

**CITY OF WOBURN  
APRIL 20, 2021 – 7:00 P.M.  
REGULAR MEETING OF THE CITY COUNCIL  
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Campbell	Ferullo
Concannon	Gately
Demers	Mercer-Bruen
Dillon	Lannan
	Tedesco

---

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

---

**MAYOR’S COMMUNICATIONS:** None.

---

**NEW PETITIONS:**

Petition by Boston Express Livery Service, Inc., 165 New Boston Street, Woburn, for renewal of Livery License. Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, all in favor, 9-0.

\*\*\*\*\*

Petition by Camargo Chauffeur Service, LLC, 35 Dix Road Ext., Woburn, for renewal of Livery License. Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, all in favor, 9-0.

\*\*\*\*\*

Petition by Harmony Transportation Inc., 8 Conn Street, Woburn, for renewal of Livery License. Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, all in favor, 9-0.

\*\*\*\*\*

Petition by Kelley Towncar, Inc., 880 Main Street, Woburn, for renewal of Livery License. Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, all in favor, 9-0.

\*\*\*\*\*

Petition by Sams Liv Express, LLC, 22 North Warren Street, Woburn, for renewal of Livery License. Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, all in favor, 9-0.

\*\*\*\*\*

Petition by Linear Retail Woburn #1 LLC, 5 Burlington Woods Drive, Burlington, Massachusetts 01803, for a Special Permit to allow 1. Revised site plan entitled “Proposed Site Plan Documents for Linear Retail, Proposed Driveway Relocation” dated April 14, 2021 prepared by Bohler, 45 Franklin Street, 5<sup>th</sup> floor, Boston, MA 02110 which revised site plan shows the existing curb cut limited to right turns in and right turns out and a new curb cut which creates a dedicated right turn into the site; a dedicated right turn out of the site; and a dedicated left turn out of the site all as part of the petitioner’s Access Management Plan. 2. A modification of the parking reduction allowed in the Decision from 168 parking spots to 148/144 parking spaces to 136 parking spaces, at 299 Mishawum Road. Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

\*\*\*\*\*

Petition by Popeye’s, 305 Mishawum Road, Woburn, Massachusetts 01801 for a 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. Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

\*\*\*\*\*

Petition by ABA Therapeutics, LLC, 30 Pento Road, Woburn, Massachusetts 01801 for a Special Permit pursuant to Section 7.3 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for alteration of the pre-existing non-conforming use and structure to use approximately 4,500 square feet of gross floor area to allow for physical therapy office and treatment area at 30 Pento Road. Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

---

**PUBLIC HEARINGS:**

On the petition by ECA NEMA Brightfields I LLC and ECA NEMA Brightfields II LLC, 282 Moody Street, Suite 202, Waltham, Massachusetts 02453 for Site Plan Review to allow one 2,451 MWAC ground-mount solar photovoltaic energy generating facility and one 498 kWAC ground-mount solar photovoltaic energy generating facility at the Industri-Plex site at 134 Commerce Way, 39 Atlantic Avenue, 132 Commerce Way, four parcels off New Boston Street, 30 Atlantic Avenue and 0 New Boston Street. PUBLIC HEARING OPENED. A communication dated April 14, 2021 was received by Andrew Bunnell, ECA Solar, 282 Moody Street, Suite 202, Waltham, Massachusetts 02453 as follows:

Re: ECA NEMA BRIGHTFIELDS I & II, LLC- Site Plan Review Hearing

Dear Mr. Campbell:

Please allow this letter to request a continuance from the City Council as to the hearing presently scheduled for April 20, 2021 to the meeting scheduled on May 18, 2021 as discussed during the April 13, 2021 Committee meeting. As reason therefore, we are working with the adjacent property owner to address certain site conditions and require additional time to prepare final site documents for the Council's review.

Should you wish to discuss this matter, please feel free to contact me.

Yours,  
S/Andrew Bunnell

Motion made and 2<sup>nd</sup> that the communication be received and made part of the permanent record, all in favor 9-0. Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor 9-0, PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON MAY 18, 2021 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

\*\*\*\*\*

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 communication dated April 8, 2021 was received from Attorney Mark J. Salvati, 10 Cedar Street, Suite 26, Woburn, Massachusetts 01801 as follows:

Re: Jackson Lumber, 10 Jefferson Avenue, Woburn, Massachusetts

Dear President Tedesco and Council,

Request is made to continue the above matter for Jackson Lumber scheduled for April 20<sup>th</sup> to May 4<sup>th</sup> in order to provide additional information.

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

Very Truly Yours  
s/ Mark J. Salvati

Motion made and 2<sup>nd</sup> that the communication be received and made part of the permanent record, all in favor 9-0. Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor 9-0,

PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON MAY 4, 2021 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor 9-0.

\*\*\*\*\*

On the petition by Woburn (Edens), LLC, 21 Customs House Street, Suite 450, Boston, Massachusetts 02110 pursuant to 1989 Woburn Zoning Ordinances, as amended, Section 30.13.2 for an amendment to special permit and plan approval dated June 13, 2019, modified April 10, 2020, modified December 3, 2020 to allow reconfigured retail and restaurant building pads including rooftop dining and interactive outdoor retail, restaurant and entertainment/special events uses in place of deferred construction of cinema building, parking and circulation modifications, utility modifications and building envelope adjustments at 300 Mishawum Road. PUBLIC HEARING OPENED. Appearing for the petitioner was Attorney Mark Vaughan, Riemer and Braunstein LLP, 7 District Avenue #800, Burlington, Massachusetts 01803 and he stated that they were before the Council a couple of week before and gave a detailed presentation on what the project will be. So that the area is not left vacant (area Cinema was go to be built) to be able to repurpose that for outdoor space, that we walked that property with the Building Commissioner, President Tedesco and Alderman Mercer-Bruen, that there has been conditions drafted on parking and a robust conditions that will monitor to make sure that there are no parking issues and if the issue arises this will cover correcting them, that a condition that if the cinema industry does come back that the outdoor space will be gone. Motion made and 2<sup>nd</sup> to accept the draft of conditions, all in favor 9-0. Alderman Mercer-Bruen stated that that being able to walk the site was very helpful, that the idea for the purposed area is a great one, that you have convinced me that the parking will work, but if there is an issue it will be taken care of per the condition and that if the cinema industry comes back the seasonal outdoor area will go away. Thank you for coming back with something that I think the community will benefit from. Alderman Campbell asked about the roof-top dining, that the roof-top dining on The Tavern in the Square will be fine but on the pop-up buildings are small, that I would like to see that option removed, that even if the building commissioner allows it I don't think we should allow it. Attorney Vaughn stated that they were only trying to adapt to what flexibility in terms of what the pop ups would be, that if the council would feel better it could be required that it be reviewed by the building department, police and fire before approval. Alderman Gately state that a path way to Anderson Station that there was grant money given to do the study but no one knows where the money went. What is the process, is it being designed are all the abutters in agreement? No one seems to know. Brad Dumont, Managing Director with Eden, stated that there are two questions, first we have given the money to the city of Woburn to go toward a study so it is now in the control of the city. We have done our part. Second if the council is not in favor of having roof tops on the pop ups that is ok we thought it was a cool idea but it is not a make or break for us that we can eliminate them. They do look cool on the rendering. Alderman Concannon stated that the area is very small that it would only hold six to ten people. Alderman Mercer-Bruen stated that what if in the future you could come back for a minor modification, that we add a condition that there will be no roof top dining or usage on the pop up buildings without approval that way we can look into more then. Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> to close the public hearing, all in favor 9-0. Motion made and 2<sup>nd</sup> that the SPECIAL PERMITS be GRANTED, as AMENDED, with conditions as follow:

1. Petitioner will provide the building department revised plans indicating the location/method of disposal of ice shavings prior to the completion of the open assembly area for the skating rink.
2. Petitioner will ensure the planned refuse area for building "Retail C2"complies with access/egress requirements and plan will be submitted to the building department.
3. Petitioner agrees to address the on-going use of fire lanes for curbside pickup of merchandise from retail stores to end this practice and provide enforcement.
4. All designs must be in accordance with 40R standards
5. Parking Monitoring
  - a) The Applicant shall conduct a post-occupancy parking assessment to include all of the Project's designated internal and external parking areas. Monitoring data and associated recommendations to address identified parking deficiencies (if any) shall be provided to the City of Woburn's Engineering Department, with a copy to the City Council. Specific provisions of the monitoring program are as follows:
    - i) Post-occupancy parking operations monitoring shall be conducted within 4-months of achieving 80 percent occupancy of the Project or twenty-four (24) months following the issuance of the first occupancy permit for any portion of the revised development;
    - ii) Monitoring shall continue annually until the Project is at least 80 percent occupied or waived by petition to the City Council and their acceptance. Supplemental monitoring for

seasonal recreational, dining and retail programming within the park area shall also be conducted as defined under (v) below;

- iii) Parking monitoring shall include the following elements:
  - (1) Perform hourly parking occupancy counts by location during a typical weekday from (11:00am to 8:00pm) and during a typical Saturday condition (10:00am to 9:00pm).
  - (2) Summarize observations in a brief memorandum to the City's Planning Department that compare the Institute of Transportation Engineers' and Urban Land Institute's Shared Parking projections with the actual observations noted during the counts on an hourly basis.
- iv) The memorandum shall note where parking is at or above 95% of its effective occupancy at any point of the day and make recommendations on how to reduce the demands in these locations. If so directed by the Engineering Department, the Applicant shall implement the recommended improvements or actions to reduce the demands in these areas of the parking fields.

v) Supplemental summer and winter seasonal monitoring shall be conducted to reflect typical dining, recreational and retail operations within the park area previously proposed for theater use. Monitoring shall be conducted within four months of opening of these venues and shall include elements identified under section (iii) above and shall be subject to actions identified under section (iv). Supplemental seasonal monitoring shall continue for a period of twenty-four (24) months following the opening of both restaurants, completion of the greenspace and opening of the beer garden. The city council will be provided a memorandum with results of the parking monitoring for summer and winter seasonal uses. Deficiencies in parking may require the elimination of "pop up venues" and/or reduction in capacity limits for the open space venues.

6. The City Council acknowledges that the Applicant has existing Plan Approval in place to develop an approximately 38,000 sf cinema building with podium parking at the location where the Building C site modifications approved herein are being made. The Applicant has indicated that it would like to maintain its right to construct this cinema building in the future if market conditions allow, albeit at a reduced size of approximately 28,000 sf. The City Council agrees that the Applicant shall have the continued right to construct a 28,000 +/- sf cinema building with podium parking at Building C, without the requirement of additional Plan Approval by the City Council (provided, however, and it being understood that the cinema building if constructed would replace and be in lieu of the various outdoor uses authorized herein for this same Building C area).

- 7. All Final water connections must be approved by DPW and Water Superintendent and permits obtained for their installation. These connections will be billed commercially.
- 8. All water and sewer fee calculations are to be completed and approved by DPW, prior to the submission of a building permit application.
- 9. Initial flow from Splash Park will be billed commercially. Heavy precipitation events will be subject to overflow and the current plan depicts overflow going into the drainage system. In the event Conservation Commission does not allow this, the design engineer will provide an additional method to properly bill for the inflow into the municipal system to the DPW Superintendent date?
- 10. There shall be no overflow parking on Mishawum Road and no parking signage will be installed indicating violators will be towed.
- 11. This special permit is subject to the approval and any conditions issued by the Conservation Commission and if required, the DEP and EPA.
- 12. Rooftop Dining for Building C1 is approved herein for Tavern in the Square as operator as shown on the plans.
- 13. All previous conditions of this special permit shall be in full force and effect unless otherwise modified herein.
- 14. There will be no roof top dining or usage on any pop up venues without a plan approval.

Motion made and 2<sup>nd</sup>, all in favor 9-0.

\*\*\*\*\*

On the petition by Crossroads Properties, LLC, c/o Cummings Properties, LLC, 200 West Cummings Park, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 7.3 and 12.2.4 to allow construction of a two-story, 12,375 gross square foot addition to existing two-story pre-existing non-conforming structure at 299 Washington Street. PUBLIC HEARING OPENED: Appearing for the petitioner was Michael Aveni, Senior Project Architect,

Cummings Properties, LLC and he stated that at the last meeting we had a few things to clear up. First issue was a request for a parking plan with numbered parking spaces. Second the City engineers letter that we received and replied to get clarification. Planning comments are all ok, that the city engineer had three comments on traffic related, a storm water management structure and I&I package. We are reducing water & sewer usage due to the previous use and I don't think it applies in this case. Alderman Mercer-Bruen stated that we could make a condition #10 that any and all issues regarding the I&I will be resolved with the City Engineer prior to the issuance of a building permit. Motion made and 2<sup>nd</sup> to accept any and all communications received and made part of the permanent record, all in favor 9-0. Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that the SPECIAL PERMIT be GRANTED, AS AMENDED with the condition as follows:

1. Project provides satisfactory exterior lighting that does not create glare or issues with traffic safety.
2. A construction management plan, including where construction vehicles are to be stored will be filed with the building department prior to the issuance of a building permit.
3. Construction shall not impede the flow of traffic on Cedar or Washington Street. Details must be hired in the event that construction plans will cause impede traffic flow. A traffic management plan is to be filed with the building department and police department.
4. A snow storage/removal plan to be filed with the building department prior to the issue of a building permit.
5. The petitioner agrees to forfeit all rights to any future restaurant use or fast food use at this location.
6. Except for the event of an emergency, exterior construction activities on the Site shall be from 7am to 6pm, Monday-Friday and 8am-4pm on Saturdays. No construction allowed on Sundays, or any holidays in which the building department is closed.
7. Adequate rodent control will be in place pre and post construction.
8. All parking spots to be clearly lined. A parking plan delineating parking for all (4) tenant's is to be provided to the building department and city council and kept on file with this special permit.
9. Prohibition of left turns from the Washington Street access/egress and replacement of the existing 'No Left Turn' sign with a new sign.
10. Any and all issues with I&I will be resolved with the City Engineer before permit is issued.

Motion made and 2<sup>nd</sup>, all in favor 9-0.

\*\*\*\*\*

On the petition by Landmark News Group Inc. dba Wicked Bagel Woburn, 171 Mass Avenue, Lexington, Massachusetts 02420 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.29 to allow a fast food restaurant at 345 Washington Street aka 8 Cummings Park. PUBLIC HEARING OPENED. Appearing for the petitioner was Jack & Maria Mahoney. Motion made and 2<sup>nd</sup> that the COMMITTEE REPORT be ADOPTED, all in favor 9-0. Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that the SPECIAL PERMIT be GRANTED, AS AMENDED with the condition as follows:

1. Hours of operation shall be from 6:00 a.m. to 3:00 p.m. Monday – Sunday.
2. The petitioner shall follow city ordinance in regard to the installation of oil and grease traps.
3. There shall be no deliveries to the site before 6:30 a.m.
4. The plan from VU Architecture, 167 Annie Moore Road, Bolton, MA entitles "Proposed interior Alteration 345 Washington Street, Woburn, MA" and dated April 12, 2021, shall be submitted to the Building Commissioner.
5. The petitioner shall maintain adequate rodent control.
6. The special permit shall be issued to Landmark News group Inc. dba Wicked Bagel Woburn, 171 Mass Avenue, Lexington, Ma and is not transferrable.

And the City Council makes the following finding:

1. The City Council shall also establish a finding that the special permit is appropriate due to the small (+/-1,725 square feet) size of the venue.

Motion made and 2<sup>nd</sup>, all in favor 9-0.

\*\*\*\*\*

On the petition by President Tedesco concerning the structure or structures located in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts known and numbered as 31 Elm Street, Woburn, Massachusetts, for the purposes of determining whether said structure or structures are a

public nuisance, a nuisance to the neighborhood, a dilapidated or dangerous building or other structure, as said terms are used in Massachusetts General Laws Ch. 139, Sec. 1, and if so, enter an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation. PUBLIC HEARING OPENED. A communication date March 23, 2021 was received from Fire Chief Donald C. Kenton as follows:

Re: 31 Elm Street Woburn, MA

Per your request a site visit was performed at 31 Elm Street, Woburn, MA on March 23, 2021. The site visit was performed by Chief Donald Kenton, Deputy Chief George Poole, Building Inspector Tom Quinn and Attorney Mark Salvati. After careful review we are deeming this structure to be dilapidated and a dangerous building. Therefore, we will mark the referred structure with an "X", in accordance with 527 CMR. 1, Section 10.12.5.2.

This symbol shall mean that exterior or interior hazards exists to such a degree that consideration should be given to conduct operations from the exterior only.

Thank you for your attention to this matter.

s/Chief of Department Donald C. Kenton

Motion made and 2<sup>nd</sup> that the communication be received and made part of the record, all in favor, 9-0. President Tedesco stated that a request to continue the matter to the next city council meet. Motion made an 2<sup>nd</sup> to receive the communication and be made part of the permanent record, all in favor 9-0. Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: Paula McLaughlin, 6 Patricia Circle, Woburn, MA. stated that they don't have to go before the historical commission? President Tedesco stated that a study was done by Mark Lalumere declaring the property unsafe, that they don't have to go before the historical commission and we hope that the building will be down by the next time we meet in May, that all the utilities have been removed, the front door is boarded up and some shrubs removed for the front. Theresa DiJoseph, 4 Patricia Circle, Woburn, MA. stated that at the last meeting one of the alderman stated that it does not take a permit to clean up the property, that I ask the attorney have them clean up the back yard, that I am looking for assurance that it has to be done but where you stated that they can go ahead with the demo that it does get done soon. Motion made and 2<sup>nd</sup> that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON MAY 18, 2021, all in favor, 9-0.

---

**UNFINISHED BUSINESS OF PRECEDING MEETING:** None.

---

**COMMITTEE REPORTS:**

**PUBLIC SAFETY AND LICENSES:**

On the petition for renewal of Common Carrier License by Transaction Corporate Shuttle Inc., committee report was received "ought to pass with existing limits and conditions". Motion made and 2<sup>nd</sup> that the COMMITTEE REPORT be ADOPTED, all in favor 9-0.

**Presented to the Mayor: April 22, 2021**

**s/Scott D. Galvin April 22, 2021**

---

**CITIZEN'S PARTICIPATION:** None.

---

**COMMUNICATIONS AND REPORTS:**

A communication dated April 9, 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 March 2021: Number of violations issued 117, Numbers of violations paid 32, Number of violations outstanding 82, Amount collected and submitted to Collectors Office \$9,970.40, Parking fines referred to the Handicap Commission \$12,000.00.

There is a backlog of 1607 unpaid tickets dating from January 2004 to December 2020. That 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 2<sup>nd</sup> that the MATTER be RECEIVED AND PLACED ON FILE, all in favor, 9-0.

\*\*\*\*\*

A communication dated April 7, 2021 from the Woburn Retirement Board as follows:

Re: Notice of Retirement Board Meeting to Grant Retiree COLA

Statutory notice is hereby provided to the Woburn City Council that, pursuant to G.L. c. 32, s. 103(I) and PERC Memorandum #04/2021, the above matter will be on the agenda of the Woburn Retirement Board at its public meeting scheduled for Wednesday, May 26, 2021 at 8:30 a.m.

During this meeting the Retirement Board will be voting to grant a cost-of-living adjustment to eligible retirees pursuant to Section 51 of Chapter 127 of the Acts of 1999 and Sections 101 and 408 of chapter 159 of the Acts of 2000, and Section 19 of Chapter 188 of the Acts of 20210.

Sincerely,  
s/Anne Speicher  
Executive Director

Motion made and 2<sup>nd</sup> that the MATTER be RECEIVED AND PLACED ON FILE, all in favor, 9-0.

---

**APPOINTMENTS AND ELECTIONS:** None.

---

**MOTIONS, ORDERS AND RESOLUTIONS:**

**ORDERED**

Be it Ordained by the City Council of the City of Woburn, that Section 5.2. Additional Regulations, 1. General Requirements for All Districts, of the 1985 Zoning Ordinance of the City of Woburn, as amended, be further amended, by amending subsection 4 as follows: (new language in **bold**):

4) Access to the buildable portion of a lot shall be gained from a lot's legal street frontage only. Access to lots by so called "common driveways" or access easements shall be prohibited. **Temporary access to the buildable portion of the lot by way of a common driveway or access easement is permitted, but only when such temporary access is required due to adjacent roadway construction which prohibits or prevents safe physical access over a lot's legal street frontage. Use of such temporary access shall not commence until construction on an adjacent roadway effectively prohibits or prevents safe use of the permanent access, and use of the temporary access shall cease immediately upon completion of the roadway construction and restoration of safe physical access over the frontage.**

s/President Tedesco

Motion made and 2<sup>nd</sup> that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

---

Motion made and 2<sup>nd</sup> to ADJOURN, all in favor, 9-0. Meeting adjourned at 7:38 p.m.

A TRUE RECORD ATTEST:

Joyce M. Gray  
Acting City Clerk and  
Clerk of the City Council, Pro Tem