

**CITY OF WOBURN
JUNE 7, 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	

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

MAYOR’S COMMUNICATIONS: None.

NEW PETITIONS:

Petition for the transfer of Second Class Motor Vehicle Sales License from Capelo’s Auto Service, Inc. dba J.C. Auto Sales to JFSO Auto Sales, LLC at 84-86 Winn Street.

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.

Petition by Robert D. Gaudet & Sons Cleaning Services Inc. d/b/a Service Master by Gaudet, 90 Blueberry Hill Road, Woburn, Massachusetts 01801, for a special permit from Section 7.3 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for the alteration of the preexisting nonconforming use (moving and storage warehouse business) and nonconforming structure to allow for: 1. Service use in connection with the operation of a business office under Section 5.1 (31); 2. the overnight parking of ten (10) commercial vehicles on the premises, consisting of consist of five (5) cargo vans, (3) box trucks, and two (2) pick up trucks under Section 5.1 (57b); 3. a service use area in excess of twenty (20%) percent of the gross floor area of the principal structure; and 4. The continuation of the existing nonconforming structure related to parking setbacks, buffer zone compliance, loading door fronting on Blueberry Hill Road, and interior parking landscaping, at 90 Blueberry Hill Road.

Petition by U-Haul Co. of Massachusetts and Ohio, Inc., 31 Olympia Avenue, Woburn, Massachusetts 01801, for special permit pursuant to Section 7.3 and site plan review under Section 12 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for: 1. a modification of Special Permits dated September 1, 2011 and July 9, 2015; 2. the alteration of the existing nonconforming use and structure under Section 7.3 to allow for a one story addition containing approximately 19,831 gross square feet of gross floor area for the storage of U-Boxes, an increase of U-Boxes from 816 to 1200, and an increase in self-storage units from 802 to 1202; 3. Site Plan Review under Section 12 since there is an increase of gross floor area in excess of 5,000 square feet (19,831 square feet); and 4. the construction of the addition within the Flood Plain District under Section 9, at 11 Olympia Avenue.

PUBLIC HEARINGS:

On the petition by Jennie Silva, 16 Danby Road, Stoneham, Massachusetts 02180, for a special permit pursuant to the 1985 Woburn Zoning Ordinance, as amended, Section 5.1(33b), to allow muscular therapy, at 21 Cummings Park, Suite 206. PUBLIC HEARING OPENED: A communication dated March 31, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PLANNING DEPARTMENT COMMENTS ON SPECIAL PERMIT APPLICATION FOR 345 WASHINGTON STREET, SUITE 206 / JENNIE SILVA

Dear Council:

The Planning Department reviewed the above-referenced Special Permit application which requests permission to operate a muscular therapy business, pursuant to Section 5.1 (33b) of the Woburn Zoning Ordinances (WZO), at the above-referenced location. The property is zoned Office Park (O-P) and therefore such use is allowed by City Council Special Permit. The proposed use appears to entail a “re-tenanting” of an existing individual office suite which would mean no construction activity is proposed in connection with the Petition. The Council should verify this fact.

Planning staff reviewed this Petition (containing an undated and untitled floor plan, attached) with the Building Commissioner. Given the nature of the request and the fact that adequate parking exists on the site to accommodate it, Planning staff takes no issue with the request.

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

1. That a date and title be formally added to the floor plan so it can accurately be cited as the Plan of Record in the decision;

2. That all massage therapists practicing at this establishment shall be licensed massage therapists;
3. That the Petitioner must obtain a separate occupancy permit from the Department of Inspectional Services prior to moving into the space; and
4. That a copy of the recorded special permit Decision and Plan of Record be submitted to the Inspectional Services Department; and

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

On the petition by Montvale Land LLC, c/o Joseph R. Tarby, III, Esquire, Rubin & Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 to amend Sections 13 (SIGN REGULATIONS) and 28 (TECHNOLOGY AND BUSINESS MIXED USE OVERLAY DISTRICT [TBOD]) of the 1985 Woburn Zoning Ordinances (WZO) as follows: (a) Adding a new provision as Section 13.9.1.6 that would allow, in B-I zoning districts, one free-standing sign per lot that advertises the street address, name of development(s) or project(s), and/or name of businesses in a TBOD district adjacent to such B-I zoning district; (b) Adding a new provision as Section 13.9.2.9 that would allow the off-premises free-standing signs noted in (a) above to be up to 100 sq. ft. in size per sign face (maximum of 200 sq. ft.), up to 30' in height, and permissible anywhere on a lot regardless of applicable setback and "location" requirements with approval of the Building Commissioner; (c) Revising Section 28.3 and 28.6.3 to authorize the City Council to allow, by special permit, additional uses not otherwise permitted by Section 28.6.1.19; (d) Amending Section 28.6.1 to allow roof-mounted, solar carport/canopy, small-scale ground-mounted, medium-scale ground-mounted, large-scale ground-mounted, off-grid and passive solar energy systems, and solar thermal systems, by right with site plan review; (e) Adding a new Section 28.7.6 relating to solar photovoltaic installations that would incorporate the dimensional requirements of Section 26.5 (subject to the City Council's authority to vary dimensional requirements pursuant to Section 28.3) and eliminate any setback requirement for solar photovoltaic installations in a TBOD that are within a yard abutting I-93; (f) Adding a new Section 28.11 entitled "Solar Photovoltaic Installations" to incorporate the requirements of Section 26 with respect to solar photovoltaic installations unless otherwise provided for in Section 28; and (g) Renumbering subsequent subsections (current subsections 28.11, 28.12, 28.13, 28.14 and 28.15) sequentially, to accommodate the insertion noted in (f) above. PUBLIC HEARING OPENED: A communication dated May 25, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PROPOSED ZONING AMENDMENTS to revise Sections 13 and 28 of the 1985 City of Woburn Zoning Ordinance to allow for offsite directional signage for, and solar photovoltaic systems in, the Technology and Business Mixed Use Overlay District (TBOD) / Montvale Land LLC

Dear Council:

Members of the Planning Board conducted a public hearing on the above-referenced zoning amendments at meetings on April 26, 2022 and May 24, 2022. Following the hearings and deliberations, members of the Planning Board voted unanimously to recommend the following:

1. That with respect to incorporating solar photovoltaic installations into the TBOD, the proposed amendments be revised as follows before adoption:
 - (a) In Section 28.3, replace the citation “26.6.1.19” with “28.6.1.19”; and
 - (b) In Section 28.6.3, replace the proposed phrase “...except as authorized by a Special Permit pursuant to Section 28.3” with the phrase “...except for accessory uses that may be authorized by a Special Permit pursuant to Section 28.3.”

2. That with respect to allowing off-site signage in a B-I District for a TBOD development, the proposed amendments be revised as follows before adoption:
 - (a) Reduce the maximum height of such an off-premise sign to ten (10) feet;
 - (b) Limit the number of allowed off-premises signs to one (1);
 - (c) Limit the number of “developments, projects, or businesses” that can be included on such a sign to six (6), and require that if the sign has two faces, then each face must have the same text and design; and
 - (d) Eliminate authority to include a street address on the off-premise sign.

The above-referenced revisions suggested by the Planning Board are reflected in redline on the attachment.

Please feel free to contact me if you have any questions relative to the Planning Board’s vote.

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

Further, a communication dated June 2, 2022 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 regarding Montvale Land LLC/Proposed Zoning Amendments to Section 13 and Section 28 of the 1985 City of Woburn Zoning Ordinance.

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. PUBLIC HEARING OPENED: A communication dated May 26, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT / SITE PLAN REVIEW APPLICATION FOR RESEARCH AND TESTING LABORATORY AT 400 PRESIDENTIAL WAY / RHINO FE 400 PRESIDENTIAL, LLC

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks special permits to authorize use of the property for a life sciences laboratory in accordance with Section 5.1(41a) of the Woburn Zoning Ordinance (WZO), as well as accessory uses in conjunction with scientific research in accordance with Section 5.1(66) of the WZO. The Petition also seeks Site Plan Review in accordance with Section 12.

The proposed project involves reusing the existing building at 400 Presidential Way for life science labs, research and development, and ancillary office space. Site work will include construction of a loading bay and associated access drive at the rear of the building, the addition of more interior floor space by “infilling” the former indoor basketball court and swimming pool areas, and modifications to the parking lot that will improve truck circulation and modestly increase the size of some of the landscaped areas.

Planning staff hosted a department review meeting on Tuesday, May 25th which was attended by the development team and Inspectional Services Director Tom Quinn, Public Works Director Jay Duran, Engineering Director Jay Corey, Fire Lieutenant Joe Foley, and me. The Conservation Commission did not attend, but its staff reported in advance that members had reviewed the proposed site work and determined it would not require the filing of a Notice of Intent, given the nature of the improvements and the fact that the planned work will be located outside of areas within the Commission’s jurisdiction. The Commission did however impose fifteen (15) conditions on the developer when it issued its formal Determination of Applicability (attached, for reference).

We offer the following comments on the Special Permit/Site Plan Review filing:

1. The Engineering Department reviewed the traffic study and deemed it thorough and responsive. Mr. Corey noted that while general vehicular traffic will decrease, there will be an increase in truck traffic resulting from the new use. He therefore recommends that with respect to mitigation under Section 18 of the WZO, the Council should require the developer to contribute sufficient funds to cover the cost of equipping the traffic signal at the Presidential Circle/driveway intersection with Gridsmart’s Performance Plus module. The cost is approximately \$6,500, but this figure is only an estimate and the condition of approval should require the developer to pay the entire cost.
2. The Public Works Department is satisfied that the City’s infrastructure can handle the expected water and sewer demands from this project, particularly since the wastewater demand will decrease approximately 40% from what the building’s current tenant (a fitness club) generates. The developer team noted that additional electrical capacity

will be needed for the new use and they will work with Eversource directly to acquire it.

3. The Fire Department has no concerns relative to circulation of emergency vehicles through the property. It noted that the topic of flammable material storage will be addressed once individual tenants of the facility are identified and information specific to each tenant is available. Similarly, ventilation requirements will be analyzed once specific tenants are identified and their respective needs determined.
4. The Inspectional Services Department received confirmation that the agreement to provide emergency access to the abutting Emery Flats development will remain unchanged and in effect. Director Quinn recommended the Council consider imposing the following as conditions of approval of the Special Permits:
 - a. That the dilapidated sign frame adjacent to this site which encroaches into the Route I-93 layout be removed and not replaced;
 - b. That the Dumpster area be cleaned up and enclosed with opaque screening; and
 - c. That all equipment on the rooftop be adequately screened to provide a visual and noise buffer for the benefit of adjacent properties.

Please feel free to contact me if you have any questions relative to this communication.

Respectfully, s/Tina P. Cassidy, Planning Director

On the petition by Guardado Landscaping, 11 Green Street, Woburn, Massachusetts 01801, for a special permit pursuant to the 1985 Woburn Zoning Ordinance, as amended, Section 5.1(57b), to allow for the overnight parking of 3 trucks and 2 trailers for a landscaping business, at 11 Green Street. PUBLIC HEARING OPENED: A communication dated June 1, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT APPLICATION FOR OVERNIGHT COMMERCIAL PARKING
AT 11 GREEN STREET / GUARDADO LANDSCAPING

Dear Council:

The Planning Department reviewed the above-referenced Special Permit application which requests permission to allow the existing business at this property to park three (3) “commercial trucks” and two (2) “commercial trailers” on site overnight, pursuant to Section 5.1 (57b) of the Woburn Zoning Ordinances (WZO). The property is zoned IG and is located within a Groundwater Protection District Zone 2, according to the City’s GIS system. As a result, at least one other special permit (in accordance with Section 15 of the WZO entitled

Groundwater Protection District would be needed in order to fully authorize a landscaping business at this address.

The Planning Department met with Tom Quinn, Director of the Inspectional Services Department, to review this Petition and offers the following comments.

1. The site is a relatively small one, housing an existing building and also providing vehicular access to the abutting parcel/business at #9 Green Street. When coupled with the overnight truck and trailer storage currently being requested, it is appropriate to ask the question as to whether there is sufficient parking on site to accommodate the vehicles of employees reporting to the site on a daily basis, either to work at the Petitioner's property or to report to work there and then leave in one of the commercial trucks to work at off-site location(s). The Petitioner should be required to report the number of employees expected on the largest work shift, and then to provide at least that many parking spaces on the site for the employee's personal vehicles. Lines should be painted on the ground to demarcate all parking spaces, and each space should be a minimum of 9' wide by 18' long.
2. The Petition provides no information as to the types and sizes of vehicles and trailers planned to be parked on site overnight. The Petitioner should provide descriptions and dimensions of the vehicles and trailers, and the Council should ensure all of them can be stored within the area identified on the submitted plan for overnight commercial vehicle parking.
3. The plan does not show any provisions for refuse or recycling storage. GIS photos, however, show empty wooden pallets stored in the same area now being proposed for overnight parking. The Petitioner should be asked where he currently stores refuse and recycling materials and to explain the current and proposed arrangements for trash and recycling pickup.

There are also snow plows and various other contractor-related equipment being stored in the planned commercial parking area. The Petitioner should explain where that equipment will be stored if the proposed commercial parking area is approved. If he intends to store it in the same location as the commercial trucks and trailers, the Council should ensure there is adequate room for all.

If the Council ultimately decides to grant the Special Permit, the Planning Department suggests it consider imposing the following as conditions of approval:

1. All vehicles exiting the site shall be required to turn left and travel westerly toward Main Street; no exiting vehicles shall turn right and travel easterly down Green Street;
2. All existing and proposed lighting on site shall be Dark Sky compliant and shall direct the light onto the 11 Green Street property and not that of abutters;
3. The only "trailers" allowed on site shall be towable work trailers on wheels that are used in the course of the Petitioner's business on a daily or weekly basis. No storage

- containers or “fixed” trailers (e.g. without wheels) shall be permitted to be located on site;
4. All of the Petitioner’s vehicles stored or parked at this address shall be registered in the City of Woburn;
 5. All trash and recycling receptacles must be stored inside the building and shall not be serviced between 7:00 p.m. and 7:00 a.m. on any day, in accordance with the requirements of the Woburn Municipal Code;
 6. That all activity on site shall comply with the provisions of the Woburn Municipal Code, including those limiting the hours of operation;
 7. There shall be no exterior storage of landscaping materials on the site, and no other vehicles shall be stored on the site except for the three (3) authorized commercial trucks and employee vehicles in designated parking spaces;
 8. The Petitioner should submit, to the Council and the Building Commissioner, acceptable proof that the proposed Plan of Record complies with the accessible parking requirements outlined in 521 CMR; and
 9. No retail sales are authorized, and no customer pick-up of any materials from the site is permitted.

Please feel free to contact me if you have any questions about this comment letter.

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

On the petition by CCF New Boston Property Company LLC, 185 Dartmouth Street, Suite 402, Boston, Massachusetts 02116, for Special Permits pursuant to Section 5.1(30b); Section 5.1(41a); Section 5.1(53), Section 8.3.1, and Site Plan Review pursuant to Section 12.2.4 to allow for a two (2) story building containing approximately 133,738 sf of net floor area with the following uses: Office (approximately 39,229 sf); Manufacturing (approximately 33,514 sf); and Lab Use (approximately 58,845 sf) with accessory high hazard use and the parking of ninety-two (92) vehicles on an adjacent lot located at 225 Merrimac Street, at 216 New Boston Street. PUBLIC HEARING OPENED: A communication dated June 2, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT APPLICATIONS FOR NEW BUILDING HOUSING OFFICE SPACE AND RESEARCH AND TESTING LABORATORY SPACE AT 225 MERRIMAC STREET / CCF New Boston Property Company LLC

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks special permits to authorize construction of a new four-story building. Two special permits are needed: One to allow more than 15,000 sq. ft. gross floor area of office space in accordance with Section 5.1(30b) of the Woburn Zoning Ordinance (WZO); and one to allow more than 25,000 sq. ft. gross floor area of research and testing laboratory space in accordance with

Section 5.1(41a) of the WZO. The project will also include construction of a 451-space parking garage, and the Petition also seeks the required Site Plan Review.

Planning staff hosted a department review meeting on Wednesday, June 1st which was attended by the development team and Inspectional Services Director Tom Quinn, Assistant Public Works Director Lenny Burnham, Water Superintendent Anthony Blazjowski, Assistant Engineering Director Greg Rheaume, Police Chief Bob Rufo, Fire Chief Clark Kenton, Deputy Fire Chief George Poole, and me. The Conservation Commission did not attend, but its staff reported that the Petitioner is aware of the need to file a Notice of Intent with the Commission and the filing is expected shortly. Discussion covered development of this lot and also of the adjacent lot at 216 New Boston Street, which is being reviewed separately by the Planning Board in accordance with Section 5.1(40ab).

We offer the following comments:

1. The Engineering and Public Works Departments jointly recommend that the City retain qualified peer reviewers to analyze the proposed utilities, traffic study and drainage design for acceptability. Further departmental comment on these topics will be forthcoming once the peer reviewers' work is complete, including recommendations related to compliance with Section of the WZO entitled Development Impact Assessment and Mitigation.
2. The proposed pedestrian walkway between the new building and the parking garage must be sited at an elevation that allows free, unobstructed passage of all emergency vehicles underneath it. The Fire Department was otherwise satisfied with truck turning radii and other aspects of circulation through the site by emergency vehicles.
3. Because the developer intends to alter the existing lot lines between the two properties, it is recommended the Petitioner file an Approval Not Required plan (ANR) with the Planning Board prior to, or coincidental with, action on the special permits.
4. There are two (2) proposed sign locations noted for this site (a third sign location is planned for the abutting lot at 216 New Boston Street). All signage is subject to separate permitting requirements and the provisions of Section 13 entitled Sign Regulations.
5. The dimensions of all driveway curb cuts should be shown on the plan, with measurements provided at two points: At the property line, and at the point where the driveway meets the respective paved roadway.
6. The proposed location for the exterior generator and the location of the loading dock on Building #2 may violate zoning requirements. The Petitioner should research the abutting parcel to the immediate west of this lot to confirm it is not a paper street. If it is, the loading dock and generator will need to be relocated.

The Inspectional Services Director has determined the proposed loading dock for Building #1 [216 New Boston Street] does violate Section 8.7.2.10 of the WZO in that it would front along a roadway (paper street known as Newburg Avenue). That loading dock will therefore have to be relocated to a different, “conforming” façade.

7. The garage floor drains should be equipped with oil and water separators.
8. Adequate screening should be employed to mitigate the visual and noise effects of all roof-mounted mechanical equipment.
9. If use of solar panels or solar carports are contemplated, they should be shown on the proposed Plan of Record prior to any vote of the Council on the special permit.

Please feel free to contact me if you have any questions relative to this communication.

Respectfully, s/Tina P. Cassidy, Planning Director

On the petition by CCF New Boston Property Company LLC, 185 Dartmouth Street, Suite 402, Boston, Massachusetts 02116, for Special Permits pursuant to Section 5.1(30b); Section 5.1(41a), and Site Plan Review pursuant to Section 12.2.4 to allow for a four (4) story building containing approximately 174,812 sf of net floor area with the following uses: office (approximately 67,056 sf) and Lab Use (approximately 100,584 sf), as well as the Petitioner is proposing to construct a parking garage to accommodate approximately 451 parking spaces, at 225 Merrimac Street. PUBLIC HEARING OPENED: A communication dated June 2, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT APPLICATIONS FOR NEW BUILDING HOUSING OFFICE SPACE AND RESEARCH AND TESTING LABORATORY SPACE AT 225 MERRIMAC STREET / CCF New Boston Property Company LLC

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks special permits to authorize construction of a new four-story building. Two special permits are needed: One to allow more than 15,000 sq. ft. gross floor area of office space in accordance with Section 5.1(30b) of the Woburn Zoning Ordinance (WZO); and one to allow more than 25,000 sq. ft. gross floor area of research and testing laboratory space in accordance with Section 5.1(41a) of the WZO. The project will also include construction of a 451-space parking garage, and the Petition also seeks the required Site Plan Review.

Planning staff hosted a department review meeting on Wednesday, June 1st which was attended by the development team and Inspectional Services Director Tom Quinn, Assistant Public Works Director Lenny Burnham, Water Superintendent Anthony Blazjowski, Assistant

Engineering Director Greg Rheaume, Police Chief Bob Rufo, Fire Chief Clark Kenton, Deputy Fire Chief George Poole, and me. The Conservation Commission did not attend, but its staff reported that the Petitioner is aware of the need to file a Notice of Intent with the Commission and the filing is expected shortly. Discussion covered development of this lot and also of the adjacent lot at 216 New Boston Street, which is being reviewed separately by the Planning Board in accordance with Section 5.1(40ab).

We offer the following comments:

1. The Engineering and Public Works Departments jointly recommend that the City retain qualified peer reviewers to analyze the proposed utilities, traffic study and drainage design for acceptability. Further departmental comment on these topics will be forthcoming once the peer reviewers' work is complete, including recommendations related to compliance with Section of the WZO entitled Development Impact Assessment and Mitigation.
2. The proposed pedestrian walkway between the new building and the parking garage must be sited at an elevation that allows free, unobstructed passage of all emergency vehicles underneath it. The Fire Department was otherwise satisfied with truck turning radii and other aspects of circulation through the site by emergency vehicles.
3. Because the developer intends to alter the existing lot lines between the two properties, it is recommended the Petitioner file an Approval Not Required plan (ANR) with the Planning Board prior to, or coincidental with, action on the special permits.
4. There are two (2) proposed sign locations noted for this site (a third sign location is planned for the abutting lot at 216 New Boston Street). All signage is subject to separate permitting requirements and the provisions of Section 13 entitled Sign Regulations.
5. The dimensions of all driveway curb cuts should be shown on the plan, with measurements provided at two points: At the property line, and at the point where the driveway meets the respective paved roadway.
6. The proposed location for the exterior generator and the location of the loading dock on Building #2 may violate zoning requirements. The Petitioner should research the abutting parcel to the immediate west of this lot to confirm it is not a paper street. If it is, the loading dock and generator will need to be relocated.

The Inspectional Services Director has determined the proposed loading dock for Building #1 [216 New Boston Street] does violate Section 8.7.2.10 of the WZO in that it would front along a roadway (paper street known as Newburg Avenue). That loading dock will therefore have to be relocated to a different, "conforming" façade.

7. The garage floor drains should be equipped with oil and water separators.

8. Adequate screening should be employed to mitigate the visual and noise effects of all roof-mounted mechanical equipment.
9. If use of solar panels or solar carports are contemplated, they should be shown on the proposed Plan of Record prior to any vote of the Council on the special permit.

Please feel free to contact me if you have any questions relative to this communication.

Respectfully, s/Tina P. Cassidy, Planning Director

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

COMMITTEE REPORTS:

PERSONNEL:

A committee report was received “ought to pass” for the following:

Reappointment of James T. Shattuck as the Sealer of Weights and Measures.

A committee report was received “ought to pass” for the following:

Appointment of Seth Libert as a Trustee of the Woburn Public Library.

SPECIAL PERMITS:

A committee report was received “back for action” for the following:

Toll Brothers request for minor modification of special permit to allow for a temporary occupancy permit to issue while waiting for poles and removal of abandoned poles, at 120 Commerce Way.

CITIZEN’S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated May 18, 2022 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 2022 to April 2022: Number of Violations Issued 203, Numbers of Violations Paid 102, Number of Violations Outstanding 96, Amount collected and submitted to Collectors Office \$16,820.00, Parking fines referred to the Handicap Commission \$3,300.00.

There is a backlog of 1587 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

A communication dated May 23, 2022 was received State Representative Richard M. Haggerty, as follows:

President Concannon and members of the City Council,

Please find attached information relative to the changes being proposed to bus routes in Woburn by the MBTA . As you will read below, a public hearing has been scheduled for June 22nd for our region. I am requesting an in person meeting in Woburn, to allow residents the opportunity to voice their thoughts on the proposal.

The MBTA has recently released its Better Bus proposal which would have direct impacts on the bus routes in Woburn and Reading – as well as nearly all communities serviced by the MBTA. I recently met with representatives from the MBTA and explained my strong opposition to the plan to do away with the 354 bus that currently serves as the ‘rapid route’ from the Woburn area to State Street in Boston. This change also directly impacts Burlington, Stoneham, and Medford – and I have been in contact with the legislative delegations from those communities to help build support to save the 354. The changes that affect our area, as proposed, would require a multi-modal trip to get into Boston – either via a bus then commuter rail (Winchester Center) or bus then subway (Alewife- Red Line or Oak Grove- Orange Line).

I have also expressed to officials my support for their efforts to better connect our region to Anderson Regional Transportation Center, the Winchester Center commuter rail stop as well as Alewife and Oak Grove. These measures are positive steps as they attempt to better connect our communities with rapid transit. However these changes cannot come at the expense of a rapid bus route that directly connects our residents with downtown Boston.

Reading Changes

The changes to the Reading bus routes are as follows. Route 136 combination with the 137 (currently in effect) continues. Route 137 outbound extends to Quannapowitt Dr; provides 2-way service on Pleasant St & Lowell St in Wakefield and does not serve Cordis St/Vernon St; maintains loop with former Route 136.

Public Feedback

The MBTA is hosting a north of Boston public meeting and the information to join the meeting is below. If we do not receive adequate feedback, then I will request an additional in person meeting in the district. I strongly encourage the public to attend these public hearings.

A virtual public meeting for the Woburn and Reading area, as well as the following towns: Arlington, Bedford, Belmont, Burlington, Lexington, Melrose, Stoneham, Wakefield, Winchester will be held on June 22nd at 6pm to provide the public the opportunity to provide feedback. At this meeting, MBTA staff will provide an in-depth presentation on the proposed network map and lead small group discussions.

<https://www.mbta.com/events/2022-06-22/public-meeting-bus-network-redesign-minuteman-metro-north-virtual>

Register for the meeting

This meeting will be held over Zoom, and a recording will be posted for those who cannot attend. Please register for a meeting using your email address. After you register, you will receive a confirmation email with instructions to join the meeting.

<https://us02web.zoom.us/join/register/tZAqc-yurj8jH9HOrShZ21Vr0WTb2bQgvLYQ>

See the changes here:

Woburn

https://cdn.mbta.com/sites/default/files/Bus%20Network%20Redesign/10_Burlington.pdf

Reading

https://cdn.mbta.com/sites/default/files/Bus%20Network%20Redesign/30_Reading.pdf

Systemwide Community Open House and Hearings - At the systemwide in-person open house, MBTA staff will be available to answer questions about the draft network map and take comments.

JULY 19, 2022, 6:00 PM – 8:00 PM

Open House | Bus Network Redesign – Systemwide

Bruce C. Bolling Municipal Building, Boston, MA

At the systemwide hearings, MBTA staff will provide a presentation on the draft network map and take comments.

The virtual hearing will be held over Zoom, and a recording will be posted for those who cannot attend. Please pre-register using your email address. After you register, you will receive a confirmation email with instructions to join the hearing.

JULY 26, 2022, 6:00 PM

Public Hearing | Bus Network Redesign - Systemwide (Virtual)

Virtual, Boston, MA

Register for the hearing

JULY 28, 2022, 6:00 PM

Public Hearing | Bus Network Redesign – Systemwide

Transportation Building, 2nd Floor, 10 Park Plaza, Boston, MA

I will continue to advocate for saving the 354 and look forward to working with all of you to see this happen.

Best Regards, s/Richard M. Haggerty, State Representative

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS: None.

Motion made and 2nd to ADJOURN.