

**CITY OF WOBURN  
JUNE 21, 2022 – 7:00 P.M.  
REGULAR MEETING OF THE CITY COUNCIL  
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Campbell	Ferullo
Demers	Gately
Dillon	Mercer-Bruen
DiMambro	Viola
Concannon	

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

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**MAYOR'S COMMUNICATIONS:**

ORDERED That the sum of \$246,738.31 be and is hereby transferred as so stated

From:	Mayor Salary Adjustment / FY2023	
	Acct# 0112151-511019	\$246,738.31
To:	Various Department Salaries	\$246,738.31
Purpose:	Contract Settlement & Commitments	
	Teamsters Contract Settlement FY2023	

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

s/President Michael P. Concannon

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A communication dated June 16, 2022 was received from His Honor the Mayor Scott D. Galvin as follows:

RE: REQUEST FOR APPROPRIATION OF FUNDS RELATIVE TO AFFORDABLE HOUSING EFFORTS

Dear Council:

I respectfully request that you consider asking the City Council to appropriate twenty-nine thousand dollars (\$29,000) from the City's Affordable Housing Trust Fund, for the purpose

of entering into a new two-year contract for technical assistance on affordable housing-related matters, for fiscal years 2023 and 2024. I also request formal authorization to execute the contract, a copy of which is attached.

The MetroNorth Regional Housing Services Office (MNRHSO) represents a consortium of nearby communities including the towns of Reading, North Reading, Wilmington and Saugus. The organization's staff provides technical support to communities on affordable housing-related matters and information about affordable housing opportunities to the communities' respective citizens. The types of technical support Woburn could expect to receive are summarized in Exhibit A of the attached contract.

Woburn has been a member of the MNRHSO for two years. Planning Director Tina Cassidy reports that during that time, MNRHSO staff has provided invaluable assistance to the City, helping to add to the State's Subsidized Housing Inventory all eligible affordable housing units recently created in new developments. They also started assisting with monitoring the occupancy of existing affordable housing units, in terms of adherence to deed restrictions and other legal requirements. We share the opinion that membership in the consortium is a benefit to the City and its residents.

The new contract would run for two years, from July 1, 2022 to June 30, 2024. The contract terms would be re-evaluated in the Spring of 2024 and the Council would need to make additional appropriation(s) at that time if continued membership beyond June 30, 2024 was desired. Membership involves attending quarterly meetings of the organization along with weekly/bi-weekly contact with MNRHSO staff as needed/required. Ms. Cassidy can commit to covering those responsibilities, as she has for the past two years.

Thank you for considering this request and I would be happy to provide you and/or the Council with additional information if/as needed.

Respectfully, s/Scott D. Galvin, Mayor

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ORDERED That the sum of \$29,000.00 be and is hereby transferred as so stated

From:	Stabilization-Affordable Housing	
	Acct# 704159-596100	\$29,000.00
To:	Planning Consultant/Peer Review	\$29,000.00
	Acct# 0117252-530500	

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

s/President Michael P. Concannon

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ORDERED Be it Ordained by the City Council of the City of Woburn that in accordance with M.G.L. c.40, §4A, the Mayor shall be authorized to execute an Intermunicipal Agreement (“IMA”) between the City of Woburn and the Towns of North Reading, Reading, Saugus and Wilmington to share the services and costs of a common Regional Housing Services Office for the purpose of providing the City the Core Services set forth in Exhibit A thereof with respect to its affordable housing inventory.

s/President Michael Concannon  
Per Request of the Mayor

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**NEW PETITIONS:**

SCI Woburn Horn Pond Summer Concert Series for a special event at Horn Pond Ice House Park on July 8th & 22nd, August 5th & 19th.

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Woburn Host Lions Club for special event permit for a road race at Horn Pond and area streets on October 16, 2022.

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Woburn Host Lions Club and Festival on the Common for special event permit to allow festival on Woburn Common and surrounding streets on November 26, 2022.

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Iryana Market and Saeed Rajavi, 44 Main Street, Woburn, Massachusetts 01801, request for a special permit pursuant to the 1985 Woburn Zoning Ordinance, as amended, Section 5.1(29) to allow for restaurant, fast food, at 442-444 Main Street.

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ECA NEMA Brightfields I, LLC and ECA NEMA Brightfields II, LLC, 282 Moody Street, No. 202, Waltham, Massachusetts 02453, request for special permit and site plan review pursuant to the 1985 Woburn Zoning Ordinance, as amended, Section 12 and Section 26, to modify existing special permit issued on June 10, 2021, regarding the site plan and solar array layout, 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.

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McDonald's Real Estate Company, 110 N. Carpenter Street, Chicago, Illinois 60607, request for a special permit pursuant to the 1985 Woburn Zoning Ordinance, as amended, Section 7.3 and Section 9, to allow for a modification to the Site Plan of Record dated December 2, 2011 within the Floodway as follows: 1. Relocation of the trash enclosure; 2. Reconfiguration of the existing full access drive to an entrance only drive which reconfiguration was previously approved as part of the Vale/Hill Street widening project; 3. New full access drive, previously approved as part of the Vale/Hill Street widening project; 4. The existing exit lane flowing against the drive-thru traffic to be removed and the landscape area to be expanded; 5. Replacement of existing utility pole transformer and new connection to underground conduits; and 6. Connection to public sidewalk, [please see Sheet C-301 entitled: "Proposed Layout Exhibit" dated April 20, 2022, as revised on June 7, 2022, prepared by Bohler, 352 Turnpike Road, Southborough, Massachusetts 01772], at 333 Montvale Avenue.

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A communication dated June 15, 2022 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: THE VALE MASTER CONCEPT PLAN

Dear Ms. Higgins:

I represent Montvale Land LLC. On December 7, 2021, the City Council approved an amended Master Concept Plan (the "Plan"). A portion of the Plan showed retaining walls along the access road within the Vale site. Enclosed is a plan entitled: "Access Road Wall Overlay Figure Special Permit" dated May 25, 2022 prepared by Stantec Planning and Landscape Architecture P.C., 226 Causeway Street, Boston, MA. The black lines show the originally permitted retaining walls. The green line shows a revised proposal, a single retaining wall.

The minor modification is driven by site conditions, most notably the extents of rock formations on site. This revision to consolidate the two retaining walls will reduce the overall length and square footage of the retaining wall while reducing rock removal and allowing for construction of the access road to continue. In addition, it will allow for the commencement of construction of Building 3 by Montvale Land LLC, as approved by the City Council pursuant to the Landowner's Notice of Special Permit and Decision dated January 4, 2022.

On behalf of my client, I respectfully request that the revision to the retaining wall as shown on the plans filed herewith be approved by the City Council at its meeting scheduled for June 21, 2022 and the revised wall be incorporated into the Master Concept Plan.

Please place this request on the agenda of the City Council meeting scheduled for June 21, 2022. Thank you.

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

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**PUBLIC HEARINGS:**

On the petition by Boston Gas dba National Grid for grant of right in a way to install approximately 354 feet of 4-inch, plastic gas main in East Dexter Avenue from an existing gas main in North Maple Street.

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On the petition by President Concannon, per request of the Mayor, to amend the 1985 Woburn Zoning Ordinances, as amended, by adding a new section, Section 32, entitled Adult Use of Marijuana; by amending Section 2, Definitions, by deleting the current definitions of Marijuana Establishment and Medical Marijuana Treatment Center, and adding a new definition of Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary (RMD); by deleting in its entirety, Section 5.8, entitled Marijuana Establishments Forbidden; by amending Section 5.1, Table of Use Regulations, to revise line 33(d) by replacing “Marijuana Establishment” with “Marijuana Retailer” as a special permit use only in the IP-2 zoning district and by deleting reference to Note 19(c); and by deleting 19(c) from the list of Notes to 5.1 Table of Use Regulations. PUBLIC HEARING OPENED: A communication dated June 15, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PLANNING BOARD REPORT ON PROPOSED AMENDMENTS TO THE WOBURN ZONING ORDINANCE: (a) add a new Section 32 entitled Adult Use of Marijuana; (b) delete the current definitions of Marijuana Establishment and Medical Marijuana Treatment Center in Section 2, and add a new definition of Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary (RMD); (c) delete in its entirety, Section 5.8 entitled Marijuana Establishments Forbidden; (d) amend Section 5.1, line 33(d) of the Table of Use Regulations by replacing “Marijuana Establishment” with “Marijuana Retailer” as a special permit use only in the IP-2 zoning district and by deleting reference to Note 19(c); and (e) delete 19(c) from the list of Notes to 5.1 Table of Use Regulations

Dear Council:

The Planning Board conducted its public hearing on the above-referenced zoning amendments at its meeting on Tuesday, June 14, 2022.

Following the public hearing and subsequent discussion, members of the Board voted unanimously (Doherty, Donovan, Edmonds, Bolgen, Callahan, Ventresca, and Turner in

favor, no one in opposition) to recommend the City Council adopt the proposed amendments as submitted.

If you need additional information relative to the Board’s deliberations or this report, please feel free to contact me.

Respectfully, s/Tina P. Cassidy, Planning Board Director

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On the petition by Rhino FE 400 Presidential LLC, c/o Tyler Murphy, Rhino Capital Advisors LLC, 125 Broad Street, Boston, Massachusetts 02110, for a special permit and site plan review pursuant to the 1985 Woburn Zoning Ordinance, as amended, Sections 5.1(41a) and 5.1(66), and Section 12, for approval for a life science laboratory with research and development uses and ancillary office space, at 400 Presidential Way.

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**UNFINISHED BUSINESS OF PRECEDING MEETING:**

ORDERED That the sum of \$80,000.00 be and is hereby appropriated from Cemetery Interest Fund and Distributed as follows for Fiscal Year 2023: \$9,000.00 to Utility Acct. 0149052-521103, \$19,000.00 to New Equipment Acct. 0149058-586600, \$3,000.00 to Office Supplies Acct. 0149054-542000, \$16,000.00 to Equip/BLDG Maint Acct. 0149054-543000, \$9,000.00 to Tools/Supplies Acct. 1049054-546100, \$24,000.00 to Burial Sections Acct. 0149058-586601

I hereby approve the above: s/John Sawyer, Chairman, Cemetery Commission  
I hereby recommend the above: s/Scott D. Galvin, Mayor  
I have reviewed the above: s/Charles E. Doherty, City Auditor

s/President Michael Concannon

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**COMMITTEE REPORTS: None.**

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**CITIZEN’S PARTICIPATION: None.**

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**COMMUNICATIONS AND REPORTS: None.**

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**APPOINTMENTS AND ELECTIONS: None.**

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**MOTIONS, ORDERS AND RESOLUTIONS:**

RESOLVED Whereas, Eagle Scout is the highest honor for Boys Scouts of America; and

Whereas, Woburn resident, Jesse Escobedo, became a member of Troop 502 in Woburn, Massachusetts; and

Whereas, Jesse Escobedo chose for his community service project to develop, propose, obtain approval for, and execute adding an information kiosk at the City of Woburn Dog Park at Ferullo Field on Main Street to allow residents to exchange information and other public announcements; and

Whereas, on June 12, 2022, Jesse Escobedo was recognized at a special Court of Honor for earning the rank of Eagle Scout;

Now, Therefore, Be It Resolved by the City Council of the City of Woburn that the Woburn City Council recognizes the achievements and accomplishments of Jesse Escobedo and extends best wishes in hopes for continued future success.

s/President Concannon, Councilor Ferullo, Councilor Campbell, Councilor Gately, Councilor Dillon, Councilor Demers, Councilor Mercer-Bruen, Councilor DiMambro, and Councilor Viola.

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ORDERED Be it Ordained by the City Council of the City of Woburn that Title 2, Article XXVII, Section 2-180 of the 1989 Woburn Municipal Code, as amended, be further amended as follows:

1. That the base salary of the City Auditor be amended to \$110,998.84;
2. That the base salary of the City Clerk be amended to \$91,287.41;
3. That the base salary of the Clerk of City Council be amended to \$12,698.88;
4. That the base salary of the Clerk of Board of Registrars of Voters be amended to \$12,698.88;
5. That the base salary of the Human Resources Director be amended to \$107,768.35;
6. That the base salary of the Library Director be amended to \$107,111.69;
7. That the base salary of the City Solicitor be amended to \$108,707.80;

8. That the base salary of the Superintendent of Public Works be amended to \$132,680.95; and
9. That this section shall be effective July 1, 2021.

Be it further Ordained by the City Council of the City of Woburn that Title 2, Article XXVII, Section 2-180 of the 1989 Woburn Municipal Code, as amended, be further amended as follows:

1. That the base salary of the City Auditor be amended to \$113,218.82;
2. That the base salary of the City Clerk be amended to \$93,113.16;
3. That the base salary of the Clerk of City Council be amended to \$12,952.86;
4. That the base salary of the Clerk of Board of Registrars of Voters be amended to \$12,952.86;
5. That the base salary of the Human Resources Director be amended to \$109,923.72;
6. That the base salary of the Library Director be amended to \$109,253.92;
7. That the base salary of the City Solicitor be amended to \$110,881.96;
8. That the base salary of the Superintendent of Public Works be amended to \$135,334.57; and
9. That this section shall be effective July 1, 2022.

Be it further Ordained by the City Council of the City of Woburn that Title 2, Article XXVII, Section 2-180 of the 1989 Woburn Municipal Code, as amended, be further amended as follows:

1. That the base salary of the City Auditor be amended to \$115,483.20;
2. That the base salary of the City Clerk be amended to \$94,975.42;
3. That the base salary of the Clerk of City Council be amended to \$13,211.92;
4. That the base salary of the Clerk of Board of Registrars of Voters be amended to \$13,211.92;
5. That the base salary of the Human Resources Director be amended to \$112,122.19;
6. That the base salary of the Library Director be amended to \$111,439.00;
7. That the base salary of the City Solicitor be amended to \$113,099.60;
8. That the base salary of the Superintendent of Public Works be amended to \$138,041.26; and
9. That this section shall be effective July 1, 2023.

s/President Michael P. Concannon

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RESOLVED Be it Resolved, that a communication be sent to State Senator Cindy F. Friedman, State Representative Richard M. Haggerty, and State



Representative Michelle L. Ciccolo, Caroline Vanasse of MassDOT, Office of Transportation, and the mayor opposing the changes as drafted in the MBTA's Bus Network Redesign Plan.

s/Councilor Jeffery P. Dillon,  
Councilor Charles Viola

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