

CITY OF WOBURN
AUGUST 10, 2021 – 6:30 P.M.
REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL

Roll Call

Campbell	Ferullo
Concannon	Gately
Demers	Lannan
Dillon	Mercer-Bruen
Tedesco	

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE, all in favor, 9-0.

Motion made and 2nd to suspend the rules and pull from the Committee on Finance the Capital Budget FY 2022, all in favor, 9-0.

ORDERED That the sum of \$3,738,435.00 be and is hereby transferred as so stated from Stabilization Fund Acct# 704059-591600 to Various Capital Projects See Attached Breakdown \$3,738,435.00.

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

s/President Tedesco

Attached breakdown is as follows:

CAPITAL BUDGET FY22

Project Title	Department	FY2022
PFAS Study	Engineering	\$12,000.00
Replace copier/scanner machine	City Clerk	\$6,000.00
Pickleball Courts at Woburn Senior Center	Council on Aging	\$25,000.00
Downtown Safety Project	Engineering	\$350,000.00
ADA Transition Plan	Engineering	\$25,000.00
New Boston Street Land Acq	Engineering	\$1,200,000.00
Storm Water Utility	Engineering	\$40,000.00
Ferullo Field Parking Lot	Engineering	\$86,000.00
Engineering Department Wide-Format Scanner/Printer Replacement	Engineering	\$10,000.00
Engineering Department Copier Equipment Replacement	Engineering	\$9,000.00
Self-Contained Breathing Apparatus	Fire	\$24,000.00
Scott Air Bottles	Fire	\$25,000.00
Turnout Gear	Fire	\$30,000.00
Mechanic Vehicle	Fire	\$60,000.00
Code Books	Inspectional Services	\$6,000.00
City wide Tree planting	Mayor	\$75,000.00
City Climate Change	Mayor	\$55,000.00
F550 Dump Truck	Parks	\$70,000.00
Walker Rotary Motor	Parks	\$18,000.00
Phase II Downtown Wayfinding Signage	Planning	\$15,000.00
VW Grant - City Share	Planning	\$40,000.00
Radio Transmission System	Police	\$41,017.28
AXON Taser X-7 EElectronic Control Device Project	Police	\$36,140.00
Camera Upgrade -(Previous Submission w/updates)	Police	\$29,762.72
Zion Hill Communications Generator	Police	\$47,515.00
Cruiser Replacement	Police	\$250,000.00
Utility Pickup Truck Replacements	Public Works	\$110,000.00
Street Sweeper Replacement	Public Works	\$230,000.00
Backhoe Equipment Replacement ***	Water / Sewer	\$150,000.00
Water vac trailer ***	Water / Sewer	\$140,000.00
Gonsalves Tennis & Basketball Court Resurfacing	Recreation	\$28,000.00
Shamrock Pool	Recreation	\$50,000.00
Repair Power Transformer - Library Field	Recreation	\$10,000.00
Districtwide - Update Raptor System	Schools	\$50,000.00
Districtwide - Updated Security System Software	Schools	\$60,000.00
WMHS Camera Poles	Schools	\$30,000.00
Linscott Sprinkler Heads	Schools	\$40,000.00
Linscott & Reeves - Inspect Sprinkler Heads	Schools	\$15,000.00
WMHS Replace Water Heater	Schools	\$40,000.00
WMHS Repair/Replace 200 Windows	Schools	\$40,000.00
Reeves Replace Leaking Boiler	Schools	\$30,000.00
Reeves Replace 2 Hot Water Heaters	Schools	\$45,000.00
Districwide - Gym Equipment	Schools	\$55,000.00
WMHS Pave Access Road behind Football Field	Schools	\$30,000.00
	TOTAL	\$3,738,435.00
*** Water / Sewer Enterprise Will reimburse Stabilization once certified FC		

Motion made and 2nd to further suspend the rules to allow His Honor Mayor Galvin to speak, as well as any department heads all in favor, 9-0. Mayor Galvin thanked the City Council for taking this item first. He stated that there is \$108 million to be expended over 5 years for Police, Fire, DPW, climate change initiatives, and the schools. Mayor Galvin further stated

the portion the City Council needs to approve is the pay-as-you-go of approximately \$3.7 million, and stated that the department heads were also in attendance if there were any questions. Alderman Gately stated that the Parks Department was getting a cutter. Mayor Galvin stated that the Parks Department was getting a cutter for \$18,000, which is appropriate for the size of the department, and he has been very generous to the department on a yearly basis. Alderman Gately stated the machines do take a beating and that the Mayor did a good job with this capital budget. Mayor Galvin then stated that in addition there is \$450,000 for schools there is another \$600,000 for a feasibility study to look at buildings on long term basis. The money is coming from ESSER funds, from federal government. Upon inquiry from Alderman Mercer-Bruen, the Mayor stated that the plan is the result of prioritized goals/punch lists. Alderman Demers stated that he and the Mayor were tagged on a Facebook post recently, and asked that the City look at accessible playgrounds. Mayor Galvin stated that \$35,000 was being spent to do an updated needs assessment and that the Commission on Disability is looking into this as well. The Mayor further stated that grant funding will supplement. Alderman Dillon stated that the Hurd-Wyman reached out to the Commission on Disability so that new playgrounds hit that. Motion made and 2nd that the ORDER BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: August 12, 2021

s/Scott D. Galvin August 12, 2021

Motion made and 2nd to return to the regular order of business, all in favor, 9-0.

MAYOR'S COMMUNICATIONS:

ORDERED

Be it ordained by the City Council of the City of Woburn that the Mayor be and is hereby authorized to accept on behalf of the City drainage and access easements from Cattle Crossing, LLC as shown on a plan entitled "Drainage and Access easements Plan of Land 88-92 Pearl Street & 1-7 Alan R. Gerrish Drive, Woburn Mass. Scale 1" = 20'" dated June 18, 2021 Benchmark Survey 41 Elm Street Suite 4A Stoneham MA, to be recorded in the Middlesex South Registry of Deeds.

s/President Tedesco
Per Request of the Mayor

Motion made and 2nd that the MATTER BE REFERRED TO THE COMMITTEE ON INFRASTRUCTURE AND PUBLIC LANDS, all in favor, 9-0.

A communication was received from His Honor Mayor Galvin dated August 5, 2021 as follows:

I am submitting to the City Council an Order of Taking pursuant to M.G.L. c.40, §14, c.79, §6 and c.82, to take on the City's behalf, various permanent and temporary easements, and one permanent fee interest, that are necessary for the relocation and replacement of the New Boston Street bridge and adjacent portions of New Boston Street (the "Project"). This Order of Taking and the plans which accompany it represent the culmination of work begun more than a decade ago, to design a project which meets the needs of the City, while minimizing to the extent possible, the impact to abutting property owners.

The importance of this Project cannot be understated. Reconstruction of the New Boston Street bridge will reconnect North and East Woburn, provide alternate travel routes, and enable a connection to the Anderson/Woburn RTC enhancing alternative transportation for commuters. The Project will also support future commercial and economic growth in the area, and provide much needed access to and from existing commercial and industrial properties.

In considering the Order and the appropriation of funds to compensate property owners, it is important for the Council to note the time constraints under which the Order is to be considered and voted on. I have included \$1.2 million in the capital improvements plan to cover the cost of the land takings. As you know, this project is funded by the Federal Highway Administration (FHA) through the Metropolitan Planning Organization's (MPO) Transportation Improvement Program (TIP), which will cost approximately \$25 million when completed. For the City to obtain the funding appropriated for this Project, and for the Project to be advertised for bid prior to the end of the Federal fiscal year, which is September 30, the Order must be recorded no later than September 3, 2021.

Given the above time constraints, the Order must be given a first reading at the Council's August 10, 2021 meeting. As the process for the adoption of the Order also requires compliance with FHA procedure, the Order cannot be adopted until 30 days after Notice of the Taking is given to impacted property owners. That Notice was sent by certified mail on August 2. Therefore, the Order must be adopted on September 1 to meet the September 3 recording deadline. I intend to call a special meeting of the City Council for September 1, 2021 at 6:00 p.m. in order to meet this deadline.

In the interim, the Order may be sent to a committee so that the engineers from VHB, the City Engineer, the City Solicitor and myself may attend to explain the project and answer any questions the Council may have. Of course Council members are free to reach out with any questions prior to any such meeting.

I wish to commend the efforts of City Engineer Jay Corey, and Tracie Lenhardt, Robert Penfield and Joshua Cone-Roddy of VHB for their hard work in designing the Project and their work with MassDOT as well as with all of the property owners; City Solicitor Ellen Callahan Doucette for obtaining appraisals, working with the DEP and EPA to ensure that such agencies were satisfied with the Order to the extent that land subject to environmental

restrictions were impacted, obtaining necessary MBTA approval and for ensuring compliance with all FHA notice requirements, and to Planning Director Tina Cassidy who serves as the City's MPO representative, keeping other board members updated as to the Project's status and any necessary changes, so that this important project remained a priority, thus ensuring the MPO's continued commitment to funding.

I am available to discuss this matter at the Council's request.

Sincerely, s/Scott D. Galvin

Order of Taking

WHEREAS, the City Council of the City of Woburn in the Commonwealth of Massachusetts, on behalf of the City of Woburn and in accordance with M.G.L. c.82, and acts in amendment thereof and in addition thereto, has determined that it is necessary and essential as a matter of public necessity and public welfare to acquire temporary and permanent easements in certain properties abutting New Boston Street in said City of Woburn, for the purpose of the relocation and reconstruction of New Boston Street and the New Boston Street Bridge, and to relocate utilities, install sidewalks, driveways and traffic signals, with associated rights of access therein, and one fee interest to provide access to New Boston Street (the "Project"); and

WHEREAS all other conditions precedent have been complied with;

NOW, THEREFORE, it is Ordered that the City Council of the City of Woburn, duly elected and qualified, acting in compliance with M.G.L. c.79, does hereby take on behalf of the City of Woburn, and for public way purposes, for the benefit of the public to cross and re-cross, pass and repass, as necessary, specifically for the relocation and replacement of the New Boston Street Bridge, the following interests in land, all as shown on a plan entitled "PLAN & PROFILE OF BRIDGE REPLACEMENT PROJECT NEW BOSTON STREET (Bridge No. W-43-017) IN THE/TOWN OF WOBURN MIDDLESEX COUNTY, FEDERAL AID PROJECT NO. TBD drawn by Vanesse, Hangen, Brustlin, (the "Plan") to be recorded herewith and made a part of this taking, with a copy to be filed in the City of Woburn Engineering Department.

Temporary Easements are hereby taken in the parcels of land identified as Parcels TE-1 through TE-26 inclusive as identified on the Plan, consisting of the non-exclusive right to enter upon said land at any time during the effective period of said easements to accomplish the necessary work within said parcels including constructing or reconstructing roadways, sidewalks, walls, driveways and walkways, removal of utility poles, sloping and grading, erosion control and tree protection; and to perform any incidental work necessary or convenient to the Project. Said easements are temporary in nature and shall terminate automatically five (5) years from the date of the recording of this instrument.

Permanent Easements are hereby taken in the parcels of land identified on the Plan as Parcels E-1 through E-10 inclusive, for the construction of the bridge, the construction of roadways, sidewalks and walls, access from the public way, the installation of a headwall and drainpipes, the construction of guardrails, sloping and grading, tree removal, the

reconstruction of driveways, and the perpetual right to pass and repass over the Easement premises, by foot and by motor vehicle, including heavy equipment, from time to time and at all times, in order to repair and maintain such bridge, roadways and sidewalks and for all uses incidental thereto; in D-PUE--1 for drainage pipe and guy wire installation; in D-1 through D-7 inclusive, for drainage, clearing and grubbing and lining of gravel wetland B; in W-1, and W-4 through W-8 for the construction of walls and sloping and grading; in AT-3 and A-4 for access to conduct activities associated with the work; in GR-1 for guardrail installation; and in AT-PUE-1 for relocation of overhead wires and utilities. The Permanent Easements are perpetual unless and until abandoned by the City. One Permanent Easement (E-1) will result in the loss of parking spaces but will also result in the creation of access to and from New Boston Street for the property at 317 New Boston Street. One property interest (T-1) is taken in fee for roadway construction and at the conclusion of the Project, the unused area will be conveyed either in fee or by permanent easement, to the owner of 315 New Boston Street to provide frontage to the newly constructed roadway. Whether the aforementioned fee interest is conveyed in fee or by permanent easement to the Owner of 315 New Boston Street, the City will notify the Owner in writing that it will have obligations under a Grant of Environmental Restriction and Easement which shall also be referenced in the deed in accordance with the Massachusetts Contingency Plan. TE-4 is being taken for various purposes including the provision of temporary access to the property at 315 New Boston Street during construction. The Owners of the aforementioned parcels of land affected by the Permanent Easements shall retain the right to use the land for any and all purposes, provided that such use does not interfere with or impair the City's rights in said Permanent Easements.

Included in this taking are all trees located upon the Permanent and Temporary Easement premises. Excepted from this Order of Taking are all easements for wires, pipes, conduits, poles and appurtenances for the conveyance of water, sewage, gas and electricity and for telecommunications including cable and internet, now lawfully in or upon the Permanent and Temporary Easement premises and the lawful rights of the public to use those parts of the public streets and ways which may be included in the foregoing description. Also excluded from this taking are signs, light poles and flagpoles located on the property at 317 New Boston Street, which shall remain the personal property of the owner of 317 New Boston Street.

In addition to the Permanent and Temporary Easements taken herein, this Order of Taking shall also operate to take on behalf of the City, its employees, designees and assignees, any and all rights, duties, authorities and obligations (the "Rights") of those Owners whose properties are located, in whole or in part, in environmentally restricted areas and which are subject to recorded Notices of Authority and Use Limitations ("NAUL") and/or a Grant of Environmental Restriction and Easement ("GERE"), which are necessary to maintaining the remedy by prohibiting or governing activities to be performed thereon. The Rights required by the NAULs or the GERE and taken hereunder by the City are limited to the areas of the Permanent and Temporary Easements taken and for the duration of said Permanent or Temporary Easement, respectively, and to the area taken in fee for roadway construction (T-1). The individual Owners shall retain responsibility for ensuring compliance with the NAULs and GERE for the remaining portion of their property not subject to or affected by this Order. The City shall have the authority to take any actions and to do all things required by such GERE and NAULs within the Permanent and Temporary

Easement areas including, but not limited to, ensuring compliance with the applicable Work Protocols established therein together with the filing of Work Plans, financial assurance, health and safety plans and completion plans, maintenance, inspection and inspection reports that are necessary both during the performance of the Project, and after the Project is completed, all as set forth in the relevant appendices of the applicable NAUL or GERE, all of which are on record with the Middlesex South Registry of Deeds (“MSRD”) as follows:

0 New Boston Street – the property identified as Lot IC-28 and the GERE recorded (both ways) with the MSRD in Book 67312, Page 430, and on Certificate No. 188268 in Land Registration Book 1071, Page 118. The Project will affect Class B and Class C land as defined by the GERE;

0 New Boston Street – the property identified as Lot IC-32 and the NAUL recorded with the MSRD on Certificate No. 270800 in Land Registration Book 1545, Page 150. The Project will affect Class B land as defined by the NAUL;

225-231 New Boston Street – the properties identified as Lots IC-01 and IC-02 and the NAUL recorded with the MSRD in Book 76211, Page 1. The Project will affect Class C land as defined by the NAUL.

216 New Boston Street – the property identified IC-13 and the NAUL recorded with the MSRD on Certificate No. 142129 in Land Registration Book 840, Page 179. The Project will affect Class B and Class C land as defined by the NAUL.

The City shall ensure that the aforementioned rights, duties, authorities and obligations are made part of any contracts or agreements with MassDOT and any general contractors and sub-contractors who are retained to perform the work required by the Project and shall provide notice thereof, including without limitation notice of when the City’s assumption of such aforementioned rights, duties, authorities and obligations commences and terminates, to the affected Owners, the Massachusetts Department of Environmental Protection and the U.S. Environmental Protection Agency.

Said parcels of land are owned or supposed to be owned and/or formerly owned by the persons, corporations and limited liability corporations identified in Exhibit A attached hereto, and are collectively referred to as the Owners.

For damages sustained by the Owners in their property by reason of the aforesaid takings, and in accordance with the provisions of M.G.L. c.79, §6, as amended, awards are made.

EXHIBIT A

Record Owner: Industriplex Woburn LLC
 Property Address: 0 New Boston Street, Woburn, MA
 Title Reference: MSRD Book 72060, Page 552

Interests Taken:			Damages:
Parcel 1	AT-4	2,547 s.f.	\$ 8,500.00
	D-6	16,423 s.f.	54,600.00
	TE-22	538 s.f.	600.00
	TE-23	300 s.f.	300.00
Parcel 2	T-1 (In fee)	4,936 s.f.	\$17,300.00
	E-4	17,745 s.f.	59,000.00
	AT-3	3,529 s.f.	11,700.00
	TE-6	3,624 s.f.	4,100.00

Total: \$156,100.00

*Grant of Environmental Restriction and Easement for Lot IC-28 and the GERE recorded (both ways) with the MSRD in Book 67312, Page 430, and on Certificate No. 188268 in Land Registration Book 1071, Page 118. Notice of Use and Activity Limitation for Lot IC-32 recorded with the MSRD in Land Registration Book 1545, Page 150 on Certificate No. 270800

Record Owner: P.X. Realty Trust
Property Address: 216 New Boston Street, Woburn, MA
Title Reference: MSRD – Registered Land
LC Book 840, Page 179 – Certificate No. 142129

Interests Taken:		Damages:
E-8	4,478 s.f.	\$14,000.00
D-3	648 s.f.	2,000.00
D-7	150 s.f.	500.00
TE-10	6,097 s.f.	5,100.00

Total: \$21,600.00

*Notice of Activity and Use Limitation for Lot IC-13 recorded on Certificate No. 142129 in Land Registration Book 840, Page 179.

Record Owners: 225-231 New Boston Street, LLC (Units 225, 227 and 229)
New Boston Series Realty Trust (Unit 231)
Property Address: 225-231 New Boston Street, Woburn, MA
Title References: Units 225, 227 and 229 – MSRD Land Reg. Book 1364, Page 97 -
Certificate No. 243456
Unit 231 – MSRD Book 54360, Page 50

Interests Taken:		Damages:
TE-13	6,540 s.f.	Units 225, 227 and 229 (75% interest) \$22,425.00
		Unit 231 (25% interest) 7,475.00

Total: \$29,900.00

*Notice of Activity and Use Limitation for Lots IC-01 and IC-02 recorded with the MSRD in Book 76211, Page 1.

Record Owner: New England Resins & Pigments Corporation
Property Address: 316 New Boston Street, Woburn, MA
Title Reference: MSRD Book 13367, Page 589

Interests Taken:		Damages:
E-7	26,843 s.f.	\$106,300.00
GR-1	324 s.f.	1,300.00
TE-9	55,347 s.f.	86,400.00

TE-15	249 s.f.	300.00
TE-26	10,200 s.f.	10,800.00

Total: \$205,100.00

Record Owner: 315 NB Vale, LLC
Property Address: 315 New Boston Street, Woburn, MA
Title Reference: MSRD Book 49410, Page 257

Interests Taken:			Damages:
	E-3	6,085 s.f.	\$ 64,400.00
	TE-5	15,934 s.f.	65,000.00

Total: \$129,400.00

Record Owner: 317 New Boston Street Development LLC
Property Address: 317 New Boston Street, Woburn, MA
Title Reference: MSRD Book 67884, Page 219

Interests Taken:			Damages:
	E-2	2,847 s.f.	\$ 69,700.00
	TE-4	21,332 s.f.	139,200.00

Total: \$208,900.00

Damages:
Record Owner: Tabby Associates, LLC
Property Address: 319 New Boston Street, Woburn, MA
Title Reference: MSRD Book 30838, Page 602

Interests Taken:			Damages:
	E-1	8,440 s.f.	\$149,100.00
	TE-3	807 s.f.	43,500.00

Total: \$192,600.00

Record Owner: New Boston Street Associates, LLC
Property Address: 323 New Boston Street, Woburn, MA
Title Reference: MSRD Book 30830, Page 598

Interests Taken:			Damages:
	E-10	326 s.f.	\$ 8,700.00
	TE-2	8,096 s.f.	40,000.00

Total: \$48,700.00

Record Owner: New Boston 324 Limited Partnership
Property Address: 324 New Boston Street, Woburn, MA
Title Reference: L.C. Book 1197, Page 99 – Certificate No. 213449

Interests Taken:		Damages:	
	E-5	4,204 s.f.	\$ 37,100.00
	D-PUE-1	50 s.f.	400.00
	D-1	13,051 s.f.	115,300.00
	TE-12	4,372 s.f.	10,300.00
	TE-16	1,319 s.f.	3,100.00
	TE-19	1,270 s.f.	3,000.00
Total:			\$169,200.00

Motion made and 2nd that the MATTER BE LAID ON THE TABLE, all in favor, 9-0. Upon inquiry from President Tedesco, the City Clerk stated that there would be a special meeting on September 1, 2021, in order to have this item approved in time.

NEW PETITIONS:

North Suburban YMCA, 137 Lexington Street, Woburn, MA 01801 for special event permit for Annual 5K Road Race road race at Horn Pond and area streets on October 24, 2021. Motion made and 2nd that the SPECIAL EVENT PERMIT BE GRANTED, all in favor, 9-0.
Presented to the Mayor: August 12, 2021 **s/Scott D. Galvin August 12, 2021**

New England Orienteering Club, Inc. for special event permit for Map and Compass Sport Orienteering event at Horn Pond on August 29, 2021. Motion made and 2nd that the SPECIAL EVENT PERMIT BE GRANTED, all in favor, 9-0.
Presented to the Mayor: August 12, 2021 **s/Scott D. Galvin August 12, 2021**

Motion made and 2nd to take the next four items collectively and refer them to public hearings, all in favor, 9-0.

Murphy’s Waste Oil Services, Inc. for a new flammable license, for 5,000 gallons of Class II Windshield Washer Fluid, 125,000 gallons of Class IIIB Waste Oil, 300 cubic feet of propane, and 260 cubic feet of 5% Methane/Balance Argon Gas, at 252 Salem Street. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 9-0.

King of Cool Inc. for a special permit to operate a full service restaurant with hours of operation until 12:30 a.m., Monday through Saturday, and 12:00 a.m. on Sundays, under Section 5.1, Note 16 of the 1985 Woburn Zoning Ordinances, as amended, at 1 Rainin Road. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 9-0.

Toll Brothers to amend a prior special permit dated June 6, 2017, under Section 23.4.2 the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. Remove the requirement under Section 8 of the decision requiring installation of two islands on Mishawum Road as shown on *Offsite Landscape Plan, Sheet C-6B*; 2. Require the petitioner to expend funds equal to the cost the cost of above, to make other improvements related to the project as determined by the City Engineer or to deposit that amount with the City to install the islands; 3. Change the designation of “Retail” use for 3,180 square feet on the first floor to “Restaurant or Retail” at 120 Commerce Way. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 9-0.

Petition by 304 Cambridge Road LLC, 304 Cambridge Road, Woburn, Massachusetts, to amend Section 5 Notes to Table of Use Regulations and Section 5.1 Table of Use Regulations, Note 26 of the 1985 City of Woburn Zoning Ordinance, as amended. A communication dated August 4, 2021 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 with the following Exhibit A:

EXHIBIT A

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOBURN that the 1985 City of Woburn Zoning Ordinance, as amended, be further amended as follows:

1. Amend Section 5 Notes to Section 5.1 Table of Use Regulations Note 26.1.a. as follows:

26.1.a. Add the following new sentence after “area”:
“Notwithstanding the foregoing a Restaurant, Full Service located in such an office building shall be allowed to operate outdoors and adjacent to such Restaurant, Full Service.

Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 9-0. Motion to forward this matter to the City Solicitor for comment, all in favor, 9-0.

A communication dated August 4, 2021 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Request for Minor Modification to Landowner’s Decision and Notice of Special Permit/Woburn Foreign Motors, 394R Washington Street, Woburn, Massachusetts and Landowner’s Decision and Notice of Special Permit/394 Washington Street Realty Trust, 394R Washington Street, Woburn, MA (jointly, the “Decision”)

Dear Lindsay:

Please be advised that I represent Woburn Foreign Motors in connection with the above-referenced matter. On behalf of my client I respectfully request that the Site Plan of record referenced in the Decision be replaced with the plan filed with this request entitled “Layout & Materials Plan” consisting of Sheet C-2A and Sheet C-2B, both Sheets are dated August 7, 2014, revised May 1, 2015; revised May 22, 2015; revised July 21, 2015; revised December 22, 2015; revised January 13, 2016; revised February 1, 2016; revised May 12, 2016; revised April 26, 2018; revised June 11, 2018; revised June 15, 2018; revised August 4, 2021 (the “Revised Plan”).

I have included herewith ten (10) half size copies and one (1) full size copy of the Revised Plan, along with correspondence from Allen & Major Associates Inc. dated August 4, 2021 outlining the list of minor revisions to the plan.

Section 11.12 of the 1985 City of Woburn Zoning Ordinance entitled Modification of Special Permits defines a “Minor Modification” as follows:

A Minor Modification is one which will result in insignificant changes to the project. The following changes are examples of revisions that may be deemed to be

Minor Modifications by the SPGA for purposes of this section (this list is not intended to be inclusive):

1. Minor adjustments in the location of buildings.
2. Minor adjustments to parking, landscaping or other site details that do not affect the overall buildout of the site;
3. Reductions of less than five percent (5%) in the amount of landscaped usable open space.
4. Minor adjustments that do not affect the number of housing units;
5. Minor adjustments that do not materially affect any housing units set aside as affordable housing units.
6. Minor adjustments to interior building floor plans that do not increase the number of required parking spaces.
7. Minor adjustments to approved façade plans and building elevations.
8. Minor adjustments to underground utility infrastructure.

The revisions shown on the Revised Plan are minor adjustments to site details that do not affect the overall buildout of the site.

On behalf of my client I respectfully request that the City Council approve the revisions to the Revised Plan as a minor modification. If you need any additional information please contact me. Thank you.

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

Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 9-0. Motion made and 2nd to suspend the rules to allow Attorney Tarby to speak, all in favor, 9-0. Appearing for the petitioner, Attorney Joseph R.

Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 stated he included a summary of changes, such elimination of internal car wash, reconfiguration of parking stalls, elimination of 56 interior storage spaces for new vehicles, and exterior improvements to the exterior of the back of the building. Attorney Tarby stated that until the special permit was modified, the Building Inspector would not issue a final occupancy permit. Attorney Tarby then offered to show the plan on the screen. Upon inquiry from Alderman Mercer-Bruen, Attorney Tarby stated the modifications are consistent with what is currently there. Alderman Gately stated this was a good business, clean, and that he had no problems with such a request and will support it.

Motion made and 2nd to return to the regular order of business, all in favor, 9-0. Motion made and 2nd that the MINOR MODIFICATION BE granted and that all previous conditions remain in full force and effect unless otherwise modified herein, all in favor, 9-0.

PUBLIC HEARINGS:

On the petition by ND Properties LLC, 264 Salem Street, Medford, Massachusetts 02155, to amend the 1985 City of Woburn Zoning Ordinance, as amended, be further amended as follows: amend Section 25 UPPER MAIN STREET OVERLAY (UMS) DISTRICT as follows: 1. Section 25F.3 shall be amended by deleting “fifty-seven (57)” on the last line of the paragraph and replacing with “twenty (20) units per acre.” PUBLIC HEARING OPENED: A communication dated August 5, 2021 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

RE: PETITION TO AMEND THE UPPER MAIN STREET OVERLAY
DISTRICT, 1071 MAIN STREET, WOBURN, MA

The purpose of this memorandum is to provide you with a detailed history of the above property, as well as all permitting to date prior to the public hearing scheduled for August 10, 2021. In addition, we have set forth a summary of the environmental status of the property.

A. ZONING AMENDMENT

The Petition that was filed with the City Council is a request to modify the Upper Main Street Overlay District.

The Petition:

- Is not a Special Permit Petition seeking approval of a specific residential development;
- The proposed Amendment would only apply to the Overlay District and NOT to other zoning districts in the City of Woburn.

When preparing this Amendment we were aware of the fact that when the City Council established the maximum density in 2018 that it excluded overlay districts including the UMS District. However, there is no language in the Zoning Ordinance that would restrict the proposed amendment to insert 20 units per acre or 89 units in place of 57 units.

B. HISTORY

In 1992 former Ward 6 Alderman Richard Corsetti termed the Property at 1071 Main Street “the worst looking piece of property along Main Street from the Winchester line to the Wilmington line.” At that time Alderman Corsetti received a petition from abutters in the area requesting that the Property be cleaned up.

In 1999, former Ward 6 Alderman Hank Galante filed a rezoning amendment requesting that the Property at 1071 Main Street consisting of approximately 4.92 acres be rezoned from R-2 to R-3. The rezoning amendment was unanimously approved by both the Planning Board and City Council in two consecutive weeks.

The adoption of the zoning amendment would have allowed Scott Seaver (who had the property under agreement) to proceed forward to file an application for a Special Permit with the City Council seeking approval of 68 townhouse units which was allowed under the R-3 Zoning District. However, Anthony Santullo, who owned the property across the street, appealed the approval of the zoning amendment to the Massachusetts Land Court and subsequently to the Massachusetts Appeals Court. The City of Woburn was successful in defending its rezoning of the Property. However, during the appeal process, the Zoning Ordinance was changed. Prior to the appeal Mr. Seaver would have been able to construct 68 townhouse units. The amended Zoning Ordinance only allowed for 41 units.

Mr. Seaver filed a Variance Petition in 2004 with the Board of Appeals and with the strong support of former Ward 6 Alderman John Cieriello and the neighbors in the area, the Board of Appeals unanimously granted variance to Mr. Seaver to allow for 57 residential units. Mr. Santullo subsequently appealed the Board of Appeals’ Decision and prior to the trial date, the matter was settled with Mr. Santullo and the appeal was dismissed. On April 21, 2009, the Board of Appeals issued an Amended and Restated Decision.

Unlike Special Permit Decisions that are valid for two years and can be extended every two years, a Variance Decision is valid for one year and subject to one six month extension. A Board of Appeals is allowed, by statute, to grant only one six month extension. On February 17, 2010, the Board of Appeals granted a six month extension effective April 21, 2010 to October 21, 2010.

Given the then current economic conditions as well as environmental issues on the Property, Mr. Seaver was not in a position to file for a Special Permit prior to the expiration of the Board of Appeals’ Decision on October 21, 2010.

After several meetings with Ward 6 Alderman Raymond as well as a meeting with the neighbors held on March 25, 2010 at the Thompson Library, the proposed Upper Main Street

Overlay District was filed by Alderman Raymond which allowed for the proposed development to proceed as planned with 57 units. Mr. Seaver subsequently filed a Special Permit Petition proposing to construct 57 units in a one (1) four (4) story building with surface parking and garages. On January 9, 2014 the City Council unanimously approved a Special Permit allowing for 57 units. That permit expired on January 9, 2016.

C. USE OF THE PROPERTY

1071 Main Street is a 4.45-acre property that has a long history of commercial and industrial usage dating back to the 1920s. Historically, the Property was used for various commercial and industrial activities, including leather tanning, auto repair, and various warehouse/storage, construction and rubbish storage and disposal operations.

The Property is located in a primarily suburban residential area, and today it is largely undeveloped and currently contains several mixed soil and debris stockpiles. Environmental assessments starting in 2004 identified several contaminants of concern in soil, with the primary contaminants of concern being polychlorinated biphenyls (PCBs). Since 2004, there has been limited remedial work performed at the Property, but both MassDEP and EPA have been involved in assessing and securing the Property to prevent migration of contaminants off the Property.

The Applicant is planning to acquire the Property and is proposing to redevelop it by constructing an approximately 24,600 square foot apartment building along with a 1,200-sf clubhouse building, paved parking and landscaped areas.

Working with the environmental consulting firm, Weston & Sampson, the Applicant is planning to perform a remediation of the Property in connection with its redevelopment plan. The proposed remediation, which is subject to review by MassDEP and EPA, will include the excavation and off-site transportation and disposal of certain contaminated soils, while some soils will be re-used on-site as part of the redevelopment. The cost estimate for the remediation work is currently assessed in the range of \$4.5 to \$5.3 million. The Applicant will incur this cost.

D. ENVIRONMENTAL SUMMARY

1. The Property has a history of commercial and industrial uses since the early 20th century, including tannery operations, autobody/engine repair center, construction, waste transport and rubbish transfer station. Currently, the Property is surrounded by a chain-link fence, with two locked gates. The surface is unpaved except for two entrances off Main Street. The Property is generally flat, with an excavated area in the center approximately three feet deep. Twenty-nine stockpiles of soil labelled #1 through #29 by the MassDEP were located on the Property as of July 2020. In August 2020, the EPA arranged for and executed the removal of the stockpile with the highest concentration of contamination, identified as #9, and disposed of it at an EPA-approved disposal facility. This work was performed consistent with EPA's Action Memorandum. Currently, 28 stockpiles remain on the Property which consist

of various materials, including soil piles; imported fill and imported crushed stone; building demolition debris; and wood brush.

2. Starting in 2004, several site investigations and some limited cleanup activities were performed at the Site. In 2018, MassDEP performed some assessment and sampling and found elevated levels of polychlorinated biphenyls (“PCBs”) in surface soils and some drums and containers of Waste Material. On April 8, 2019, MassDEP requested EPA’s assistance to address contaminated soil, stockpiles and containerized Waste Materials at the Site.
3. In May 2019, EPA performed a preliminary assessment and site investigation and found elevated levels of PCBs and metals (arsenic, lead and chromium) in the soil stockpiles. On October 21, 2019, EPA issued an Action Memorandum for a removal action at the Site which included, inter alia, excavation and off-site disposal of Waste Materials, including PCB-contaminated soils located at stockpile #9, and the stabilization of stockpiles #3 through #8 by applying a spray-on encapsulant material to prevent soil erosion on the Property and dust migration off the Property. The encapsulant EPA used for this removal action is a non-toxic, biodegradable liquid concentrate that is added to water and is applied using a fire hose. The encapsulant dries clear to form a crust on the surface of the piles that will prevent dust migration and soil erosion for up to 6 months from the initial application.
4. In January 2020, before EPA started its removal action, ND Properties represented to EPA and MassDEP that it was interested in purchasing the Property from the Ben-Val Realty Trust, that it planned to build an apartment building on the Property, and that it intended to perform environmental cleanup activities at the Property in compliance with State and Federal regulations. In order to allow for more time for ND Properties to negotiate the terms of a purchase and sales agreement, on April 28, 2020, MassDEP and its contractor again returned to the Site and applied a second application of a spray-on encapsulant material to the large soil and debris piles on the Property.
5. In August and September 2020, EPA performed certain of the removal activities described in the Action Memorandum for the Property, including removing and disposing of stockpile #9 and temporarily stabilizing the stockpiles on the Property by applying another application of encapsulant. Upon taking title to the Property, additional removal activities of Waste Materials are expected to be performed by ND Properties under MassDEP oversight and approval.

E. SUMMARY

While the Applicant’s proposal may call for some additional density it is conceived to be sufficiently profitable to offset the risk and cost of the complex remediation to achieve a Permanent Solution on the Property and permits the performance of the remediation work in a viable market driven manner.

If you need any further information or have any questions, please contact me at 781-897-4980 or at jtaby@rubinrudman.com. Thank you.

Motion made and 2nd that the communication be received and made part of the permanent record, all in favor, 9-0. President Tedesco stated they City Council had not received a recommendation from the Planning Board. The City Clerk read into the record a can update from the Planning Director stating that the Planning Board has completed its public hearing on this petition and I will be filing its letter of recommendation to you by the end of this week. Appearing for the petitioner, Attorney Joseph Tarby stated with him he had the proposed purchasers of the property, Dennis Clear and Nelson Olivera, and Attorney Peter Durning of Mackie, Shea & Durning, an environmental attorney who has worked on this site for years. He will provide more detail in committee. Attorney Tarby stated he filed the memo with the City Council, in order for them to better understand the history of 1071 Main Street. Attorney Tarby stated he filed the memo with the City Council, in order for them to better understand the history of 1071 Main Street. Attorney then read his communication dated August 5, 2021, "B. History":

In 1992 former Ward 6 Alderman Richard Corsetti termed the Property at 1071 Main Street "the worst looking piece of property along Main Street from the Winchester line to the Wilmington line." At that time Alderman Corsetti received a petition from abutters in the area requesting that the Property be cleaned up.

In 1999, former Ward 6 Alderman Hank Galante filed a rezoning amendment requesting that the Property at 1071 Main Street consisting of approximately 4.92 acres be rezoned from R-2 to R-3. The rezoning amendment was unanimously approved by both the Planning Board and City Council in two consecutive weeks.

The adoption of the zoning amendment would have allowed Scott Seaver (who had the property under agreement) to proceed forward to file an application for a Special Permit with the City Council seeking approval of 68 townhouse units which was allowed under the R-3 Zoning District. However, Anthony Santullo, who owned the property across the street, appealed the approval of the zoning amendment to the Massachusetts Land Court and subsequently to the Massachusetts Appeals Court. The City of Woburn was successful in defending its rezoning of the Property. However, during the appeal process, the Zoning Ordinance was changed. Prior to the appeal Mr. Seaver would have been able to construct 68 townhouse units. The amended Zoning Ordinance only allowed for 41 units.

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Given the then current economic conditions as well as environmental issues on the Property, Mr. Seaver was not in a position to file for a Special Permit prior to the expiration of the Board of Appeals' Decision on October 21, 2010.

After several meetings with Ward 6 Alderman Raymond as well as a meeting with the neighbors held on March 25, 2010 at the Thompson Library, the proposed Upper Main Street Overlay District was filed by Alderman Raymond which allowed for the proposed development to proceed as planned with 57 units. Mr. Seaver subsequently filed a Special Permit Petition proposing to construct 57 units in a one (1) four (4) story building with surface parking and garages. On January 9, 2014 the City Council unanimously approved a Special Permit allowing for 57 units. That permit expired on January 9, 2016.

Attorney Tarby then continued to describe the property, primarily in a suburban residential area, and contains stock piles of hazardous conditions. As result of property, Mr. Seaver ended the relationship. ND Properties is proposing 107,000 sq. ft. apartment building, four story of residential and 1 story of parking, 13.33% ground coverage, by comparison the 2013 approval had 11.56% before and 90,000 square feet.

Next, Attorney Peter Durning, from Mackie, Shea & Durning, with offices at 20 Park Plaza, Boston, gave the environmental status update. Attorney Durning stated that the in October 2019, the EPA wrote an Action Memo that there is active remediation at 1071 Main Street to get land and extensive on 1073 Main Street; there has been \$1.2 million activity from EPA; only to secure certain exposed stock piles, to stabilized the stock piles. The cost of the cleanup is \$4.3 to \$5.1 million. This needs to be done before the actual construction begins. Between the EPA and DEP, they agreed that ND Properties would do the cleanup on the property because debt services did not want to do it unless the developer knows can have a beneficial project on site.

Upon inquiry from Alderman Concannon, Attorney Durning stated the EPA Kim Teazer has reviewed and oversight of the plan, she is aware and Weston and Sampson has had ongoing communication with EPA and DEP. Further, Attorney Durning stated that the EPA has stated that the EPA has no funds to do the cleanup. The purchase and sale agreement on the property has not closed yet, but ND Properties has been funding some of the work the State has done on the site. Alderman Concannon stated, the City Council needs to make a determination if this project is necessary to allow the cleanup. Attorney Durning then stated he wanted to correct his earlier statement, that the cost to cleanup is \$4.5 to \$5.3 million and that it has been shared that it is the preference that private parties are encouraged to do the cleanup of such sites. Alderman Gately discussed the history of the land, and that the owners were told not to play around with it, and did it anyway. He also inquired as to whether this site should be considered a brownfield. Attorney Durning stated this could be considered a brownfield, but it is not so significant in size and scope to fall under federal superfund cleanup. The federal government is reluctant to do so. Alderman Gately stated the people who owned that land knew what was going on up there and the government picked up the tab, and new owners can come in with all kinds of apartments up there. Attorney Durning stated the EPA also negotiated with the seller, and that both the EPA and DEP has placed liens on the property for certain amounts to satisfy the money that the EPA and DEP has spent so far on the site. These liens are recorded, and the EPA and DEP entered into an

agreement with the trust to payout contractors, as well as the EPA and DEP. Alderman Dillon stated there are two options: 1. Developers do the work or 2. Wait for the EPA to clean it up. Attorney Durning stated that the EPA is expressly not cleaning up the site beyond securing the site and piles, and that he does not see the EPA coming in to clean up. Upon inquiry from Alderman Campbell, Attorney Tarby stated they are proposing 89 units. Upon inquiry from Alderman Mercer-Bruen, Attorney Tarby state that there is no immediate safety risk, the work at 1073 Main Street was necessary and is contained and not traveling. However, the PCP is still staying in the soil.

Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: Michael Raymond, 10 North Maple Street, Chairman of the Woburn Neighborhood Association, stated he was a direct abutter and urged the City Council to consider the proposal carefully. Mr. Raymond further stated he was against the increase from 27 to 57 units per acre. Mr. Raymond stated that the original intent was so clean up the eyesore, and after three (3) years of negotiation the Upper Main Street (“UMS”) Overlay District was created. Mr. Raymond said the neighborhood is being suffocated with the 168 unit Ledges Project, and 10 years ago the UMS Overlay District was the only option to get the project cleaned up. Mr. Raymond further stated that the city fought for the New Boston Street Bridge, but its purpose is being defeated by all the new units in Ward 5 and Ward 6. Mr. Raymond stated prior to addition to Section 5.2.1.5, the Planning Director, Alderman Anderson, and the City Solicitor met on April 6, 2018 and April 12, 2018 that it would not apply to UMS. He further presented a report. Motion made and 2nd to accept the reference material and made part of the permanent record, all in favor, 9-0. Mr. Raymond continued and made reference to page 13 and page 16 in his handout showing pictures of 1071 and 1073 Main Street. In June 2020 EPA Update last item in the folder, said the property was almost completed. Mr. Raymond stated he received an email from President Tedesco, the building size in question, memo stated he had 89 units and underground garage, originally 79,400 sq. ft. with 57 units no underground garage. Underground garage adds another floor to building. Building is down in valley, mountain to right, the mountain is 80 feet high, 42-foot building is below; however, if 70 foot, the building will lose line of site. With respect to brownfields, Mr. Raymond stated when proposed in 1999, the government did surveys and Massachusetts had 1,250 sites – of 5 sites were located in Woburn – 1 was 1071 Main Street. He continued to state this is a bad property and that in the last couple of years there has been a link between the EPA and the residents through the Woburn Neighborhood Association. Another concern that Mr. Raymond had was with the threshold of affordable housing moving from 10% to 15% on any new project which is very important because he is concerned this could be another 40B Project. Deborah Parlee, 4 Wheeling Street, stated she submitted a letter to the Planning Board and that she was concerned with the 20 units per acre seems broad since everything is built out. She further stated that there was 36 modest units at Middlesex Commons and that is only 14 units per acre. Ms. Parlee stated nothing further north was over three stories. She further stated that the Newbridge Development at 855 Main Street has 91 unites on 6 acres, which were bigger units. She stated less new units would mean a lot because they are living with a quarry. If there are asking for an extra 30 units, 10 units should cover the cost of the cleanup with today’s market rates. Finally, Dianne Autenzio, 23 Milan Ave, stated it is too much on schools, and concerned with Altavesta and the Kennedy too many apartments.

Attorney Tarby then stated that the building is 52 ft. 6 in., which is a little below or even with Main Street, and is consistent with the Seaver build. Attorney Durning then referred back to Alderman Concannon's question, stated that because of the presence of PCP, any workplan would have to be approved by the EPA. Though the EPA is not stamping the valuation, it does have oversight of the work. Alderman Mercer-Bruen stated she wanted to clarify the unfortunate 40B Ledges Project, and that the project started out as single family homes, this was rejected by the City, then there was 12 years of fighting it out and over \$1 million spent, and lost. She further stated that the city may be at stock now, but that it is a moving target, and the city needs to be vigilant since the law is not on the city side. She stated she was not sure if the city was at 10.5%. President Tedesco stated that the City Council still has not received the Planning Board recommendation. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON September 7, 2021, and that the MATTER BE REFERRED TO THE COMMITTEE ON ORDINANCE, CHARTER AND RULES, all in favor, 9-0.

On the petition by 120 Commerce Apartments, LLC, 1140 Virginia Drive, Fort Washington, Pennsylvania 19034, for a new Inflammable License to allow 13,000 gallons of gasoline in vehicle tanks parked in parking garage at 120 Commerce Way. PUBLIC HEARING OPENED: Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner was Attorney Mark J. Salvati, Attorney at Law, 57 Arlington Road, Woburn, Massachusetts 01801 stated that he was the figure head to answer any questions. Upon inquiry from Alderman Gately, it was determined that no propane was on site. Alderman Mercer-Bruen, stated she had no issue as long as the fire department signed off on it. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd to close the public hearing, all in favor, 9-0. Motion made and 2nd to GRANT THE FLAMMABLE LICENSE, all in favor, 9-0.

Presented to the Mayor: August 12, 2021

s/Scott D. Galvin August 12, 2021

On the intention of the City Council to lay out the reconstructed and widened Hill Street as a public way in the City of Woburn as shown on a plan of land entitled "Hill Street Plan and Profile", dated June 3, 2021 and prepared by Stantec Planning and Landscape Architecture P.C., 226 Causeway Street, Boston, MA 02114. PUBLIC HEARING OPENED: Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 9-0. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 stated the process that was taking place. He further stated that filed with Planning Board on October 27, 2020 with no objections or concerns and made several suggestions that followed up on. On

November 23, 2020 and on April 26, 2021, he presented the plan, dated September 16, 2020, revised April 22, 2021 revised June 3, 2021, to the Committee on Infrastructure and Public Lands, recommended it “back for action” with the following condition: “That a temporary strobe pedestrian/bicycle crossing light shall be installed at the intersection of Hill Street and the pedestrian/bicycle path during the construction phase of the project, and that a permanent pedestrian/bicycle crossing light shall be installed at the intersection of Hill Street and the pedestrian/bicycle path upon completion of construction or occupancy of the first building, whichever comes first.” The next step was to hold a public hearing to notify the four property owners. Motion made and 2nd to close the public hearing, all in favor, 9-0. Motion made and 2nd to adopt the plan of record June 3, 2021 and accept Hill Street as a public with the following condition: That a temporary strobe pedestrian/bicycle crossing light shall be installed at the intersection of Hill Street and the pedestrian/bicycle path during the construction phase of the project, and that a permanent pedestrian/bicycle crossing light shall be installed at the intersection of Hill Street and the pedestrian/bicycle path upon completion of construction or occupancy of the first building, whichever comes first, all in favor, 9-0.

On the petition by Lightning Express, 215 Salem Street, Woburn, Massachusetts 01801 for a special permit to park eight (8) vehicles overnight under Section 5.1(57B) of the 1985 Woburn Zoning Ordinances, as amended, at 215 Salem Street. PUBLIC HEARING OPENED: A communication dated July 12, 2021 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

RE: SPECIAL PERMIT APPLICATION FOR PROPERTY LOCATED AT 215 SALEM STREET / LIGHTING EXPRESS CORPORATION

Dear Council:

The Planning Department has reviewed the application and plot plan requesting a special permit affecting property at 215 Salem Street, pursuant to Section 5.1 (57b) of the Woburn Zoning Ordinances (WZO), to authorize overnight parking of eight (8) commercial vehicles (trucks) at an existing industrial facility. The property is zoned Industrial General (I-G), which allows the proposed use by City Council special permit. Staff notes that no new construction and/or exterior modifications are indicated in the Petition.

Planning staff reviewed the application and uncertified plot plan (“Exhibit A,” dated 9/16/2020) jointly with the Building Commissioner and offers the following observations and comments:

- The submitted plot plan is not surveyor-certified and the Building Commissioner is therefore unable to make determinations of zoning compliance relative to parking space dimensions, setbacks, ADA compliance and quantity. The Petitioner must submit a surveyor-certified version of the proposed plot plan, with parking calculations indicating that all uses are accompanied by adequate parking and that a sufficient number of properly-designed accessible parking spaces are provided onsite.

- The plot plan does not delineate parking spaces or provide a table depicting parking calculations pursuant to Section 8 (“Off-street Parking and Loading Facilities Regulations”). The following additional comments should be considered relative to zoning compliance and calculating overall required parking:
 - All eight (8) commercial vehicle spaces should be exclusively dedicated/identified on the plot plan and included separately in the parking calculations table for the purpose of overnight parking;
 - The plot plan and calculations must incorporate additional parking spaces to accommodate the personal vehicles of employees who will be assigned as drivers of the commercial vehicles. To this end, the Council should require the Petitioner to indicate the highest number of employees on a shift who will be storing their personal vehicles onsite while driving the commercial vehicles. Additional parking spaces equal in number to the maximum number of shift drivers must be provided;
 - The parking calculations table should include all relevant information for all the current tenants of the facility to comprehensively determine parking requirements and availability for the entire site/all tenants. This information is crucial to verify that no other tenant will be impacted by the proposal to dedicate existing spaces to commercial vehicle parking; and
 - The Petition and Plan contain no information relative to the dimensions of the trucks to be parked on site overnight. The Council should require the Petitioner to provide this information to ensure that the intended vehicle sizes can be accommodated in the proposed truck parking spaces (once identified). The Council will also be able to use this information to determine if there are any maneuverability concerns within the parking area, especially in terms of access around the site by emergency vehicles.
- No information relative to the location(s) of Dumpsters for refuse/garbage appears on the plot plan, though Planning staff understands anecdotally that there are Dumpster containers located on site presently. The Council should require the Petitioner to modify the site plan to show such location(s).
- The site plan does not appear to provide any information relative to security lighting for parking facilities used at night, as required pursuant to Section 8.5.1 of the WZO. If the parking facilities will be used at night, the presence of security lighting should be confirmed by the Petitioner and identified on a modified plot plan for the record, both in terms of the location(s) of all exterior lighting fixtures and a detail of the actual fixture(s) to be used.

If you have any questions relative to these comments, please do not hesitate to contact me.

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

Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner Jerry Perrin, 7 Crescent Hill, Wakefield, Massachusetts 01880, stated that Lightning Express was in business for 6.5 years. Alderman Mercer-Bruen stated that she has received complaints about the vehicles parking overnight, and the building inspector instructed the owner to seek a special permit for the overnight parking. Alderman Mercer-Bruen then stated a list of proposed conditions as followed: 1. The Petitioner is limited to eight (8) vehicles; 2. All vehicles are to be registered in the City of Woburn; 3. Hours of operation are from 7 a.m. to 7 p.m. Monday through Saturday, No Sundays or Holidays; 4. No trailers are allowed to be stored on the property; 5. Vehicles must be parked in the back of the building and must maintain the buffer between residential and industrial zone; 6. Parking spaces are to be striped and maintained year round; 7. Vehicles must be marked "Lightning Express"; 8. No loading or unloading of trucks before 7 a.m. or after 7 p.m.; 9. No outside storage of any materials; 10. A professional rodent control plan will be provided to the Board of Health quarterly; and 11. Dumpsters must be screened and cannot be emptied before 7 a.m. or after 7 p.m.; 12. Permit issued to Lightning Express and is not transferable; and 13. Abide by no trucking routes that are permitted by the state. Mr. Perrin then stated he had a plan that was dated September 15, 1981. Motion made and 2nd that the plan dated September 15, 1981 be made part of the permanent record, all in favor, 9-0. Alderman Mercer-Bruen also wanted to add another condition, 14. Sidewalk is to be maintained and cleared. Mr. Perrin then stated that his hours of operation are from 5 a.m. to 9 p.m. Alderman Mercer-Bruen stated that 7 a.m. to 7 p.m. is pretty standard. Mr. Perrin stated that the hours of 7 a.m. to 7 p.m. would not work for his business. Upon inquiry from Alderman Campbell, Alderman Mercer-Bruen stated she had not received any noise complaints, just complaints about the level of operation on site, and that she would be willing to adjust the hours. Mr. Perrin stated the company works hard to do loading of cars before the next day, so the trucks cause minimal noise in the morning. Alderman Tedesco suggested no loading of trucks before 7 a.m. Mr. Perrin stated he was not the only business there and that he prides himself on running a good business. Upon inquiry from Alderman Mercer-Bruen, Mr. Perrin stated he could not do 5 a.m. to 7 p.m. because he can do the loading by 7 p.m. but employees are on the road until 9 p.m. Upon inquiry from Alderman Demers, Mr. Perrin stated that 2-3 trucks returning from 7 p.m. to 9 p.m. Alderman Gately stated that this was not bad. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: Tina Perrin, 7 Crescent Hill, Wakefield, Massachusetts 01880, stated she stated the business has been in Woburn for 6 ½ years, but in business for over 30 years. Ms. Perrin further stated, that the business pays taxes to house trucks in Woburn, why should they pay to house them overnight as well. She further stated, the business is only allotted so many spots locations against the building not near housing, so they keep four (4) out front and four (4) out back. Ms. Perrin then stated why should her business be responsible for landscaping on the complete other side of where her unit is, and that she stated she can ask or suggest to the landlord to take care of it. Motion made and 2nd to close the public hearing, all in favor, 9-0.

The Council members then decided to vote on conditions separately. Motion made and 2nd for the following conditions are voted on and approved, all in favor, 9-0, unless otherwise indicated:

1. The Petitioner is limited to eight (8) vehicles;
2. All vehicles are to be registered in the City of Woburn;
3. Hours of operation are from 7 a.m. to 7 p.m. Monday through Saturday, No Sundays or Holidays [No 2nd made on this motion from Alderman Mercer Bruen].

Hours of operation are from 5 a.m. to 9 p.m. Monday through Saturday, No Sundays or Holidays. There will be no loading of vehicles before 7 a.m. or after 7 p.m., all in favor, 8-1 (Mercer-Bruen Opposed).

4. No trailers are allowed to be stored on the property;
5. Four (4) vehicles must be parked in the back of the building, and four (4) vehicles may be parked out front, but not abutting any residential district or on the Salem Street line of site;
6. Parking spaces are to be striped and maintained year round;
7. Vehicles must be marked "Lightning Express";
8. No outside storage of any materials;
9. A professional rodent control plan will be provided to the Board of Health quarterly;
10. Dumpsters must be screened and cannot be emptied before 7 a.m. or after 7 p.m.
11. That the special permit is issues to Lightning Express and is nontransferable, all in favor, 8-1 (Tedesco Opposed).
12. The Plan of Record is dated September 15, 1981; and
13. The petitioner cannot use permitted no trucking roads.

Motion made and 2nd to grant the special permit with the following 13 conditions, as previously voted on:

1. The Petitioner is limited to eight (8) vehicles;
2. All vehicles are to be registered in the City of Woburn;
3. Hours of operation are from 5 a.m. to 9 p.m. Monday through Saturday, No Sundays or Holidays. There will be no loading of vehicles before 7 a.m. or after 7 p.m.;
4. No trailers are allowed to be stored on the property;
5. Four (4) vehicles must be parked in the back of the building, and four (4) vehicles may be parked out front, but not abutting any residential district or on the Salem Street line of site;
6. Parking spaces are to be striped and maintained year round;
7. Vehicles must be marked "Lightning Express";
8. No outside storage of any materials;
9. A professional rodent control plan will be provided to the Board of Health quarterly;
10. Dumpsters must be screened and cannot be emptied before 7 a.m. or after 7 p.m.
11. That the special permit is issues to Lightning Express and is nontransferable;
12. The Plan of Record is dated September 15, 1981; and
13. The petitioner cannot use permitted no trucking roads, all in favor, 9-0.

Motion made and 2nd that a communication be sent to the owner of 215 Salem Street to trim or cutback brush along Wood Street due to impeding pedestrian movements, all in favor, 9-0.

On the petition by AVFX LLC, 9 Micro Drive, Woburn, Massachusetts 01801 for a special permit to park four (4) commercial vehicles overnight under Section 5.1(57B) of the 1985 Woburn Zoning Ordinances, as amended, at 9 Micro Drive. PUBLIC HEARING OPENED: A communication dated August 2, 2021 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

RE: SPECIAL PERMIT APPLICATION FOR PROPERTY LOCATED AT 9 MIRCRO DRIVE / AVFX LLC

Dear Council:

The Planning Department has reviewed the application and plot plan requesting a special permit affecting property at 9 Micro Drive. The applicant cites Sections 7.5 and 15.6 of the Woburn Zoning Ordinances (WZO), which refer, respectively, to non-conforming uses and properties classified as part of a Groundwater Protection District (GPD). Planning staff could not independently verify via GIS that the property falls within a GPD-designated area. Staff surmises that the nature of a pre-existing non-conforming use pertains to a pre-existing, non-conforming rear setback, but the Petitioner should confirm this information and/or identify other pre-existing non-conformities., Further, the applicant has not cited Section 5.1 (57b) of the WZO to authorize overnight parking for four (4) commercial vehicles (trucks) at an existing industrial facility. The property is zoned Industrial General (I-G), which allows the use of overnight parking by City Council special permit. Staff notes that no new construction and/or exterior modifications are indicated in the Petition.

Planning staff reviewed the application and uncertified and modified plot plan (not dated) jointly with the Building Commissioner and offers the following observations and comments:

- The uncertified, modified site plan proposed with the application appears to be an update to the prior surveyor-certified site plan (dated 6/22/2011) contained in the application, including a reconfigured parking count (from 60 to 67 spaces). However, the lack of certification of the modified version of the site plan does not ensure zoning compliance. The Petitioner must provide a surveyor-certified version of the proposed plot plan to adequately verify compliance with parking space dimension, setbacks, accessibility (ADA), and quantity zoning/accessibility regulations, in addition to referencing the required buffer dimension between the abutting residential and industrial zoning districts (pursuant to Section 5.7.2, "Buffer Requirements"). On a related note, staff observes the location of compact and accessible parking stalls, but signage for both types of spaces, in accordance with Section 8.2.3 of the WZO and 521 CMR, respectively, should be noted on the site plan.

- In addition to certification information, both the proposed, modified site plan and separate parking calculation table should be modified to include drafted date information and resubmitted for citation purposes and for the record. Both must incorporate additional parking spaces to accommodate the personal vehicles of employees who will be assigned as drivers of the commercial vehicles. To this end, the Council should require the Petitioner to indicate the highest number of employees on a shift who will be storing their personal vehicles onsite while driving the commercial vehicles.
- The 16-foot box truck is not accounted for/represented by a recognized parking space in accordance with the certified plot plan dated 6/22/2011. The Petitioner should make such notation on a further modified version of the site plan by identifying any loading dock space(s) as being designated for overnight parking.
- The parking table references that two (2) of the vehicles to be parked overnight will be located at the loading dock. However, the proposed site plan indicates that only one (1) of the vehicles to be parked overnight will be placed in such location. The Petitioner should correct this inconsistency for the record and modify the proposed parking calculation table sheet or proposed site plan accordingly.
- The location of “standard” delivery van appears on the proposed site plan (space #7). However, the dimensions of the vehicle are not indicated in the application materials. This information should be provided by the Petitioner to verify that the vehicle will, in fact, be accommodated by dimensions of a standard parking space.
- The Petitioner should confirm that parking calculations table incorporates all current tenant parking demands for the facility to comprehensively determine that such demands and parking requirements align with availability. This information is crucial to verify that no other tenant will be impacted by the proposal to dedicate existing spaces to commercial vehicle parking.
- The Council should ask the Petitioner to confirm whether there will be any anticipated increase in the average weekly volume of equipment delivery/returns in connection with the introduction of overnight commercial vehicle parking at the property.
- The proposed site plan does not appear to provide any information relative to security lighting for parking facilities used at night, as required pursuant to Section 8.5.1 of the WZO. If the parking facilities will be used at night, the presence of security lighting should be confirmed by the Petitioner and identified on a modified plot plan for the record, both in terms of the location(s) of all exterior lighting fixtures and a detail of the actual fixture(s) to be used.
- Staff notes the location of an easement on the proposed plot plan, as verified by GIS. However, the purpose/nature of this easement is not identified. Such notation should be added to a further modified version of the proposed site plan for the record.

- The Petitioner cites the anticipated hours of business (office) operations, but the estimated timing and frequency of after-hours deliveries should be clarified by the Petitioner. The warehouse is in relatively close proximity to a residential (R-1) district. The current building setback is pre-existing non-conforming, pursuant to Section 5.7.2 regarding abutting industrial/residential districts).

If you have any questions relative to these comments, please do not hesitate to contact me.

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

Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner, Attorney Mark J. Salvati, Attorney at Law, 57 Arlington Road, Woburn, Massachusetts 01801 stated that this is an A/V company and that they addressed the Planning Board concerns, and that Nos. 1, 4, 6, and 8 will be satisfied when the plan would be given to the building department. Attorney Salvati stated the petitioner is coming ahead of time to ask for the spaces, and that there is no occupancy permit yet. He further stated that there are extra spaces at loading ample parking, there will be some in front of the loading dock. Mr. Salvati stated that the delivery van will be parked in a standard space. Further, he stated that this business will be a less use than the prior printing business. There will be probably 10 trips a week at most. Attorney Salvati stated that the company drops off the equipment at conferences and then picks the equipment back up at the end of the event. The hours of operation are 9 a.m. to 5 p.m. and there will be no unloading after, just the employee coming back to drive personal vehicle home. Upon inquiry from Alderman Gately, Attorney Salvati stated that the gym, printer, and landscaper are all gone. Alderman Gately stated he had no issues, and that the petitioner could park out front or back. Attorney Salvati stated that they 2 – 26-foot box trucks, 1-16-foot box truck and a delivery van. Alderman Mercer-Bruen read the proposed conditions from Attorney Salvati's August 10, 2021 communication, as well as suggested additional conditions. Alderman Ferullo stated he had one concern with the language about eliminating use of Nashua Street which would force all trucks up Blueberry Hill Road because there is a 100 yards on Nashua that will need to be used. President Tedesco stated he objected to the transferability, the nontransferable condition. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the public hearing be closed, all in favor, 9-0. Motion made and 2nd that the special permit be granted with the following conditions: 1. That the 2-26 foot box trucks, 1-16 foot box truck and 1 Delivery van, shall be allowed to be parked overnight, in the locations provided as shown on the plan filed with the petition; 2. All commercial Vehicles shall be registered with the City of Woburn; 3. No commercial vehicles shall utilize the portion of Nashua Street from Draper Street to Holton Street, when leaving or returning to the facility; 4. A certified site plan showing compliance with the Woburn Zoning ordinance parking and lighting requirements shall be provided to the building department prior to the issuance of an occupancy permit, temporary or otherwise; 5. This special permit shall be specific to AVFX LLC and shall be non-transferable; 6. All vehicles shall be marked with the company name; 7. There shall be no outside storage of building materials; 8. Petitioner

agrees not to use roads that are State Permitted no trucking; and 9. Hours of operation shall be 7 a.m. to 7 p.m., all in favor, 9-0.

On the petition by CONTINUUS Pharmaceuticals, Inc. for a special permit to allow: 1. Revised site plan file with Special Permit Petition; 2. A Modification to the Landowner's Decision and Notice of Special Permit dated March 29, 2018 (the "Decision") to allow for a total of approximately 37,728 square feet of light manufacturing use; and approximately 13,038 square feet of office use; and 7,440 square feet of light manufacturing use; 3. A Special Permit pursuant to Section 9 to allow for the requested uses within the limits of the Floodway and Food Plain Districts; 4. Site Plan Approval pursuant to Section 12.2.4; and 5. A Special Permit pursuant to Section 5.1(53) to allow for a high hazard use, at 32 Cabot Road. PUBLIC HEARING OPENED: President Tedesco stated he received communication from Planning Board that the Planning Board anticipates taking a vote on this in September. Appearing for the petitioner, Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801, introduced Ernest Pennacchio, VP of Operations for CONTINUUS, and Jim Jackson from Pare Corporation. Attorney continued that the petitioner was seeking two sets of special permits, one through the Planning Board, and one through the City Council. Through the City Council the petitioner was seeking to modify the March 29, 2018 prior special permit. The property is located in Industrial Park District, and is seeking light manufacturing through Planning Board. Attorney Tarby continued to state the Planning Board looked favorable on the application, but wanted the petitioner to address the department heads concerns before the Planning Board's September 14, 2021 meeting. On August 3, 2021, the petitioner met with the Building Commissioner, Planning Director, DPW Superintendent, City Engineer, Conservation Director, and Fire Department. Mr. Pennacchio stated that CONTINUUS is an MIT spin out company collaboration with Novartis and MIT, which was \$84 million joint endeavor. The company takes traditional manufacturing and to continuous manufacturing which produces less waste and has higher turnout. The company has backing by IMA, an Italian equipment company used to manufacture the vaccines. Typical pharmaceutical manufacturing in batch format, to convert to continuous. Also, has experience in reaction, extraction, crystallization, filtration, drug product, control systems, statistical analysis and control. They have collaborated with US Pharmacopeia and FDA. CONTINUUS has various divisions, Development and Operations is at 25 Olympia Avenue, 256 W Cummings Park contains Research and Development, and the current requested project is for 32 Cabot Road is for generic and advanced. Mr. Pennacchio then explained the innovation of continuous manufacturing and traditional supply chain methods. Under Executive Order 13944, allowed to fulfill shortage of ventilators, and bigger problem with drugs, thus the government created a fund to bring back manufacturing to the U.S. In China, there is looser regulations and cheaper labor. In order for the U.S. to be competitive, it needs to be done with innovation to bring costs down. Both the DOD and DHS have first right to and want local sources. With the money to build out plant at Cabot Road, it will produce 100 million vials per year. No other facility has the capability to do this, it will be the first of its kind facility and product development this way. Jim Jackson, from Pare Corporation, gave the site plan presentation. He showed the 2018 plan as built in 2019. The building is 25,000 sq. ft. each floor with 2 floors. The site drains to

underground infiltration from 2018. The current as built building meets most of the company's needs, however CONTINUUS needs an additional space out back and to put equipment out back. The site plan is generally the same with some minor modifications, the addition will be 7,000 sq. ft. on two levels, and the utility storage will be three levels as 3,000 sq. ft. There will also be solvent storage tanks on concrete pad. The loading pad will be located next to the tanks. There will be new transformers, larger water and gas line. The water is for fire suppression. Further, there will be additional paving and changed the bituminous curbing to granite curbing to match what is existing. There will be fencing around the solvent tanks. Further, they will stay within the pavement area except the 200 sq. ft. of pavement and will offset by removing impervious from the site. Mr. Jackson then showed the 3D view of site, which showed more improvements, such as HVAC to top of building, lower right addition, utility platform, adjacent to the utility is the storage, and the lower left contains the generator and transformers. Attorney Tarby stated that the building was built in 2019, but approved in 2018. Alderman Gately stated he was amazed at what the company is going to do, but just wants to see a better plan. Upon inquiry from Alderman Ferullo, Mr. Pennacchio the efficiency is 50% of one floor, so they are doing manufacturing in 25,000 sq. ft. that usually is done in 100,000 sq. feet. Alderman Mercer-Bruen stated she was proud CONTINUUS doing this work in Woburn. She hopes others are paying attention to what the petitioner is doing, and that they will talk about conditions in special permits. Alderman Dillon stated this is a great project, very thought out and state of the art, and that it is taking away child labor away from overseas. Alderman Campbell stated it is critical to get manufacturing back to U.S. to get more employees here then overseas. Attorney Tarby stated he will submit comments to the department heads concerns in committee. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON SEPTEMBER 21, 2021, all in favor, 9-0. Motion made and 2nd that the MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

On the petition by Theofan Qirjazi, 764 Lowell Street, Peabody, Massachusetts 01960 for a special permit to allow a fast food restaurant for Nick's Pizza, Roast Beef & Subs under Section 5.1(29) of the 1985 Woburn Zoning Ordinances, as amended, at 901 Main Street A-B. PUBLIC HEARING OPENED: A communication dated August 2, 2021 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

RE: PLANNING DEPARTMENT COMMENTS ON SPECIAL PERMIT APPLICATION FOR 901B MAIN STREET / THEOFAN QIRJAZI

Dear Council:

The Planning Department has completed its review of the above-referenced Petition, which proposes to re-tenant an existing commercial space to accommodate a new fast food tenant. For the Council's information, the specific commercial unit (B) is referenced on the

Applicant's Form A but not the Petition form itself. The subject commercial space most recently hosted another fast food restaurant tenant (Pizzamore) as a "grandfathered" non-conforming use, and it is the stance of the Building Commissioner that a special permit is in fact necessary due to a lapse in use of the property following the closure of the prior tenant. The Petitioner requests a special permit pursuant to Section 5.1 (29) of the Woburn Zoning Ordinances (WZO) for the operation of a fast food establishment. The subject use (Restaurant, Fast Food) is allowed by City Council Special Permit in the Highway Business (B-H) zoning district. Although not cited in the Petition, this request is also subject to the requirements of Site Plan Review (Section 12) of the WZO, as well as a determination of applicability of Section 18.4 (pertaining to "Development Impact Assessment and Mitigation").

Planning staff reviewed the application materials containing the uncertified floor plan (11/16/20) with the Building Commissioner and makes the following comments and observations:

- The proposed use requires both a special permit in accordance with Section 5.1(29) of the WZO as well as Site Plan Review in accordance with Section 12 (see Notes to Section 5.1, Table of Use Regulations). As noted above, the application references the required special permit but does not specifically request site plan review/approval, which is required.

The floor plan submitted with the application includes existing and proposed configurations of the restaurant space, but additional information may be required to determine the full scope of the project, including large scale plans to more accurately assess the proposed interior modifications. The Council should require the Petitioner to verify that all information contained in the application is sufficient for a determination of a "substantial alteration or improvement," pursuant to Section 18.4(3). If a substantial alteration is so determined, the Petition will be subject to the provisions of Section 18.5 of the WZO, requiring the submission of a Development Impact Statement (DIS). The Council should require the Petitioner to provide this information to the Building Commissioner as soon as possible. In addition, due to the expiration of a building permit recently sought by the Petitioner, any modification(s) made to the proposed floor plans must be reauthorized by the Building Commissioner.

- The Petitioner has not submitted a site plan with the application materials, which should be provided, if currently available, for review of key site design elements, including information pertaining to trash storage and parking sufficiency. The Council should request the submission of an accurate boundary survey plan, including updated information clearly identified to address the following points:
 - No information has been provided relative to parking. Fast food restaurants require twelve (12) parking spaces for every 1,000 sq. ft. of net floor area, per Section 8.2.5, nor is there any calculation as to how much parking this use will need and location identified. The Petitioner should confer with the

Building Commissioner to clarify how the parking arrangement for the proposed new fast food restaurant will differ (if at all) from the prior tenant and specify the maximum number of restaurant employees anticipated onsite at any one time.

- The issue of trash storage and its regular pickup seems particularly important given that food may compose a significant portion of trash from the Petitioner's business. A yet-to-be-submitted site plan should clearly indicate information relative to trash storage capacity, with additional notations clarifying: (a) whether the Dumpster will be shared with surrounding tenants; (b) whether its size will change from the prior tenant; (c) the frequency of servicing/refuse removal; and (d) compliance with Dumpster regulations referenced in the Woburn Municipal Code (Title 8, Article VII: "Dumpsters"). In addition, the Council should seek clarity on the pest management measures that will be implemented by the Petitioner.
- The application does not provide information as to the expected delivery arrangements (loading and unloading business supplies). It appears that a rear door may be directly accessible to the commercial space's storage areas, but the Petitioner should clarify the logistics and timing of these arrangements for the record, with the intent to ensure maximum access to the rear parking area to the extent possible.
- The application does not provide information relative to specific signage dimensions to verify compliance with Section 13 ("Sign Regulations") of the WZO. The Petitioner should note that new exterior building signage is subject to separate permitting through the Inspectional Services Department.
- Unless authorized by a subsequent Special Permit, the hours of operation of this establishment must fall within the parameters of 6:00 a.m. to 11:00 p.m. in accordance with Note 16 to Section 5.1, Table of Use Regulations. The Petitioner should clarify the intended hours of operation for the proposed fast food restaurant segment of its business to ensure observance of this requirement.

If members of the Council have any questions or concerns regarding this correspondence, please feel free to contact me.

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

Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner, Mr. Theofan Qirjazi, 764 Lowell Street, Peabody, stated he wanted to open a pizza place at 901 Main Street, used to be a pizza place over a year ago, got the building permit last year, but was told it was too long, though there was a pizza place there before. President Tedesco stated there is a parking requirement for 12 parking spaces for every 1,000 square feet, and no plot plan filed. On behalf of the petitioner, Gary Leavitt, 2 Darling Drive, stated the parking was the same as

prior restaurant, 6 out back and 6 out front on street, he owns the entire building, the hair cut place is still there, that the restaurant is 1,200 square feet. Alderman Gately stated the trailer used to be there, and the parking spaces out back were always there. Mr. Leavitt stated the trailer is gone. President Tedesco has no issue with petition, despite planning memo. Alderman Gately stated the petitioner has to submit plan have to do pest control. Mr. Leavitt stated the hours of operation are 11 a.m. to 8 p.m. with delivery. President Tedesco stated that that hours of operation can be 8 a.m. to 9 p.m. seven days a week to provide some flexibility if the business should grow. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the public hearing be closed, all in favor, 9-0. Motion made and 2nd that the special permit be granted with the following conditions: 1. The petitioner shall provide a certified plot plan; 2. Rodent control plan be put in place; 3. The hours of operation will be from 8 a.m. to 9 p.m. seven days a week; and 4. Dumpsters shall not be emptied before 7 a.m. or after 7 p.m., and shall be screened, all in favor, 9-0.

Motion made and 2nd that the Council take a five (5) minute recess, all in favor, 9-0.

Motion made and 2nd to return to the regular order of business, all in favor, 9-0.

Popeyes, 305 Mishawum Road, Woburn, Massachusetts 01801 for special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.29 to allow for a fast food restaurant at 305 Mishawum Road. PUBLIC HEARING OPENED: A committee report was received “back for action”.

Further, a communication dated August 3, 2021, was received from John E. Corey, Jr., City Engineer, as follows:

Subject: 305 Mishawum Rd. – Pop Eye’s Traffic Review

Vanasse & Assoc. has submitted a memorandum, dated July 30, 2021 relative to the above referenced project traffic impacts.

The traffic engineer has performed a review of traffic queuing along Mishawum Rd. at the signalized entrance to the former D’Angelo’s site and the Woburn Mall.

The traffic engineer has concluded that the que along Mishawum Rd. can be reduced by changing the center lane east bound usage to allow for both a left turn and straight maneuver. This would require changes to the light head configuration, lane signage and lane stripping. Since this is a MassDOT intersection, a state permit would be required to implement these changes.

The traffic assessment indicates that there will be a reduction the level of service from C to D west bound on Mishawum Rd. The writer recommends the installation of a new AI unit and performance plus package be installed at the traffic signal at the Pop Eye driveway and Mishawum Rd.

The writer recommends that the applicant commit to the Mishawum Rd. lane changes and the additional equipment for the entrance traffic signal as mitigation for traffic impacts.

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

Further, a communication dated August 5, 2021 was received from Mark J. Salvati, Attorney at Law, 10 Cedar Street Suite 26, Woburn, Massachusetts 01801 as follows:

RE: Popeyes
305 Mishawum Road

Dear President Tedesco and Aldermen,

The following are proposed conditions for a Special Permit to a fast food restaurant at 305 Mishawum Road:

1. That the hours of operation shall be 7 days a week, 11 to 11.
2. The petitioner shall perform the following work: changed center lane east on Mishawum Rd to allow for both a left turn and straight maneuver, with associated light head configuration, lane signage and lane stripping AND installation of a new AI unit and performance plus package at the traffic signal at the Popeye's driveway and Mishawum Road, all as outlined by the City Engineer in memo dated August 3, 2021. The special permit and building permit may issue prior to the completes of this work but no occupancy permit shall issue until work is complete and has been approved the City Engineer.
3. The petitioner shall abide by the pest control plan and parking lot maintenance plan attached hereto.

Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner, Attorney Mark J. Salvati, Attorney at Law, 57 Arlington Road, Woburn, Massachusetts 01801 stated he submitted a set of proposed conditions. Alderman Mercer-Bruen read the proposed conditions, and thanked Attorney Salvati, President Tedesco and the City Clerk for assistance. Alderman Campbell also wanted to add an additional condition prohibiting a drive thru. Attorney Salvati stated he did not have an issue with that. Motion made and 2nd that the public hearing be opened for

public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the SPECIAL PERMIT BE GRANTED WITH THE FOLLOWING CONDITIONS: 1. That the hours of operation shall be 7 days a week, 11 a.m. to 10 p.m.; 2. The petitioner shall perform the following work: change center lane east on Mishawum Road to allow for both a left turn and straight maneuver, with associated light head configuration, lane signage and lane stripping and installation of a new AI unit and performance plus package at the traffic signal at the Popeye's driveway and Mishawum Road, all as outlined by the City Engineer in memo dated August 3, 2021. The special permit and building permit may issue prior to the completion of this work but no temporary or permanent occupancy permit shall issue until work is complete and has been approved by the City Engineer; 3. A covered trashcan will be installed at the front entrance to the store and will be emptied regularly; 4. A copy of a professional rodent control plan will be provided to the board of health quarterly with a copy to the special permits committee; 5. The building and color palette of such will be as represented in the photos presented to the council on August 2, 2021; 6. All signage will be in compliance with Woburn Zoning ordinances; 7. Sales of goods and services are restricted to inside the building; 8. Absent an emergency order allowing for the same, no outside seating is permitted; 9. Petitioner will ensure that cars that are visiting Popeyes are not blocking roadways during peak times of day, including 12pm-2pm and 4pm-6pm with traffic management and if deemed necessary by the Chief of Police for safety, professional police traffic management; 10. Dumpsters will be screened and locked; 11. The Special Permit shall be for Popeyes only and shall be non-transferable; 12. The parking lot will be maintained and cleaned as needed; and 13. No drive thru is allowed, all in favor, 9-0.

On the petition by Woburn APNA Bazar Incorporated, 4 Held Circle, Medford, Massachusetts 02155 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.69 and 7.3 to amend a special permit dated January 12, 2011, modified June 9, 2016 to allow for alteration of pre-existing non-conforming use and structure containing approximately 53,326 square feet of gross floor area to allow for 1. Retail store in Unit 2 consisting of approximately 14,440 square feet of net floor area, and 2. Provide for 232 parking spaces as shown on plan on file, at 335 Washington Street. PUBLIC HEARING OPENED: A committee report was received "ought to pass" with the following conditions: 1. The Petitioner shall construct and improve the Site as substantially described in the plans submitted with the Petition for Special Permit entitled "Parking Plan, 335 Washington Street, Woburn, Massachusetts dated February 3, 2021, revised April 14, 2021, revised April 26, 2021, revised July 14, 2021 by Eaglebrook Engineering & Survey, LLC, 491 Maple Street, Suite 304, Danvers, Mass. 01923 (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 the handicapped parking spaces as shown on the Plan shall meet all local, state and federal handicap code requirements; 3. Petitioner must install two M60 Traffic controllers and one A1 Controller add on unit to improve operations at the intersections of Washington Street with Cedar Street and Washington Street and Salem Street. Work must be completed and fully tested and validated by the city engineer prior to operations; 4. Police details will be hired for the first week of the Grand Opening during peak traffic times in consultation with the Chief of Police; 5. Rodent control measures will be in place at all times. Copies of the rodent control service contract are to be sent to Woburn Board of Health with a cc to the special permits committee quarterly; 6. Trash cans with closed lids will be installed at the front entrance of the building; 7. Parking lot maintenance will be done 4 x per day to ensure the lot is kept clean of plastic bags and trash; 8. Deliveries will take place behind the building during the hours of 7am-3pm only; 9. Hours of operation are limited to Monday-Sunday 9 am- 9pm; 10. This special Permit is issued to APNA only and is not transferable; 11. No goods or services are permitted to be sold in the parking lot. All retail activity takes place within the building; 12. All signage on the building must be compliant with Woburn Zoning ordinances; 13. There shall be no cooking of food on the premises inside or outside; 14. The current facade of the building occupied by APNA as recently upgraded by the property owner is to remain the same as a condition of this special permit and shall be painted and maintained regularly; 15. There shall be no overflow parking onto private property; 16. A snow removal plan is to be filed with the building department. No snow is to be pushed out to Washington Street and or/Cedar Street; 17. All other existing conditions as outlined in special permits issued in 2011 and 2016 remain in full force and effect unless modified by this decision; and 18. On site traffic calming measures as outlined in the July 14, 2021, site plan including speed bumps at the curb cut to Cedar Street and "No thru traffic signs" will be installed.

Appearing for the petitioner was Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801, stating that he met with the special permit committee on August 3, 2021, and the recommendation was sent out ought-to-pass with 18 conditions. Scott Thornton from Vanasse & Associates ran through the traffic conditions. Mr. Thornton stated that the trip generation of an Indian grocery has been updated. Originally numbers similar to Stop & Shop and Market Basket were used as a conservative analysis. The updated numbers were taken from Indian groceries in Tewksbury and Salem, NH, which is about half the typical supermarket traffic. Mr. Thornton further stated the landowner has agreed to restrict turning movement by installing speedbumps in area of Cedar Street and no thru traffic sign to prevent cut thru on the property. He then provided a summary, that the building is existing vacant space, which is less than half a supermarket, there is a pedestrian flasher just north of the site, the City Engineer moved the initial impact from \$10,000 to \$17,500 to replace existing signaling at intersection of Cedar/Salem Street, which is double the mitigation despite the traffic impact being cut in half. No crashes have been observed, so the safety of the driveways are not an issue, and the site has minimal impact on Washington Street. Upon inquiry from Alderman Dillon, Mr. Thornton stated the traffic impact was cut in half, because the new estimates were based on actual Indian grocery stores and not that of a general supermarket. President Tedesco explained the analysis was done at different locations and stores. Alderman Concannon

expressed concern in the crash information in the area, that even though not reported there are a lot of near misses, almost 20 times a day, which are reported differently. Alderman Concannon also stated that the people have the right to develop vacant property, something will and something should go there. The re-evaluated data states it may not be as busy; the mitigation manages this impact. He stated he would support this petition. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: Alderman Mercer-Bruen stated concern with condition No. 3, and that the Building Commissioner had concern and wanted a 15-day heads-up before having to issue the occupancy permit when the City Engineer says improvements are done. Motion made and 2nd to close the public hearing, all in favor, 9-0. Alderman Mercer-Bruen stated she worked with the attorney to do the conditions, however, she cannot support it. She understands the need, but the numbers do not represent what actually happens here. If there are Indian markets in Tewksbury and Salem, then why were there residents from Andover and Lawrence testifying for the need. Alderman Mercer-Bruen stated she understood the right to develop but there are also rights of the residents. She concluded that she hopes she is wrong, but more than on one occasion she has been very right.

Motion made and 2nd to adopt the 18 conditions as reported by the special permits committee, as amended: 1. The Petitioner shall construct and improve the Site as substantially described in the plans submitted with the Petition for Special Permit entitled "Parking Plan, 335 Washington Street, Woburn, Massachusetts dated February 3, 2021, revised April 14, 2021, revised April 26, 2021, revised July 14, 2021 by Eaglebrook Engineering & Survey, LLC, 491 Maple Street, Suite 304, Danvers, Mass. 01923 (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 the handicapped parking spaces as shown on the Plan shall meet all local, state and federal handicap code requirements; 3. Petitioner must install two M60 Traffic controllers and one A1 Controller add on unit to improve operations at the intersections of Washington Street with Cedar Street and Washington Street and Salem Street. Work must be completed and fully tested and validated by the city engineer prior to occupancy permits, temporary or otherwise. Petitioner agrees to give the Building Commissioner 15-day notice; 4. Police details will be hired for the first week of the Grand Opening during peak traffic times in consultation with the Chief of Police; 5. Rodent control measures will be in place at all times. Copies of the rodent control service contract are to be sent to Woburn Board of Health with a cc to the special permits committee quarterly; 6. Trash cans with closed lids will be installed at the front entrance of the building; 7. Parking lot maintenance will be done 4 x per day to ensure the lot is kept clean of plastic bags and trash; 8. Deliveries will take place behind the building during the hours of 7am-3pm only; 9. Hours of operation are limited to Monday-Sunday 9 am- 9pm; 10. This special Permit is issued to APNA only and is

not transferable; 11. No goods or services are permitted to be sold in the parking lot. All retail activity takes place within the building; 12. All signage on the building must be compliant with Woburn Zoning ordinances; 13. There shall be no cooking of food on the premises inside or outside; 14. The current facade of the building occupied by APNA as recently upgraded by the property owner is to remain the same as a condition of this special permit and shall be painted and maintained regularly; 15. There shall be no overflow parking onto private property; 16. A snow removal plan is to be filed with the building department. No snow is to be pushed out to Washington Street and or/Cedar Street; 17. All other existing conditions as outlined in special permits issued in 2011 and 2016 remain in full force and effect unless modified by this decision; and 18. On site traffic calming measures as outlined in the July 14, 2021, site plan including speed bumps at the curb cut to Cedar Street and "No thru traffic signs" will be installed, as well as to make the following findings pursuant to Section 7.3 of the 1985 City of Woburn Zoning Ordinance: 1. The Special Permit Petition is legally before the City Council; 2. The proposed use(s) or structure(s) will not detract from the general purposes of this ordinance and will not be substantially more detrimental than the existing nonconforming use, and further to make the finding that the extension or alteration will not be substantially more detrimental the City Council makes the following special findings: 1. The ways providing vehicular and pedestrian access have the capacity to provide safe ingress and egress to the property and proposed structure thereon and uses thereof with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and emergency access in case of fire, emergency or catastrophe; 2. Adequate water, sewerage and drainage facilities exist or will exist to service the proposed use; 3. Adequate off-street parking and loading areas have been provided where required and will not result in undue noise, glare or odor effects on adjoining properties or on properties generally in the district; 4. Satisfactory provision has been made for snow storage/removal to ensure safety and for refuse collection, disposal and service areas to minimize negative impacts on adjacent uses; 5. Exterior lighting has been designed to minimize glare and any negative impacts on abutting roadways and properties and to be compatible and in harmony with other properties in the immediate area; 6. Appropriate yards and other open space and landscaping have been provided as required and reasonable steps have been taken to insure the privacy of adjacent existing uses; 7. The proposed use is generally compatible in scale and character with adjacent properties and other properties in the district; 8. The proposal incorporates additional conditions and requirements as the City Council finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purposes of this Ordinance, all in favor, ROLL CALL: Campbell - Yes; Concannon - Yes; Demers - Yes; Dillon - No; Ferullo - Yes; Gately - Yes; Lannan - Yes; Mercer-Bruen - No; Tedesco - Yes; MOTION PASSES (7-2 - Dillon and Mercer-Bruen Opposed).

On the petition by Jackson Lumber, 10 Jefferson Avenue, Woburn, Massachusetts 01801 for special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 7.5 and 15.6.C.i as follows: 1. To amend a special permit dated March 14, 2019 to supplement plan of record to allow additional drainage and pavement to expand parking lot; and 2. Alteration of existing use that does not conform to Groundwater Protection District to allow for

drainage and pavement, at 36 Prospect Street. PUBLIC HEARING OPENED: A committee report was received “ought not to pass”.

Further, a communication dated July 13, 2021 was received from Mark J. Salvati, Attorney at Law, 10 Cedar Street Suite 26, Woburn, Massachusetts 01801 as follows:

Dear President Tedesco and Council,

Request is made to continue this matter to your next regular meeting in order for the client to provide a peer review of the engineering.

Thank you for your attention to this matter and please call with any questions.

Very Truly Yours, s/ Mark J Salvati

President Tedesco stated that Alderman Lannan cannot vote on this matter but can participate. Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 8-0-1 (Lannan Abstained). President Tedesco stated the petitioner has agreed to a peer review, so they have asked to continue it. Motion and 2nd that the City Council authorize the City Engineer engage a peer review to his recommendation, all in favor, 8-0-1 (Lannan Abstained). President Tedesco stated that the petition has opened eyes to following process on special permit process. DPW is not included under process, stormwater is under the jurisdiction of the City Engineer. He further stated if the City Council did deny the permit based on DPW it would be a violation and if appealed would be overturned. He continued to say if we want to receive recommendations from DPW the City Council can work with the City Solicitor to make this happen, but the City Engineer has stormwater, and DPW would have utilities. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 8-0-1 (Lannan Abstained). PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON SEPTEMBER 7, 2021, all in favor, 8-0-1 (Lannan Abstained).

On the petition by FRH Realty LLC, an Affiliate of Fairfield Residential for a special permit to allow: 1. Four hundred forty-five (445) residential dwelling units, 2. Accessory pool, 3. Accessory garages for use of residents on the premises, 4. Fence over 3 feet high within street setback, 5. Maximum height of fence to exceed 6 feet, 6. Free-standing sign in front yard setback, 7. Maximum pavement width of driveway increased, 8. Private garage larger than 900 s.f. with doors exceeding 8 feet high, 9. Private accessory garage in front yard setback, 10. Private swimming pool larger than 900 s.f., and 11. Site Plan Approval for four hundred forty-five (445) residential dwelling units, at 316 New Boston Street. PUBLIC HEARING OPENED: A committee report was received “back for action”.

Further, a communication dated August 5, 2021 was received from Ellen Callahan Doucette, City Solicitor as follows:

Re: Chapter 358 of the Acts of 2020 – Housing Reform

Attorney Tarby's memorandum to the City Council regarding changes to the quantum of vote resulting from the passage of Chapter 358 of the Acts of 2020, an Act Enabling Partnerships for Growth, was forwarded to me for review.

Sections 6 through 25 inclusive, of Chapter 358 made a number of changes to M.G.L. c.40A most notably, reducing the vote necessary for granting special permits and, for adopting zoning amendments, from a supermajority (2/3) to a simple majority, when the permit or amendment relates to "housing supportive" zoning.

To the memorandum submitted by Attorney Tarby, he is correct in that when a special permit petition is filed for the development of "(a) multifamily housing that is located within 1/2 mile of a commuter rail station, subway station, ferry terminal or bus station; provided, that not less than 10 per cent of the housing shall be affordable to and occupied by households whose annual income is less than 80 per cent of the area wide median income as determined by the United States Department of Housing and Urban Development and affordability is assured for a period of not less than 30 years through the use of an affordable housing restriction as defined in [c.184, §37]", the special permit requires only a simple majority for approval.

In addition, Section 16 of Chapter 358 amended c.40A, §1 to provide for additional definitions including "Multi-family housing" which is defined as "a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building".

Sincerely, s/Ellen Callahan Doucette

President Tedesco stated that Alderman Lannan cannot vote on this matter but can participate. Motion made and 2nd that any and all communication be received and made part of the permanent record, all in favor, 8-0-1 (Lannan Abstained). Appearing for the petitioner was Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801, restated the requests for the special permit. Met on August 3, 2021 with special permits committee and vote to send back for action. After comments, petitioner agreed to reduce units from 445 to 425 units, all of the removed units were 3 bedroom units. Attorney Tarby submitted revised proposed conditions that took the conditions from committee and revised with the plans presenting today, changing the proposed condition 12 to 425 units, and condition 13 changing affordable units to 16, and that parking spaces are now at 702. Motion made and 2nd to accept the revised conditions and make part of the permanent record, all in favor, 8-0-1 (Lannan Abstained). Brian Dunden of RJ O'Connell, engineer, presented the changes to the plans. Mr. Dunden stated the building footprint in northeast footprint was reduced approximately 35 feet to establish new rear wall, the reduction in unit count reduced the footprint 5,000 sq. ft., thus more open space. Reduced 3%. The parking spaces have been reduced 732 to 702, which is a 30 space reduction. There is favorable sewer flow discharge and water, which read 6,600 gallons per day. Mr. Dunden

concluded stating that all of these changes were result of the August 3, 2021 meeting. Upon inquiry from Alderman Gately, Attorney Tarby stated the mitigation money being provided is \$150,000. Scott Thornton from Vanasse and Associates, provided an update as well. He stated that the original proposed intersection improvements were for \$84,000, then increased to \$100,000, and based on August 3, 2021 meeting increased to \$150,000 for the signals. These include upgrades for pedestrian flasher and advanced signage. Alderman Campbell stated she cannot support this petition, but she appreciated the petitioner reducing the size of project. She continued to state this project would open up the whole section of Woburn to townhomes, and this will lead to traffic issues. Alderman Campbell stated it makes a difference for quality of life, and she could not support detrimental on this side of tracks. Attorney Tarby stated that this project, is the only parcel that is in the overlay, the remaining parcels are zoned Industrial Park. Further, Attorney Tarby stated that the part of the master plan to allow easement for the New Boston Street Bridge. Alderman Campbell stated there is a potential for a new overlay in another part of Woburn. President Tedesco stated that the City Council reduced the number of units in the Commerce Way Overlay District, however this petition froze the zoning by filing before changes were in effect. Alderman Mercer-Bruen stated it was not the intention to have this density for special permits. President Tedesco stated that prior to zoning amendment there were no restrictions, it was restricted once with a change, and then it was further restricted. Alderman Mercer-Bruen stated, the petition was filed legally, but it is an extremely aggressive use and that she could not support it. Alderman Mercer-Bruen stated the special permit should be conditioned on the New Boston Street Bridge being done, when opening ceremony. Alderman Gately stated that what went on with this petition is wrong, met numerous times, and that at the 11th hour all of a sudden it gets pulled back 20 units, parking gone and more open space. Alderman Gately continued to state the petitioner donated more money to lighting, and that the area that was a landfill is finally being cleaned up, the cleanup of the Olin Chemical site as well. He coined that area the armpit of Woburn, and now it is going to be cleaned up with beautiful housing, and a new bridge. Alderman Gately concluded by saying he would support the project, it is a good spot and good revenue. Alderman Dillon stated he disagreed with the statement about making changes in the 11th hour, that in committee it was decided to reduce number of units so not to burden City Services, and based on the reduction would support the project. Alderman Demers stated he was concerned about the three bedroom units because of the impact on schools and that the reduction eased his concern by cutting the number of students in half. Alderman Demers then discussed history of the New Boston Street design phases, and that the bridge will finally be open. Alderman Concannon stated the petition came in under the rules, and the rules are being followed. He expressed that he had concern about density, which was then reduced. Alderman Mercer-Bruen stated that there should be a condition about the New Boston Street Bridge being opened, and that the contribution should not be monetary, and that it should be the lighting at Merrimack Street. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 8-0-1 (Lannan Abstained). PUBLIC COMMENTS: Attorney Tarby stated there were proposed conditions.

Motion made and 2nd that a condition No. 18 be added as follows: 18. Development of this site will not start until the New Boston Street Bridge is completed and opened. Before the vote was called on potential condition No. 18, there was a discussion. Attorney Tarby stated the petitioner could not hold-off construction that long as the property would foreclose.

Robert Hewitt with the petitioner stated the bridge anticipated time line is 2.5 years, and their project is also 2 to 2.5 years long, they want to open when the bridge does. Further, Mr. Hewitt stated that the petitioner wants to start construction once the bridge does. Alderman Demers stated that he is very confident that the New Boston Street Bridge will be done, and it is shovel ready, however he stated it is extremely bad precedent to condition the petitioner on a MassDOT project, and that the petitioner would appeal right away. Alderman Mercer-Bruen stated the Vale Project is being done that way, so should this project. A vote was then called on the proposed condition No. 18, all in favor, ROLL CALL: Campbell - Yes; Concannon - No; Demers - No; Dillon - Yes; Ferullo - No; Gately - No; Lannan - Abstain; Mercer-Bruen - Yes; Tedesco - No; MOTION FAILS (2-6-1 – Concannon, Demers, Dillon, Ferullo, Gately, and Tedesco Opposed, Lannan Abstained). There was then a motion, but no second to amend condition 16c to have the petitioner do the improvements on Merrimack street prior to the issuance of occupancy permit, temporary or otherwise, by Alderman Mercer-Bruen. Attorney Tarby stated that improvement would be well over \$1 million. Motion made and 2nd that to close the public hearing, all in favor, 8-0-1 (Lannan Abstained).

Motion made and 2nd to grant the special permit with the following conditions: 1. The Applicant shall construct and improve the site as substantially described in the plans submitted with the Special Permit Petition entitled: “Site Plan For 316 New Boston Street – Woburn, MA” dated December 8, 2020, revised July 27, 2021 consisting of Sheet C-0 dated December 8, 2020 last revised June 23, 2021; 4 sheets ALTA/NSPS Land Title Survey dated February 19, 2020; Sheet OS-1 dated December 8, 2020 last revised July 27, 2021; Sheet C-1A dated December 8, 2020 last revised June 23, 2021; Sheet C-1B dated December 8, 2020 last revised June 23, 2021; Sheet C-1C dated December 8, 2020 last revised June 23, 2021; Sheet C-1D dated December 8, 2020 last revised June 23, 2021; Sheet C-2A dated December 8, 2020 last revised June 23, 2021; Sheet C-2B dated December 8, 2020 last revised June 23, 2021; Sheet C-2C dated December 8, 2020 last revised June 23, 2021; Sheet C-3A dated December 8, 2020 last revised June 23, 2021; Sheet C-3B dated December 8, 2020 last revised June 23, 2021; Sheet C-4A dated December 8, 2020 last revised July 27, 2021; Sheet C-4B dated December 8, 2020 last revised July 27, 2021; Sheet C-5 dated December 8, 2020 last revised June 23, 2021; Sheet C-6 dated December 8, 2020 last revised June 23, 2021; Sheet C-6A dated December 8, 2020 last revised June 23, 2021; Sheet C-6B dated December 8, 2020 last revised June 23, 2021; Sheet C-6C dated December 8, 2020 last revised June 23, 2021; Sheet C-7 dated December 8, 2020 last revised June 23, 2021; Sheet C-8 dated December 8, 2020 last revised June 23, 2021; Sheet C-9 dated December 8, 2020 last revised June 23, 2021; Sheet C-10 dated December 8, 2020 last revised June 23, 2021; Sheet C-11 dated June 23, 2021; Sheet PR-1 dated June 23, 2021; Sheet PR-2 dated June 23, 2021; Sheet PR-3 dated June 23, 2021; Sheet FT-1A dated December 8, 2020 last revised June 23, 2021; Sheet FT-1B dated December 8, 2020 last revised June 23, 2021; Sheet L-1A dated December 8, 2020 last revised June 23, 2021; Sheet L-1B dated December 8, 2020 last revised June 23, 2021; Sheet L-2A dated December 8, 2020 last revised June 23, 2021; Sheet L-2B dated December 8, 2020 last revised June 23, 2021; Sheet L-3 dated December 8, 2020 last revised June 23, 2021 and Sheet L-4 dated December 8, 2020 last revised June 23, 2021; Dwg No OS-1, titled “Overall Site Plan” dated December 08, 2020 last revised August 9, 2021; Dwg No C-4A, titled “Parking & Traffic Control Plan” dated December 08, 2020 last revised August 9, 2021; Dwg No C-4B, titled “Parking & Traffic Control Plan” dated

December 08, 2020 last revised August 9, 2021; prepared by RJ O'Connell & Associates, Inc. (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 Applicant 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 Applicant shall be required to file a Special Permit Petition seeking approval to modify the Site Plan; 2. Except in the event of an emergency, work on the exterior of the site shall be from 7:00 a.m. – 6:00 p.m. Monday through Friday, and 8:00 a.m. – 5:00 p.m. on Saturdays. No work on the exterior of the site shall be permitted on Sunday, or state and federal holidays recognized by the City of Woburn; 3. There shall be adequate rodent control in place prior to commencement of any site disturbance and maintained throughout all site development and construction phases. The Applicant shall provide monthly rodent control reports to both the Board of Health and the Department of Inspectional Services; 4. Prior to the issuance of a Building Permit, the Applicant shall file a snow storage and removal plan with the Department of Inspectional Services; 5. All dumpsters, if any, shall be enclosed, by means of a fence, wall or landscaping in compliance with the Woburn Zoning Ordinance and Title 8 Section VII 8-17 of the Woburn Municipal Code. In addition rodent control measures in connection with any dumpsters shall be in place and maintained; 6. As-built plans shall be provided at the conclusion of the Project to the satisfaction of the Engineering Department and Department of Inspectional Services. In addition, the Applicant shall provide interim as-built plans as required during permitting coordination with the City Engineer and Building Commissioner; 7. Landscaping shall be installed substantially in conformance with the Landscaping Plan as submitted by the Applicant to the City Council, except as otherwise provided for in these Conditions. Such landscaping shall be maintained, repaired or replaced by the Applicant and/or its successors and assigns, as needed to maintain compliance with such Landscape Plan and other applicable requirements; 8. In addition to those permanent signs approved in connection with the Project, the Applicant may display, on the Project property, temporary construction, marketing, or leasing similar signs stating appropriate and applicable information advertising the Project. All signage shall be as shown on the plans submitted to the City Council and subject to Section 23.9 of the Woburn Zoning Ordinance; 9. The Project is contingent upon the issuance of an Order of Conditions by the Woburn Conservation Commission (and/or Superseding Order of Conditions issued by MassDEP) pursuant to the Massachusetts Wetlands Protection Act, and implementing regulations (310 CMR 10.00 et seq.), and shall comply with the Massachusetts Department of Environmental Protection Stormwater Policy. Any material changes required in the Project as a result of the issuance of an Order of Conditions, shall be reviewed by the City Council pursuant to Condition One; 10. The Applicant shall submit monthly construction reports to the City Council, Building Commissioner, City Engineer, Fire Department and Conservation Commission; 11. A Dust Management/Mitigation plan for dust control during all phases of sitework/ construction shall be filed with the Department of Inspectional Services; 12. The Project shall not exceed 425 units; 13. The Applicant must comply with the Requirements of Section 11.11 of the

Zoning Ordinance (Affordable Housing Requirement) relative to the creation of 15% affordable housing units (i.e. 15% of 425 is 64 units); 14. During the period of construction and for ongoing marketing purposes, notwithstanding any pre-conditions for the issuance of a Building Permit or Certificate of Occupancy otherwise set forth herein, the Applicant shall be entitled to designate and utilize for marketing purposes (on a temporary or permanent basis) several of the units as decorated model units for leasing purposes. The model units and leasing office(s) shall be subject to the usual requirements of the Building Commissioner with respect to building and fire code compliance; 15. All buildings in the Project will incorporate the following green building techniques helping to achieve the targeted greenhouse gas reductions: a. Water efficient landscaping will be installed to minimize water use; b. The Project will employ best practices for stormwater design and construct a new stormwater management system that meets current DEP requirements; c. Residents will have access to bicycle racks in close proximity to the buildings and interior bike storage; d. The Project will include parking spaces for hybrid and electrical vehicles as well as dual electric vehicle curb-side universal charging stations integrated into the surface parking and garage structure; e. Roof and wall installation and window glass will be designed to meet or exceed code; f. Light colored material will be used on the flat building roofs (cool roofs); g. Commitment to have “solar-ready” space available for a possible third-party photo-voltaic (PV) installation on a portion of the roofs, as possible; e. The heating/cooling system as a condensing (or instantaneous), gas-fired heat and hot water system with a 95% efficiency (AFUE 95%), and a high-efficiency air conditioning unit SEER 14. Heating and cooling efficiency will meet or exceed Code; f. The residential units will have programmable thermostats to allow residents to set back temperatures during non-occupancy times; g. High-efficiency LED fixtures will be used to reduce interior light power efficiency; h. Energy efficient LED fixtures will be used to light the parking lots and exterior walkways; i. Motion detectors in common areas to reduce energy consumption; j. Incorporation of Energy STAR appliances; k. All buildings will have low-flow toilets and shower heads; l. Faucet aerators for decreasing water consumption using mixed air; m. Onsite recycling programs, including recycling receptacles located in common areas; and n. Trash compactor in the parking garage associated with the five story building; 16. Mitigation for this Project shall be: a. Installation of a flashing beacon and advance signage at site driveway - \$50,000; b. Installation of a Rectangular Rapid Flashing Beacon (RRFB) at the future intersection of the MBTA Access Drive and New Boston Street - \$40,000; c. Monetary contribution towards the future signalization of the New Boston Street at Merrimac Street & New Boston Street at Woburn Street/Presidential Way intersections - \$150,000; e. TMA Membership – Between \$5,000 and \$10,000 annually; and f. Other TDM measures including bicycle racks, Electric Vehicle (EV) charging stations, and posting of transit schedules for residents; and 17. The Petitioner has agreed to reduce the number of parking spaces from 782 to 702, all in favor, ROLL CALL: Campbell - No; Concannon - Yes; Demers - Yes; Dillon - No; Ferullo - Yes; Gately - Yes; Lannan - Abstain; Mercer-Bruen - No; Tedesco - Yes; MOTION PASSES (6-2-1 - Campbell and Mercer-Bruen Opposed, Lannan Abstained).

Motion made and 2nd to take the next two matters collectively, all in favor, 9-0.

On the petition by President Tedesco and Alderman Ferullo to amend the 1985 Woburn Zoning Ordinances, as amended, be further amended by amending the definition of “RESTAURANT, FULL- SERVICE” in Section 2 by inserting after “space” on the first line the following language: “(including outdoor seating and rooftop dining)” so that the revised definition will be as follow: “RESTAURANT, FULL-SERVICE: Any building, room space (including outdoor seating and rooftop dining) or portion thereof where food is sold for consumption on premises, customers are provided an individual menu, a restaurant employee serves the customer at the same table or counter at which items are consumed. A restaurant, full-service may provide “accessory” delivery service, takeout service (except drive-up customer service) and related retail sales items. PUBLIC HEARING OPENED: Appearing for the petitioner was President Tedesco, stating the City Solicitor is working on easement documents right now and that she would be able to assist in September, so he suggested continuing the matter and asking for recommendations for September 13, 2021 committee meeting. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON SEPTEMBER 21, 2021, and to send a communication to the City Solicitor requesting recommendation for changes by September 13, 2021, all in favor, 9-0.

On the petition by President Tedesco, Alderman Ferullo, and Alderman Demers to amend Section 11.6.12 entitled “Rooftop Dining in the B-D District” and Section 5.1 entitled “Table of Use Regulations”, Note 27 of the 1985 Zoning Ordinance of the City of Woburn. PUBLIC HEARING OPENED: Appearing for the petitioner was President Tedesco, stating the City Solicitor is working on easement documents right now and that she would be able to assist in September, so he suggested continuing the matter and asking for recommendations for September 13, 2021 committee meeting. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON SEPTEMBER 21, 2021, and to send a communication to the City Solicitor requesting recommendation for changes by September 13, 2021, all in favor, 9-0.

UNFINISHED BUSINESS OF PRECEDING MEETING:

Motion made and 2nd to take from the table the next matter, all in favor, 9-0.

On the petition by 285 Locust Street LLC request for minor modification of special permit with respect to modifications for proposed signage illumination at 285 Locust Street. A communication dated August 10, 2021 was received from Kevin P. Duffy, Principal, Duffy

Properties LLC, 465 Waverly Oaks Road, Suite 500, Waltham, Massachusetts 02452 as follows:

Hi Lindsay: 285 Locust LLC would like to withdraw it request to modify the proposed entry sign as shown on the approved Site Plan. Please confirm receipt of this request. Thank You

Motion made and 2nd to accept the communication and make it part of the permanent record, all in favor, 9-0. Motion made and 2nd to approve the leave to withdraw without prejudice for the proposed signage illumination, all in favor, 9-0.

Motion made and 2nd to return to the regular order of business, all in favor, 9-0.

COMMITTEE REPORTS:

INFRASTRUCTURE & PUBLIC LANDS:

On the order to authorize Mayor to grant a Street Widening Easement over the former Stoneham Branch, now known as the Tri-Community Bikeway, to Montvale Land, LLC, a committee report was received “ought to pass”.

ORDERED

Be it Ordained by the City Council of the City of Woburn that the Mayor be and is hereby authorized on behalf of the City of Woburn to grant a Street Widening Easement over the former Stoneham Branch, now known as the Tri-Community Bikeway, to Montvale Land, LLC, as shown on a plan attached hereto and marked Exhibit B to said Street Widening Easement, such easement to be used for the sole purpose of widening and reconstructing Hill Street, and that the Mayor be authorized to execute any and all documents necessary to effectuate the grant of such easement.

s/President Tedesco
Per Request of the Mayor

Motion made and 2nd that the COMMITTEE REPORT be ADOPTED and the ORDER BE GRANTED, all in favor, 9-0.

Presented to the Mayor: August 12, 2021

s/Scott D. Galvin August 12, 2021

ORDINANCES, CHARTER AND RULES

On the order to amend the Woburn Municipal Code Title 2, Article XVIII, Compensation of Officers and Employees, base salaries of reserve police officer per hour, a committee report was received “ought to pass”.

ORDERED

Be it Ordained by the City Council of the City of Woburn, that the Woburn Municipal Code, as amended, be further amended by revising Title 2, Article XVIII, Compensation of Officers and Employees as follows (deletion in ~~strike through~~, revision in **bold**):

2-180 Base Salaries

Reserve police officers, per hour \$ ~~18.00~~
\$24.04

and that such increase be effective July 1, 2021.

s/President Tedesco
Per Request of the Mayor

Motion made and 2nd that the COMMITTEE REPORT be ADOPTED and the ORDER BE GRANTED, all in favor, 7-0-2 (Concannon and Ferullo Abstained).

Presented to the Mayor: August 12, 2021 **s/Scott D. Galvin August 12, 2021**

PUBLIC SAFETY AND LICENSES:

On the petition by Musto Jewelers, 186 Cambridge Road, No. 9, for renewal of Secondhand Dealers and Secondhand Collectors License., committee report was received “ought to pass with existing conditions or restrictions”.

Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, all in favor, 9-0.

Presented to the Mayor: August 12, 2021 **s/Scott D. Galvin August 12, 2021**

CITIZEN’S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated August 5, 2021 was received from President Edward Tedesco as follows:

RE: Capital Budget FY 2022

Clerk Higgins:

I am writing to inform you of my intention to suspend the rules and pull from the Committee on Finance the Capital Budget FY 2022 for discussion and action.

Thank you, s/ Edward Tedesco, President

Motion made and 2nd that the MATTER BE RECEIVED AND PLACED ON FILE, all in favor, 9-0.

A communication dated July 21, 2021 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 2021 to June 2021: Number of violations issued 202, Numbers of violations paid 48, Number of violations outstanding 150, Amount collected and submitted to Collectors Office \$17,604.60, Parking fines referred to the Handicap Commission \$3,00.00.

There is a backlog of 1595 unpaid tickets dating from January 2004 to December 2020. 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

Motion made and 2nd that the MATTER BE RECEIVED AND PLACED ON FILE, all in favor, 9-0.

APPOINTMENTS AND ELECTIONS:

Appointment of James A. Juliano to the Board of Trustees for the Woburn Public Library.

Motion made and 2nd that the communication be received and made part of the permanent record, all in favor, 9-0. Motion made and 2nd that the MATTER BE REFERRED TO COMMITTEE ON PERSONNEL, all in favor, 9-0.

Motion made and 2nd to take the next five (5) matters collectively, all in favor, 9-0.

Motion made and 2nd that the communication be received and made part of the permanent record, all in favor, 9-0. Motion made and 2nd that the MATTER BE LAID ON THE TABLE, all in favor, 9-0.

Reappointment of Thomas Skeffington (Chair), David Gilgun, and William Pappalardo to the Woburn License Commission.

Reappointment of Thomas W. Lawton (Chair), Chris Irving, Michael McDonough, Michael P. Higgins, Jonathan W. Surette, and Peter V. Murphy to the Woburn Golf and Ski Authority.

Reappointment of Michael Ventresca, Carolyn Turner, Claudia Leis-Bolgen, David Edmunds, Kevin Donovan, Robert Doherty, and James Callahan to the Woburn Planning Board.

Appointment of Richard Clancy to move from an alternate member to full-time member of the Woburn Board of Appeals.

Reappointment of Margaret M. Pinkham (Chair), John J. Ryan, III, and Daniel Parrish to the Woburn Board of Appeals.

Motion made and 2nd to return to the regular order of business, all in favor, 9-0.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED That the following list of Wardens, Clerks, Inspectors and Substitutes be approved for all Elections between September 1, 2021 and August 31, 2022:

1	1	June	MacKenzie	20 Mt Pleasant Street	Warden
1	1	Rai-An	Perrish	14 Gardner Avenue	Clerk
1	1	Paula	Bechakian	10 Locust St	Inspector
1	1	Roberta	Bengtson	6 Samoset Road	Inspector
1	1	Erin	Cahill	16 Wolcott road	Inspector

1	1	Colin	MacNeill	299 Lexington Street #99	Inspector
1	1	Loretta	Schuck	44 Leonard Street	Inspector
1	1	Florianna	Tobin	59 Campbell Street #309	Inspector
1	1	Catherine	Walsh	273 Cambridge Road #202	Inspector
1	1	Joanne	Murray	6 Asbury Avenue	Inspector
1	2	Kevin	Kaufman	144 Buckman Street	Warden
1	2	Donna	Winitzer	18 Hart Place	Clerk
1	2	Carmelita	Alessandrone	29 Grace Road	Inspector
1	2	Hans	Christenson	256 Salem Street	Inspector
1	2	Anne	Decubellis	1 Library Place #507	Inspector
1	2	Margaret	Perkins	16 Gardner Avenue	Inspector
1	2	Dorothy	Geary	1 Belmont Street	Inspector
1	2	Robert	Hurkett	16 Linden Street	Inspector
1	2	Jennifer	Mele	36 Cambridge Road	Inspector
1	2	Leslie	Catania	28 Burlington St	Inspector
2	1	Sandra	Luther	19 Cummings Ave	Warden
2	1	Diane	Burton	35 Union Street	Clerk
2	1	Vivian	Montuori	269 Cambridge Road #311	Inspector
2	1	Cathy	Peterson	7 Vining Court	Inspector
2	1	Deborah Jean	Finn	1 Village Street	Inspector
2	1	Gregory	Dorchak	31 Glenwood Avenue	Inspector
2	1	Calvin	McCall	32 Webster Avenue	Inspector
2	1	Connie	Pandolph	9 Park Drive	Inspector
2	1	Carol	Stima	44 Elm Avenue	Inspector
2	1	June	McDonough	33 Union Street	Inspector
2	2	Paula	Nagle	8 Thomas Street	Warden
2	2	Judith	Nagle	8 Thomas Street	Clerk
2	2	Nancy Farrey	Forsyth	9 Sedgewick Pk	Inspector
2	2	Loretta	Lentz	47 Conn Street	Inspector
2	2	Robert	Leonard, Jr.	176 Montvale Avenue	Inspector
2	2	Jo-Ann	Lyons	10 Grant Street	Inspector
2	2	Patricia	Beane	107 Bedford road	Inspector
2	2	Maureen	Cox	201 Main Street #13	Inspector
2	2	Theresa	Nardone	2 Albert Drive #3	Inspector
2	2	Donna	Peary	5 Blueberry Hill Road	Inspector
3	1	Donald	MacGee	26 Cranston Circle	Warden
3	1	Marcia	Andrews	238 Winn Street	Clerk
3	1	Stella	DiGirolamo	9 Lee Road	Inspector
3	1	Rosemarie	Spinazola	1 Library Place #401	Inspector
3	1	Janet	Irwin	37 Waltham Street	Inspector
3	1	Marie	Landino	12 Minchin Drive	Inspector
3	1	Elizabeth A.	Simonds	3 Court Street	Inspector
3	1	Rosemary	Spencer	5 Caulfield Road	Inspector
3	1	Janet	Sutton	11 Lawrence Street	Inspector
3	1	Anthony	Zeoli	15 Independence Dr	Inspector
3	2	Emily	Bloch	18 Lexington Street	Warden
3	2	Geraldine	Easler	7 Adams Circle	Clerk
3	2	Godfredo	Alaras	7 Bradford Road	Inspector
3	2	Pauline	Barkalow	12 Wolcott Road	Inspector

3	2	Tom	Barkalow	12 Wolcott Road	Inspector
3	2	Lynda	Peitzsch	11 Scott Street	Inspector
3	2	Lois	Surette	78 Kilby Street	Inspector
3	2	Judith	Zeoli	15 Independence Dr	Inspector
3	2	Sheila	Newman	81 Willow Street	Inspector
3	2	Carolyn	Youngclaus	2 Park Drive	Inspector
4	1	Mary	Chinian	8 Asbury Avenue	Warden
4	1	Vincent	Rivela	16 Jan Street	Clerk
4	1	Robert	Coffey	273 Cambridge Rd #307	Inspector
4	1	Mary Anne	Damico	20 Brentwood Road	Inspector
4	1	Tara	Benedict	99 Middle Street	Inspector
4	1	William	Sullivan	39 Hiawatha Road	Inspector
4	1	Gerald	Murray	6 Asbury Avenue	Inspector
4	1	Catherine	Shaughnessy	3 Court Street	Inspector
4	1	Pamela	Moriarty	6 Oak Knoll Drive	Inspector
4	1	Bob	Mee	269 Cambridge Road #711	Inspector
4	2	Elaine	Haggerty	30 Thistle Road	Warden
4	2	Thomas	Fuller	178 Montvale Avenue	Clerk
4	2	Alfred	Autenzio	9 Arbor Lane	Inspector
4	2	Patricia	Sullivan	428 Place Lane	Inspector
4	2	Jennie	Keough	16 Parliament Lane	Inspector
4	2	Hazel	Lambert	3 Elmwood Terrace	Inspector
4	2	Jeanne	Lingblom	18 Day Circle	Inspector
4	2	Patricia	Deal	225 Place Lane	Inspector
4	2	Joyce	Marshall	5 Elijah Street	Inspector
4	2	Ron	Marinelli	1 Seneca Road	Inspector
5	1	Monica	Glennon	582 Main Street	Warden
5	1	Jan	Fuller	178 Montvale Avenue	Clerk
5	1	Paul	Farrey	5 Sedgewick Park	Inspector
5	1	Maria	Hennessy	6 Jan Street	Inspector
5	1	Robert	Hennessy	6 Jan Street	Inspector
5	1	Mary Ellen	Jones	5 Hilltop Circle	Inspector
5	1	Eleanor	Collins	19 Squanto Road	Inspector
5	1	Kathryn	Saunders	33 Montvale Avenue #11	Inspector
5	1	Deshea	Harris	49 Nashua Street	Inspector
5	1	Paula	Walsh	11 Hillside Avenue	Inspector
5	2	Helen	Hatch	14 Marlboro Road	Warden
5	2	Elizabeth	Hatch	14 Marlboro Road	Clerk
5	2	Melinda	Drapeau	6 Whispering Hill Road	Inspector
5	2	Tim	Garvey	2 Cranson Circle	Inspector
5	2	Mary	Dickie	1 Linden Circle	Inspector
5	2	Stefanie	Carlson	45 Merrimac Street #5	Inspector
5	2	Diane	Fogarty	117 Washington Street	Inspector
5	2	Carol	Miner	33 Revere Road	Inspector
5	2	Sharon	DeSimone	10 Paul Avenue	Inspector
5	2	Christopher	McNulty	2A Highland Street	Inspector
6	1	Linda	McLaughlin	269 Cambridge Rd #103	Warden
6	1	Kathleen	Bailey	4 Utica Street	Clerk
6	1	Anthony	Souza	24 North Woods Circle/12306 Inwood Dr	Inspector

6	1	Mary	Regan	12 Lakeview Terrace	Inspector
6	1	Carol	Breed	269 Cambridge Rd #509	Inspector
6	1	Theresa	Christerson	33 Sherman Place	Inspector
6	1	Judy	Elios	9 Thomas Street	Inspector
6	1	Rita	Marshall	20 Kentucky Avenue	Inspector
6	1	Judi	Sullivan	17 Jan Street	Inspector
6	1	Pearl	Murphy	14 Brae Circle	Inspector
6	2	Diane	Autenzio	23 Milan Avenue	Warden
6	2	Irene	Decata	57 Wood Street	Clerk
6	2	Christine	Bellekevicz	17 Jan Street	Inspector
6	2	Lina	Cicchetto	22 Longwood Avenue	Inspector
6	2	Michelina	DeAngelis	255 Lexington Street	Inspector
6	2	Marilyn	Ebrecht	40 West Street	Inspector
6	2	Sheila	Marshall	26 Boyd Road	Inspector
6	2	Patrice	McCall	32 Webster Avenue	Inspector
6	2	Clair	McNally	47 Winter Street	Inspector
6	2	Marilyn	Smith	16 Nichols Street Ext	Inspector
7	1	Amanda	MacGee	26 Cranston Circle	Warden
7	1	Michele	Autenzio	23 Milan Ave	Clerk
7	1	Barbara	Callahan	32 Van Norden Road	Inspector
7	1	Donna	Janeliunas	12 Carroll Road	Inspector
7	1	Virginia	Evans	12 Barbara Circle	Inspector
7	1	Barbara	Johnson	7 Churchill Road	Inspector
7	1	Joseph	Flaherty	6 Princeton Road	Inspector
7	1	James	Rooney	38 Carroll Road	Inspector
7	1	Judith	Stafford	28 Hiawatha Road	Inspector
7	1	Gail	Sullivan	299 Lexington Street #79	Inspector
7	2	MaryAnn	Chorlton	312 Lexington Street	Warden
7	2	Paulette	Uvino	5 Ashburton Avenue	Clerk
7	2	Donna	Bullen	27 Robinson Road	Inspector
7	2	Linda	Oldham	52 Wyman Street	Inspector
7	2	Linda	Loreth	19 Rich Road	Inspector
7	2	Nancy	Matthews	361 Place Lane	Inspector
7	2	Carol	Murphy	275 Russell Street	Inspector
7	2	Mary	Sasso	39 Carroll Road	Inspector
7	2	Elizabeth	Donovan	5 Crescent Road	Inspector
7	2	Richard	Ruggiero	22 Revere Road	Inspector
	Alternate	Gail	Burke	6 Janis Terrace	Inspector
	Alternate	Joanne	Kairo	59 Campbell Street#305	Inspector
	Alternate	Dorothy	Kenney	59 Campbell Street #603	Inspector
	Alternate	Janine	McCarthy	59 Campbell Street #209	Inspector
	Alternate	Julie	Medina	47 Willow Street	Inspector
	Alternate	Allison	Patton	27 Dartmouth Street	Inspector
	Alternate	Yolanda	Radochia	23 Hiawatha	Inspector
	Alternate	Margaret	Reilly	7 Williams Lane	Inspector
	Alternate	Joyce	Parker	42 Vernon Street	Inspector
	Alternate	Patricia	Rebello	3 Seneca Road	Inspector
	Alternate	Diane	Ahern	2 Keith Circle	Inspector
	Alternate	Patricia	Ryan	99 Pearl Street	Inspector

	Alternate	Beatrice	McCue	53 Waverly Road	Inspector
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s/President Tedesco

Motion made and 2nd that the ORDER BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: August 12, 2021

s/Scott D. Galvin August 12, 2021

Motion made and 2nd to ADJOURN, all in favor, 9-0. Meeting adjourned at 10:15 p.m.