Abstained, Dillon - Yes; Ferullo - Yes; Gately - Abstained; Mercer-Bruen - Yes; Tedesco - Yes; Higgins - Yes.

On the petition by LCS Woburn LLC, 400 Locust Street, Suite 820, Des Moines, Iowa 50309-2334 for a special permit with site plan review pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 28, 5.2.1.4, 28.6.2.2, 28.6.2.9, 28.3, 28.8.4, 5.3.4, 5.1.57b and 28.11.6 to 1. allow for 103 congregate elderly housing units; 2. allow for an extended care facility (84 assisted living units and 36 memory care units); 3. allow a reduction in number of required parking spaces from 281 to 193; 4. Allow for retaining wall exceeding six (6) feet in height up to ten (10) feet in height; 5. Allow for overnight parking of up to two (2) passenger vans); 6. Allow relief from Section 5.2.1.4 requiring access from lot's legal street frontage; and 7. Approval of all signage as set forth on the plans, all at 2 Hill Street. PUBLIC HEARING OPENED A communication dated November 25, 2020 with attachments was received from Attorney Joseph R. Tarby, III, Rubin and Rudman, LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 and attached thereto was an updated Site Plan entitled "The Delaney at the Vale, Hill Street, Woburn, MA" dated November 24, 2020 prepared by Stantec. A communication was received from David W. Miller, Winchester Conservation Commission entitled "Comments Regarding The Vale Development". A report dated November 16, 2020 was received from Janet Carter Bernardo, P.E., Senior Project Manager, Horsley Witten Group, 112 Water Street, 8th Floor, Boston, Massachusetts 02108 entitled "Stormwater Peer Review, The Vale – Master Plan, Highland at Vale, and Delaney at The Vale, Hill Street, Woburn, Massachusetts". A memorandum dated November 24, 2020 was received from City Engineer John E. Corey, Jr., P.E. as follows:

Subject: Stormwater Peer Review – Highland at The Vale and The Delaney

Janet Bernardo of Horsley Whitten has completed the stormwater peer review for the two projects currently before the City Council for the issuance of a special permit. In a letter dated November 16, 2020, the 10 standards from the Massachusetts Stormwater Handbook were reviewed relative to the work proposed and comments formulated. A copy of the peer review letter has been enclosed.

A virtual meeting was held on November 17, 2020 with the applicants and the peer reviewer to discuss the comments. It was agreed by all parties that the comments could be addressed and that there were no impediments to either project based on the review.

A second virtual meeting was held on November 20, 2020 with the developer and their engineers to discuss the impacts of daylighting Sweet Water Brook on the flood elevation of the Aberjona River below the site. The removal of the dam at the powerhouse penstock will allow the brook to flow unimpeded. Based on the presentation made by the developer's engineer, there was no storage associated with the impoundment, therefore the removal of the dam will have no adverse impacts on the flood elevation downstream. The hydrographs that were presented indicated that the flood elevation would be unchanged. The benefit to daylighting Sweet Water Brook include reduced flooding in Stoneham during major events as well as potential fish migration along the reach.

Due to the holiday and people taking vacation, there is insufficient time to address the comments and have them reviewed prior to the next City Council meeting. I am more than comfortable recommending that the City Council condition that the comments be addressed prior to the issuance of building permits.

I trust the foregoing suffices for your needs. Should you have any questions, please do not hesitate to contact this office.

A communication dated December 1, 2020 was received from Attorney Arthur P. Kreiger, Anderson Kreiger, 50 Milk Street, 21st Floor, Boston, Massachusetts 02109 entitled "The Vale – City Engineer Memorandum re: Stormwater Peer Review". Motion made and 2nd that all communication received since the last public hearing be received and made part of the record, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Abstained, Dillon - Yes; Ferullo - Yes; Gately – Abstained; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. Appearing for the petitioner was Attorney Joseph R. Tarby, III and he stated that a revised plan was filed last week, and that the petitioner has no additional information to add at this time. Motion made and 2nd that the public hearing be opened for public comments, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Abstained, Dillon - Yes; Ferullo - Yes; Gately – Abstained; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. PUBLIC COMMENTS: Gerry Lohnes, 15 Garden Street stated that he is a Member of the Woburn Conservation Commission but that he is speaking as a resident of the city, that the petitioner could add 50% more trees particularly along the perimeter of the property, and that the site lends itself well to potential green roofs or solar panels as the building has a flat roof. Gail Page, 8 Washington Terrace stated that she was not aware of this project until recently, that she would like the project to help with fighting climate change with solar panels and preserving the forest, and that she is concerned about traffic and the impact on the greenway.

Ann Sera, 15 Andrea Circle, Winchester stated that all her concerns about stormwater can be ameliorated if the petitioner will commit to using pervious pavement and infiltration of the roof runoff, and that these were also suggestions of the peer review. Alderman Mercer-Bruen stated that she wants to know if all the material will be ready for review by December 15, 2020. Attorney Tarby stated that he expects all the materials required of the petitioner to be prepared this week and filed with the City Engineer. Alderman Mercer-Bruen stated that there should be a condition that the petitioner abide by requirements of the Conservation Commission. President Higgins stated that the petitioner has to abide by any Conservation Commission conditions or requirements that are under the purview of the Conservation Commission. Alderman Campbell stated that she wants as many mature trees as possible to be preserved for environmental reasons and for design reasons. Attorney Tarby stated that Pulte has agreed to plant trees at least eight feet in height at the time of planting. Alderman Campbell stated that eight foot trees are good but she would like to see some of the forty and fifty foot trees preserved. Alderman Tedesco stated that in past special permits a condition has been added that the petitioner has to abide by Conservation Commission conditions. Helena Munson, 23 Churchill Road, Winchester asked if the City Council had taken a site visit of the property to understand the impact of the proposal on the area. President Higgins stated that generally the City Council does not conduct site visits to avoid Open Meeting Law issues, and that individual Aldermen may have walked the site at various times. Mr. Miller stated that the petitioner has not responded to requests for solar installations. Alderman Tedesco stated that the city cannot require a petitioner to have solar facilities but can request they consider doing so. Alderman Mercer-Bruen stated that Ms. Munson may not be aware that the petitioner provided plans showing what the point of view from Sunset Road will be, that she walked the site during the MEPA process, and that the project will be cleaning up a site with environmental issues. Mr. Lohnes stated that the petitioner is adding 450 trees to the site, and that not all is bad with the proposed project. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON DECEMBER 15, 2020, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Abstained, Dillon - Yes; Ferullo - Yes; Gately – Abstained; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

On the petition by True World Foods Boston LLC, 22 Foodmart Road, Boston, Massachusetts 02118 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, 1. Sections 5.1.42 and 7 to allow for a wholesale establishment, warehouse and distribution center, and 2. Section 5.1.57b to allow for overnight parking of twelve (12) box trucks at 242 Salem Street. PUBLIC HEARING OPENED. A communication dated November 19, 2020 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

Re: Planning Department comments on special permit application for 242 Salem Street/True World Foods Boston LLC

Dear Council:

The Planning Department has reviewed the above-referenced petition which seeks a special permit pursuant to allow for the continued operation of a wholesale establishment, warehouse and distribution center use (pursuant to Sections 5.1[42] and 7 of the Woburn Zoning Ordinances [WZO]) and to allow for overnight parking of twelve (12) box trucks (pursuant to Section 57[b] of the WZO). Although not mentioned in the Petitioner's "Exhibit A," exterior alterations are planned for the proposed parking lot (i.e., new striping and removal of some existing landscaping). Other physical alterations appear to show the installation of a 4' tall loading platform, the removal of some existing stairs and installation of curbing and a concrete pad to replace the stairs, as part of a newly-proposed truck loading dock.

The Petition indicates the filing is subject to Section 7 due to the property's preexisting, non-conforming status as an operating warehouse and distribution use in an Industrial Park (I-P) zoning district. In accordance with Section 7.3, pre-existing non-conforming structures or uses may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the special permit granting authority that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

Planning staff consulted with Building Commissioner Thomas Quinn on this Petition and offers the following collective observations/comments, on site plan last dated November 5, 2020, for the Council's consideration:

General Operations & Zoning Compliance

- Although the applicant references a limited amount manufacturing taking place onsite, it does not include an overall description of the nature of the proposed business. The applicant should seek to clarify the product(s) that are to be produced onsite. Similarly, the hours of business operations have not been noted, along with the anticipated number and size of expected deliveries to/from the site daily. This information should be provided to the Council for the record.
- Although the Petitioner indicates that the subject property is non-conforming with respect to the warehouse and distribution use, the property was in fact granted with such uses resulting from a prior 2013 Special Permit Decision. If the applicant was referring to another non-conformity, it should be so noted for the record.
- It is unclear whether the proposed new truck loading bay complies Section 8.7.2(10) restricting the locations of loading bays to the rear and sides of a structure, with no such bays permitted along the frontage of an abutting roadway. The Petitioner should be required to provide additional site plan detail to the satisfaction of the Building Commissioner ensuring that the proposed loading bay will not be accessed via frontage on any abutting roadway.
- The site plan does not appear to be consistent with the City's GIS records depicting the overnight tandem truck parking area as being sited on the land of an abutting property (#240 Salem Street). Unless the Petitioner can provide verification that this parcel is in fact in the possession of the landowner of #242 Salem Street, a modified site plan with accurate property boundaries must be submitted for the record.

- Planning staff confirmed with project engineer that the site plan does not reflect land takings amounting to approximately 9 sq. ft. in connection with the development of the Salem Street Bridge replacement/widening project. The Council should require that the Petitioner revised the submitted plan incorporating up-to-date survey information.
- Pursuant to Section 11.6(2) restricting parked trucks from being located not less than three hundred (300) feet from any existing residential lot line, the Council should require the Petitioner to provide a calculation of such distance from the area of overnight truck parking to the nearest residential lot.
- True World Foods is reflected on the site plan as the lone tenant of the facility. However, for clarity, the Council should require the Petitioner to verify the total tenancy of the building.
- The proposed amount of landscaped usable open space is proposed to decrease by 685 sq. ft., from 34% to 31%, although it is still in excess of the 30% minimum required in accordance with the Section 6.1 Table of Dimensional Regulations.

Off-Street Parking

- According to the “Off-Street Parking Summary” provided on the engineer-certified plot plan submitted with the application, the existing parking supply serves a 13,268sq. ft. office, manufacturing and warehouse facility. The parking calculation provided, and a manual count of the plot plan confirms, that forty-five (45) parking spaces are proposed onsite via restriping of the parking lot, which is an eighteen (18) space increase compared to the number of spaces currently provided.
- There is no information relative to the dimensions of the vans and trucks to be parked on site overnight. The Council should require the Petitioner to provide this information to ensure that the intended vehicles can be accommodated by the proposed overnight box truck parking spaces (dimensioned as 9’ x 24’). The Council will also be able to use this information to determine if there are any maneuverability concerns within the parking area, especially by emergency vehicles.

Access & Vehicle Mobility

- One of the two main points of access/egress to the site is via an easement over an abutting property. The Petitioner should submit written documentation confirming that all traffic from the 242 Salem Street site (including the new box trucks) will have the legal right to enter and exit the property using the existing point of access over the abutting property at #240 Salem Street.
- The existing onsite traffic patterns restricting the flow of traffic to one-way may present a conflict with opposing trucks attempting to enter the site on the left via the driveway access point. The Council should consider requiring the installation of traffic safety signage that might alert incoming drivers to the one-way traffic arrangement to mitigate such conflict.
- The plan also shows the apparent installation of a small section of curbing and landscaping/snow storage within the easement over #240. The Petitioner should be required to confirm this arrangement is satisfactory to the abutter.

- Although snow storage areas are depicted on the proposed site plan, staff expresses concern with the with the proposed storage of snow in the traffic island adjacent to truck loading bays/truck access/interior driveway intersection. This location could be problematic for sight distances and might obscure the view of incoming drivers trying to use the easement driveway. The Council may consider formally requesting City Engineer Jay Corey to review the proposed snow storage locations to ensure sufficient visual clearance exists for public safety purposes.

Other Design Elements

- The site plan does not appear to indicate the location and method of screening of any outside refuse and/or recycling areas. This information should be added to a modified site plan for the record, particularly given any waste resulting from the proposed manufacturing use.
- In recognition of the parking space restriction for overnight box truck parking, the Council should consider requiring signage to be added to the designated overnight area parking area, with messaging such as “Overnight parking of tandem vehicles only” or similar wording.
- The site plan does not appear to provide any information relative to security lighting for parking facilities used at night (pursuant to Section 8.5.1 of the WZO). If there will in fact be evening/night shifts and/or other evening activity in the parking lot, the Petitioner should be required to identify such on a modified site plan.

If the Council ultimately decides to grant the requested special permit after receiving all desired information, Planning staff recommends imposing the following as conditions of approval:

1. That the site plan (to be potentially further modified/re-submitted, as noted above) be cited in the Special Permit decision as the official Plan of Record;
2. That all truck/tractor trailer deliveries shall only be permitted between the hours of 7:00 am and 7:00 pm, pursuant to the Council’s Special Permit Decision letter (Condition #4) dated February 28, 2013;
3. That the Petitioner be required to file the modified Plan(s) of Record with the Inspectional Services Department as a condition of any Special Permit; and
4. That all other conditions imposed in connection with the Council’s Special Permit Decision letter dated February 28, 2013, remain in full force and effect, to the extent still applicable or unless otherwise modified by the Council’s forthcoming Decision.

Please feel free to contact me if you have any questions regarding these comments.

Respectfully, s/Dan Orr, City Planner/Grant Writer

Appearing for the petitioner was Attorney Joseph R. Tarby, III, Rubin and Rudman, LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 and he stated that the most current use of the property was warehouse and distribution which is a nonconforming use, that the most recent use was for Preferred Meals which has moved to Olympia Avenue, that a special

permit issued to Preferred Foods in 2013 under Section 5.1.42 of the Woburn Zoning Ordinances, that in 2016 UPS sought to occupy a building as a warehouse and distribution use under Section 5.1.42, that at the time the City Solicitor issued an opinion that such a use had to have all three components including wholesale, warehouse and distribution, that UPS was not able to prove a wholesale use and the petition was withdrawn, that the property is located in the I-P zoning district, that the building was constructed in 1994 as a warehouse for Charl's Ice Cream, that the property was part of the J.J. Riley tannery site which was torn down in the late 1980s, that Preferred Meals prepares meals for schools and seniors, that the building is located near the bridge over Salem Street, that the petitioner is a international company with thirty locations, that the petitioner will move from its location in Boston to Woburn, that the petitioner has been in business for forty years and provides fresh and frozen seafood products to business and restaurants, that the petitioner will bring fresh tuna and salmon to the location, filet, box and deliver the product to customers, that the hours of operation are Monday through Friday between 4:00 a.m. and 7:00 p.m., that there is no trucking at 4:00 a.m., that Preferred Meals business operations started at 4:00 a.m., that the petitioner has no plans to operate on Saturday but wants the option to do so between 7:00 a.m. and 4:00 p.m., that there will be five deliveries received each day between 5:00 a.m. and 10:00 a.m., that there will be no deliveries after that time, that the petitioner will pick up the fish at the airport with box trucks and deliver to the site by 7:30 a.m., that the petitioner has ten box trucks and one dumpster truck on site, that the dumpster truck will haul away trash from the site each day or every other day depending upon the need, that excess fish parts will be kept in a cooler and delivered to a pet food company, and that there will be no odors as the product will be kept in a cooler. Tim Williams, Allen & Major Associates, 100 Commerce Way, Woburn stated that the plan being used was prepared in 1994, that there is a 13,000 square foot single story brick building, that the petitioner will up an additional piece of land resulting in a 1.7 acre site, that the State took nine square feet of the land along Salem Street for the bridge project, that 27 parking spaces are required, that the parking spaces do not conform to current zoning requirements, that the petitioner will restripe the parking spaces including the accessible parking spaces, that the box trucks will be parked in the new parcel, that the petitioner will add a loading platform, that 620 square feet of landscaping will be removed to create the loading platform but this will not impact the landscaping requirements which will be met, that snow will be stockpiled on site and removed when necessary, that there are no existing light poles, and that lighting is from wall packs. Attorney Tarby reviewed the Planning Department recommendations and stated that the fileting of tuna and salmon constitutes manufacturing, that the nonconforming use issue has been addressed, that the loading dock is on the side of the building abutting an easement which is not a roadway and therefore complies with zoning requirements, that the tandem truck parking will be on the petitioner's property, that the building is not within three hundred feet of a residential lot, that the petitioner will be the sole tenant of the property, that the proposal complies with the minimum landscaped open space requirement, that off-street parking is required for 25 vehicles plus 12 additional for the trucks for a total of 37 required parking spaces and 45 parking spaces are provided, that the box trucks are 21 feet long by 8 feet wide, that the parking spaces for the trucks are 24 feet long by 9 feet wide, that the petitioner has existing legal rights over the easement, and that the truck patterns are one way travel around the building. Mr. Williams stated that all work is being conducted on the parcel. Attorney Tarby stated that the snow storage is on the site. Mr. Williams stated that dumpsters can be

accommodated on two parking spaces which would reduce parking to 43 parking spaces and still conform with the zoning code parking requirements. President Higgins stated that there should be a note on the plan of the possible dumpster location. Mr. Williams stated that he can update the plan. Attorney Tarby stated that signs can be installed indicating the area for overnight parking of the trucks, and that the lights on site provide adequate lighting of the site and easement area. Alderman Mercer-Bruen stated that she is concerned about rodents although food was already prepared at the location in the recent past, and that she wants a rodent control plan to be filed with the Building Department and the Board of Health with quarterly reports regarding the rodent plan. Attorney Tarby stated that there is no cooking on site. Alderman Mercer-Bruen stated that there is no need for scrubbers if there is no cooking on site. President Higgins stated that this is a regulated industry. Attorney Tarby stated that the dumpster truck is 19 feet long, 7.4 inches wide and a height of 11 feet. Kent Rabring Trabling stated that he is not certain if the size of the dumpster truck is similar to that of trash trucks in the city. Attorney Tarby stated that there will be five deliveries each day between 5:00 a.m. and 10:00 a.m. although most deliveries will be after 7:00 a.m. Alderman Mercer-Bruen stated that she wants to know how the product will be delivered and will there be noise. Mr. Trabling stated that the trucks open to the loading dock, that the product is not off-loaded in the open air, and that the truck is backed up to the building and loading dock door. Alderman Mercer-Bruen stated that she wants a condition that there be no deliveries before 5:00 a.m. Mr. Trabling stated that there is no objection to a condition prohibiting deliveries before 5:00 a.m., and that sometimes deliveries will arrive after 10:00 a.m. if there are poor traffic conditions. Attorney Tarby stated that the petitioner will consult with the Building Department relative to a sign for the company. Alderman Mercer-Bruen stated that she wants the exterior of the property to be maintained. Attorney Tarby stated that there are no plans to change the exterior landscaping. Mr. Trabling stated that the petitioner was located at the Boston Food Market but the property was sold and therefore they want to move to this location. Alderman Tedesco stated that the nonconformity will be eliminated. Attorney Tarby stated that the nonconforming is eliminated because the proposed use meets the requirements of all three uses under Section 5.1.42. Mr. Williams stated that the structure has no nonconformity. Alderman Tedesco stated that he will offer a finding that no nonconformity will exist on the property. Alderman Gately stated that he wants the petitioner's trucks registered in Woburn, and that the refrigeration units will cause noise which must be addressed. Attorney Tarby stated that Preferred Meals has had refrigeration units in the building since 2013. Mr. Trabling stated that the freezer units will remain the same as at present, that the cooler will remain the same, and that the petitioner is not increasing the size of the cooler or freezer. Alderman Mercer-Bruen stated that she has received no complaints about the current refrigeration units. Mr. Williams stated that there will be four employees for manufacturing and 30 to 35 employees total. Alderman Campbell stated that quarterly rodent reports seemed excessive. Alderman Mercer-Bruen stated that the city has required quarterly reports on rodent control in collaboration with the Building Commissioner, and that this requirement has been imposed more often when food is involved. Alderman Campbell stated that she did not want to add an excessive burden on the petitioner. Alderman Tedesco stated that there has been a requirement for a rodent control plan but he does not recall a requirement for quarterly rodent control reports, and that obtaining a quarterly report for one year may be appropriate. Alderman Ferullo stated that there are many truck routes in that area. Attorney Tarby stated that the petitioner's intent is to

maintain the current landscaping, and that the petitioner currently has ten box trucks but plans to have up to twelve box trucks. Motion made and 2nd that the public hearing be opened for public comments, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. PUBLIC COMMENTS: None. Motion made and 2nd that the public hearing be closed, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. PUBLIC HEARING CLOSED. Motion made and 2nd that the SPECIAL PERMIT be GRANTED, AS AMENDED with the conditions as follows: 1. The Petitioner shall construct and improve the Site as substantially described on the Plan of Record which for this project shall be “242 Salem Street” Sheet C-1 Site Layout Plan and Sheet D-1 Details, prepared by Allen & Major Associates, 100 Commerce Way, Woburn, MA 01801 (hereinafter the “Site Plan”) although design adjustments and modifications generally associated with: (i) preparing so-called “working drawings” or (ii) site conditions shall be permitted so long as such changes do not constitute substantial changes from said plans as determined by the Building Commissioner. In the event that the Building Commissioner determines that the building plans filed with the building permit application are not in substantial conformance with the Site Plan, the Petitioner may request a review of said plans by the City Council Special Permits Committee who shall make a final determination. If the Special Permits Committee makes a determination that the proposed plans are not in conformance with the Site Plan, the Petitioner shall be required to file a Special Permit Petition seeking approval to modify the Site Plan.; 2. That a revised plan be submitted to the City Clerk and Office of Inspectional Services prior to the issuance of a building permit showing the proposed location and enclosure for a potential future installation of an exterior dumpster.; 3. All dumpsters shall be enclosed, by means of a fence, wall, or landscaping in compliance with the Woburn Zoning Ordinances.; 4. Hours of operation will be Monday through Friday 4:00 a.m. to 7:00 p.m.; Saturday 7:00 a.m. to 5:00 p.m.; 5. All commercial vehicles parked overnight at the site shall be registered in the City of Woburn. The property shall be limited to twelve (12) box trucks and 1 one (1) dumpster truck.; 6. That all truck/tractor trailer activity shall only be permitted between the hours of 5:00 a.m. – 11:00 a.m. Monday – Friday.; 7. The petitioner shall comply with all truck route restrictions and signage surrounding the property.; 8. That a rodent control plan be submitted to the Office of Inspectional Services and the Board of Health. Quarterly reports should be submitted for a period of one (1) year from issuance of the occupancy permit and submitted to both departments as previously mentioned.; 9. That all signage on property shall comply with Woburn Zoning Ordinances.; 10. The petitioner shall file a snow storage plan with the Office of Inspectional services; 11. That a landscaping plan shall be submitted that shows the area abutting Salem Street in substantial conformance with existing conditions.; 12. That all other conditions imposed with the Council’s Special Permit Decision dated February 23, 2013 shall remain in full force and effect unless otherwise modified herein., and makes the following findings: 1. That the existing nonconformity will cease to exist with the issuance of the special permit; and 2. That the petitioner meets the criteria of the 1985 Woburn Zoning Ordinances, as amended, Section 5.1.42 to include warehouse, wholesale and distribution uses, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

COMMITTEE REPORTS:

PUBLIC SAFETY AND LICENSE:

On the petitions for renewal of First Class Motor Vehicle Sales Licenses by Lawless Inc., 196 Lexington Street; M&L Transit Systems, Inc., 60 Olympia Avenue; and Woburn Foreign Motors, Inc., 394 Washington Street, committee report was received “ought to pass”. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

Presented to the Mayor: December 3, 2020 **s/Scott D. Galvin December 3, 2020**

On the petitions for renewal of Second Class Motor Vehicle Sales Licenses by Kenneth L. O’Connor and Thomas F. Norton dba City Line Motors, 30 Rear Torrice Drive; E&C Auto Brokers, LLC, 505 Main Street; Enterprise Rent-A-Car of Boston, LLC, 248 Mishawum Road; Lawless, Inc., 193 Main Street; Maurice Saba dba Montvale Auto Care, 317 Montvale Avenue; Nicolas Saba dba Montvale Service, 289 Salem Street; Ollie’s Service Center, 310 Main Street; Adamo Rufo dba Route 16 Auto Broker, 280 Salem Street; Thomas Keane dba Woburn Classic Auto Sales, 13 Fowle Street; and Woburn Gas & Service, Inc., 545 Main Street, committee report was received “ought to pass”. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

Presented to the Mayor: December 3, 2020 **s/Scott D. Galvin December 3, 2020**

On the petition for renewal of Third Class Motor Vehicle Sales License by Woburn Truck and Auto, Inc., committee report was received “ought to pass”. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

Presented to the Mayor: December 3, 2020 **s/Scott D. Galvin December 3, 2020**

On the petition for renewal of Livery License by KPS Bhatti Inc., 88 Campbell Street, #1, committee report was received “ought to pass”. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

Presented to the Mayor: December 3, 2020 **s/Scott D. Galvin December 3, 2020**

PERSONNEL:

On the Order appointment of Stephanie E. Collins as a Member of the Woburn Commission on Disability, committee report was received “ought to pass”. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

Presented to the Mayor: December 3, 2020 s/Scott D. Galvin December 3, 2020

CITIZEN’S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated November 16, 2020 was received from Eversource, 247 Station Drive, Westwood, Massachusetts 02090 relative to construction activity for the Woburn to Wakefield Line 345kV transmission line project. Motion made and 2nd that the MATTER be RECEIVED AND PLACED ON FILE, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED That the start time for the City Council Regular Meeting scheduled for December 1, 2020 shall be changed from 7:00 p.m. to 6:00 p.m.

s/President Higgins

Motion made and 2nd that to amend the Order by striking “December 1” and inserting in its place “December 15”, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes Motion made and 2nd that the ORDER be ADOPTED, AS AMENDED, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes.

Motion made and 2nd to ADJOURN, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes, Dillon - Yes; Ferullo - Yes; Gately – Yes; Mercer-Bruen - Yes; Tedesco – Yes; Higgins – Yes. Meeting adjourned at 9:12 p.m.

A TRUE RECORD ATTEST:

William C. Campbell
City Clerk and Clerk of the City Council