

**CITY OF WOBURN
DECEMBER 6, 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, all in favor, 9-0.

Councilor Dillon asked for a moment of personal privilege. Councilor Dillon thanked President Concannon for the point of personal privilege in regards to an Angel of Hope Candlelight Vigil which is being held at the same time that we are here in the Chambers. Councilor Dillon stated we just want to extend to the families those young people that passed way too soon and let them know that they are in our thoughts and I’m sure the memory will carry-on. Councilor Dillon stated if I may include in this moment of silence, Charles Chuck Piazza was a long time Woburn resident who passed away early this morning. Councilor Dillon stated he was a great neighbor, father, and he coached for Woburn Youth Soccer for many many years. Councilor Dillon stated he was a wonderful coach of the game he will be missed, but not forgotten. The City Council then had a moment of silence.

MAYOR’S COMMUNICATIONS: None.

Motion to suspend the rules to take the next matter from Motions, Orders and Resolutions out of order, all in favor, 9-0.

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

Whereas, Woburn resident, Quinn Jones, became a member of Troop 502 in Woburn, Massachusetts; and

Whereas, Quinn Jones chose for his community service project to plan, fundraise, and organize the construction of a bee and butterfly garden, consisting of four terraced planting beds in the slope by the side entrance to

the United Methodist Church on Main Street, which will attract such pollinators and allow them to have a better chance at survival; and

Whereas, on November 12, 2022, Quinn Jones 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 Quinn Jones and extends best wishes in hopes for continued future success.

s/Michael P. Concannon, President, Councilor Robert J. Ferullo, Jr., Councilor Joanne E. Campbell, Councilor Richard F. Gately, Jr., Councilor Jeffrey P. Dillon, Councilor Joseph E. Demers, Councilor Lou DiMambro, Councilor Darlene Mercer-Bruen, and Councilor Charles Viola

President Concannon stated he was excited to be able to highlight Quinn Jones and recognize and acknowledge him for quite an accomplishment. President Concannon stated his family and troop are very proud. President Concannon stated he check out the project related to bee and butterfly garden. Quinn Jones stated he created a bee and butterfly garden. Mr. Jones stated the bees and butterflies are not doing so hot. Mr. Jones stated he had a lot of help with over 200 volunteer hours and help from troop leaders and his parents. President Concannon then read the resolve into the record. Motion made and 2nd that the RESOLVE BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: December 8, 2022

s/Scott D. Galvin December 8, 2022

Motion to suspend the rules to take the next matter from Communications and Reports out of order, all in favor, 9-0.

A communication dated December 1, 2022, was received from Tina P. Cassidy, Woburn Redevelopment Authority Administrator as follows:

RE: PRESENTATION TO CITY COUNCIL REGARDING UPCOMING
RENOVATION OF CITY-OWNED POCKET PARK AT 460 MAIN STREET

Dear Ms. Higgins:

Thank you for ensuring there is time on next week's City Council meeting agenda for a brief presentation on the above-referenced topic.

I have been working with members of the Woburn Redevelopment Authority, Assistant Public Works Director Lenny Burnham, and Assistant Engineer Greg Rheume to plan a slate of improvements to the underutilized pocket park diagonally across from the new municipal parking lot. Improvements to the park were identified as a priority in the 2021 Local Rapid Recovery Plan report, and the past year has been spent creating a design, selecting furniture and landscaping features, and securing funding for construction of the project.

Mr. Burnham and I will spend about ten minutes providing councilors with background information and the details of the planned project. We will also be happy to field any feedback or questions the Councilors may have.

Please let me know if you need any additional information in advance of the meeting. Thank you very much.

Respectfully, s/Tina P. Cassidy, WRA Administrator

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 to suspend the rules to allow Tina Cassidy and Lenny Burnham to speak, all in favor, 9-0. Tina Cassidy stated Chairman Don Queenin from the Redevelopment Authority is also here. Director Cassidy stated the Redevelopment Authority has been interested obviously in the downtown and supporting the businesses there for a very long while, and was fairly involved in a study that was done about a year ago with some grant funding that we received from the state of a detail look at downtown Woburn. Director Cassidy stated hopefully this will not only have the businesses bounce back quickly from difficulties hold it, but even more generally to improve the economic vitality of the downtown so we are pleased to be here this evening after the work. Director Cassidy stated Councilor Dillon attends all of our meetings and he suggested that we make a brief presentation. Director Cassidy stated the area in red is the area that was turned out the study recommended a number of initiatives. Director Cassidy stated Pocket Park, which is located next to Gene's Flatbread and the doggie day care. Director Cassidy stated one of the initiatives was the recommendation was that we make it through this one part is it's a real resource to have gathering space near downtown. Director Cassidy stated we have one, which is very nice but we don't have that's one this far. Director Cassidy stated she is going to put the study on the city website under the planning board if people wanted to take a look. Director Cassidy stated the project specifics is it is located at 460 Main Street and is about 2,265 sq. ft. and is located in the Business-Downtown zoning district. Director Cassidy stated it is going to cost approximately \$125,000 for something to go there. Director Cassidy stated the existing conditions, there are a couple of benches that's about all I have for amenities that I could use, trash receptacles and no cover for the bus stop. Director Cassidy stated they used G2 Collaborative for a design. Director Cassidy stated they actually wanted to have events there in the evening, and a lot of the feedback was they would love to have a place to grab a quick bite to eat outside, and maybe have a farmers' market. Director Cassidy stated they built upon those comments and with the help of Lenny Burnham, and Greg Rheume from Engineering. Director Cassidy stated this is what I design will look like which is a little hard to read at the scale. Director Cassidy stated basically, what we're going to do take out the rail

ties, and rock, to have a flat area that you see at the back that will be an area of a mini stage, where somebody could get a presentation or a performance. Director Cassidy stated they will have stamped concrete to make a walkway from Main Street into the park. Director Cassidy stated we've ordered seven benches that are not your typical style bench. Director Cassidy stated the benches are actually made of a metal frame and they use the trek decking so there will be no splinters and are great for long-term maintenance. Director Cassidy stated they are bringing some landscaping in with a couple of good size trees at the front, and are the kind of trees that grow directly down, and do not spread out and ruin the sidewalks. Director Cassidy stated they will have electricity to the site and will be putting up a bus shelter that they have ordered. Director Cassidy stated the city will be working with the Department of Corrections for building of the furniture from inmates, that will provide great services, great products and really good prices. Director Cassidy stated the city has ordered a number of things including the accessible tables that you see there, the benches for the shelter and the bike racks. Director Cassidy stated it is not yet in, but you see in the top right hand corner of the park, there will be bike rack and it's actually going to be made of metal. Director Cassidy stated there will be a neat little art installation. Director Cassidy stated obviously, it's at the very back of the site is a rock and gravel, that is very similar to Marlow park. Director Cassidy stated a waterfall comes with a lot maintenance. Director Cassidy stated the Pocket Park design includes installing on a pole on Main Street and then facing it back to the park a sound/light system that will allow us to project what could be the sight and sound of a waterfall. Director Cassidy stated it will not be a lot of money but that she loves the utility of it. Director Cassidy stated the cost is going to be approximate \$100,000, but thanks to the earmark from Representative Haggerty no local funds will be spent. Director Cassidy stated in terms of timing, some of the demolition will be down this year by DPW if the weather holds. Director Cassidy stated if the weather does not hold, the demolition will be in the spring, and all the equipment can be in spring end of April or May. Director Cassidy stated if anybody has and ideas or feedback, she would be happy to hear. Councilor Dillon stated the comments are wonderful, and the pleasure to work with you. Councilor Dillon thanked Lenny Burnham and his crew. Councilor Dillon stated the city needs to help out the businesses and this is a great step. Councilor Gately stated he built the whole thing for \$300, and Mr. Galante built the benches. Councilor Gately stated the plantings were from Heimlich's. Councilor Gately there is a cement slab after the wall and the ledge comes out seven to eight feet and got some materials from the old busy bend improvements in 1998 and 1999. Councilor Gately stated there is a water main there into the area itself for a hose and nozzle, that is blocked off now and needs to have in the future. Councilor Gately state that the lighting on both sides on top of them got knocked off. Director Cassidy stated hopefully the owners will allow the city to paint murals on the walls. Councilor Gately stated they did what they could. Councilor Mercer-Bruen thanked Tina Cassidy and Lenny Burnham and it is so exciting for Councilor Demers and Councilor Dillon to work it out whose ward it is. Councilor Mercer-Bruen stated that Lenny and his crew are going to do a lot of the work and she is amazed at the talent in the city which is not overstaffed. Councilor Viola stated this would be nice for a farmer's market or lunch place. Director Cassidy stated she heard from a lot of people to have an outside eating area. Motion made and 2nd that the matter be PLACED ON FILE, all in favor, 9-0.

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

NEW PETITIONS:

Petition by Shamrock Running Club for Special Event Permit to allow road race on January 1, 2023 beginning at 147 Main Street and area streets. Motion made and 2nd that the SPECIAL EVENT PERMIT be GRANTED, all in favor, 9-0.

Presented to the Mayor: December 8, 2022 **s/Scott D. Galvin December 8, 2022**

Petition for approval to provide personal services under MGL c. 268A, §20(b) by Stephen Miele. Motion made and 2nd that the AUTHORIZATION TO PROVIDE PERSONAL SERVICES PURSUANT TO M.G.L. CH. 268A, SEC. 20(b) be APPROVED, all in favor, 9-0.

Petition for renewal of First Class Motor Vehicles Sales Licenses by DCD Nucar WOMA, LLC, 40 Winn Street. Motion made and 2nd that the MATTER BE REFERRED TO THE COMMITTEE ON PUBLIC SAFETY AND LICENSE, all in favor, 9-0.

Petitions for renewal of Second Class Motor Vehicles Sales Licenses by the following: JFSO Auto Sales, LLC, 84-86 Winn Street; Enterprise Rent-a-Car Company of Boston, LLC, 248 Mishawum Road; and Maurice Saba dba Montvale Auto Care, 317 Montvale Avenue. Motion made and 2nd that the MATTER BE REFERRED TO THE COMMITTEE ON PUBLIC SAFETY AND LICENSE, all in favor, 9-0.

Petition for renewal of Third Class Motor Vehicle Sales License by Woburn Truck and Auto, Inc., 1095R Main Street. Motion made and 2nd that the MATTER BE REFERRED TO THE COMMITTEE ON PUBLIC SAFETY AND LICENSE, all in favor, 9-0.

M&K Engineering Inc., 166 New Boston Street, 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 additional storage space of approximately 6,450 square feet more or less of gross floor area as shown on the site plan file with this petition, due to nonconforming front yard setback of 20.4 feet, at 166 New Boston Street. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 9-0.

G&A Realty Trust, Chung Lee, Trustee, 33 Third Street, Medford, Massachusetts 02155, for a special permit pursuant to: (1) Section 5.1(5) of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for eight (8) dwellings above the first floor in a commercial structure; and (2) Section 8.3.3 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for the substitution of sixteen (16) off-site parking spaces in a municipal lot, at 433 Main Street. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 9-0.

Liv's Juice Bar, LLC d/b/a Liv's Juice & Acai Bar, 56 Station Landing, Medford, Massachusetts 02155, for a special permit pursuant to Section 5.1(29) and Section 12 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for a fast food restaurant located within the Shopping Center at 99-103 Commerce Way, at 103 Commerce Way. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 9-0.

PUBLIC HEARINGS:

On the petition by National Grid for a grant of right in a way to install approximately 60 feet of 4-inch, plastic gas main in Grape Street to connect to an existing main in Albany Street as shown in and accordance with plans. PUBLIC HEARING OPENED: A communication dated December 2, 2022 was received from Diana Cuddy, Operations Support, Gas-NE, National Grid, as follows:

Good Afternoon Lindsay,

My apologies that both of these Grants have been continued over the past several months.

As you know I applied at the end of August for both. Days before the October hearing, I received an email requesting a site visit for both locations along with full markouts from DPW. By that time, we had several issues impeding our ability to get the site visit coordinated. Not only is October/November our busiest months in the construction season - trying to get everything all set before the winter moratorium - but there are complexities with these jobs (especially New Boston Street) that require coordination with state agencies. As a result, this on-site meeting request is what is delaying the progression of setting the hearing date. For many reasons It has taken several weeks to coordinate this but now that our construction season is winding down, I have been assured that the NGrid Supervisor for each job will be able to meet on site with the DPW Director this month.

Regarding New Boston Street, this is a more complex project in terms of timing. We will have to move an existing main to accommodate a MASSDOT road relocation project both in terms of grade and elevation. We have been meeting onsite with the State's Construction

Supervisor to discuss the timing. Once this phase of work is completed, we can go in to the second phase of the job which is to extend the main into a new street that will feed a future subdivision. This is the new main that the GOL is for. The road that this main will be installed in does not exist yet, and may not exist for 18 months. The grade is changing several feet and they are building a retaining wall.

Regarding Grape Street, this is more straightforward and could go separately.

Again, I apologize for the delay and please feel free to share any of this with the City Council along with my apologies.

Thank you Lindsay.

Motion made and 2nd that the communication be received and made part of the permanent records, 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: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON January 17, 2023, all in favor, 9-0.

On the petition by Verizon New England, Inc. for a grant of right in a way to install: (1) four (4) four-inch conduits approximately 244 feet from existing manhole 204A to the DOT/City jurisdiction line at the intersection of Montvale Avenue and Hill Street; and (2) four (4) four-inch (4") conduits approximately seven hundred six (706) feet in length with two (2) manholes on Hill Street. Starting from the DOT/City jurisdiction line at the intersection of Montvale Avenue and Hill Street place $\pm 60'$ southeasterly to proposed manhole, MH1, then an additional $\pm 350'$ of conduit to proposed manhole, MH2. From MH2 place $\pm 96'$ of conduit easterly to the private property line of 1 Hill Street and then an additional $\pm 200'$ of conduit to be placed southeasterly to the private property line at the end of Hill Street. PUBLIC HEARING OPENED: President Concannon stated through email Verizon assured that their third party representative has the ability to bind Verizon. Appearing for the petitioner, Alexander Marrero, Applied Telecom, which is an authorized contractor of Verizon, stated he was authorized by Anthony Marini of Verizon, to confirm on the record the conditions as discussed. 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 GRANT OF RIGHT IN AWAY BE GRANTED, subject to the following condition as outlined by the DPW Superintendent: that the four conduits are the same as those on the Stantec Plan for the "The Vale, Hill Street Reconstruction" dated December 7, 2021 as indicated by memo dated October 27, 2022 from Anthony Marini, Right of Way Manger for Verizon, all in favor, 9-0.

Presented to the Mayor: December 8, 2022

s/Scott D. Galvin December 8, 2022

On the petition by Veir Inc, 6 Gill Street, Suite D, Woburn, Massachusetts 01801, for special permit to allow for: (1) accessory storage of 1 container and 2 trailers pursuant to Section 5.1(57a) of the 1985 City of Woburn Zoning Ordinance, as amended; and (2) and accessory use for scientific research pursuant to Section 5.1(66) of the 1985 City of Woburn Zoning Ordinance, as amended, at 6 Draper Street. PUBLIC HEARING OPENED: A communication dated November 4, 2022, was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT PETITION FOR ACCESSORY STORAGE/PARKING OF ONE (1) STORAGE CONTAINER AND TWO (2) STORAGE TRAILERS, AND AUTHORIZATION OF ACCESSORY USE(S) IN CONJUNCTION WITH SCIENTIFIC RESEARCH AT 6 DRAPER STREET / VIER INC.

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks special permits in accordance with Sections 5.1(57a) and 66 of the Woburn Zoning Ordinance (WZO).

Please be advised that this office has no further comments beyond those included in previous letters sent on October 3, 2022 and October 4, 2022 (attached for reference).

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

Motion made and 2nd that all communications be received and made part of the permanent records, all in favor, 9-0. Appearing for the petitioner, James A. Juliano, Esq. Scafidi Juliano, LLP, 42 Winn Street, Woburn, Massachusetts 01801, stated he was filling in for Attorney Salvati. Attorney Juliano stated that this was previously before the council on October 4, 2022 and approved. Attorney Juliano stated the petitioner needs to add relief from Sections 5.1(57a) and (66). Councilor Bruen stated this is to correct a clerical error on the council and the petitioner's part, and that she would like this to move off the floor tonight. Upon inquiry from Councilor Mercer-Bruen, City Clerk Higgins stated if she wanted to approve, she would make a motion that the special permit be granted. Upon inquiry from Councilor DiMambro, Attorney Juliano stated there was an attached sheet at the back of the petition about the trailers, but nothing is different except for adding the necessary sections for the zoning code. Upon inquiry form Councilor Gately, Attorney Juliano stated Note 17 would abide by the on year limit. 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 any and all original conditions attached, all in favor, 9-0.

On the petition by PPC Event Services, Inc., 36 Cabot Road, Woburn, Massachusetts 01801, for a special permit to allow for: (1) a modification to the Landowner's Decision and Notice of Special Permits dated August 11, 2011, and January 26, 2012 to update the plan date; (2) an increase in the overnight parking of commercial vehicles from forty-four (44) to seventy-

eight (78) pursuant to Section 5.1(57b) of the 1985 City of Woburn Zoning Ordinance, as amended; and (3) the approval of office space of approximately 24,095 square feet pursuant to Section 5.1(30b) of the 1985 City of Woburn Zoning Ordinance, as amended, at 36 Cabot Road. PUBLIC HEARING OPENED: A communication dated November 4, 2022, was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PETITION FOR MODIFICATION OF PREVIOUS SPECIAL PERMIT and SPECIAL PERMIT PETITIONS TO ALLOW ACCESSORY STORAGE/PARKING OF COMMERCIAL MOTOR VEHICLES AND OFFICE SPACE AT 36 CABOT ROAD / PPC EVENT SERVICES, INC.

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks (a) modification of special permits granted on August 11, 2011 and January 26, 2012 by substituting a new Plan of Record for the ones referenced in those decisions; (b) authorization under Section 5.1(57b) of the Woburn Zoning Ordinance (WZO) to increase, from 44 to 78, the number of commercial vehicles that may be parked overnight on the property; and (c) authorization to use 24,095 sq. ft. of floor area in the existing building as office space, in accordance with Section 5.1(30b) of the WZO.

Planning staff reviewed this Petition with Inspectional Services Director Tom Quinn and offers the following comments:

1. The plans and the City's GIS system indicate a portion of this property is in a FEMA-designated flood zone. Respectfully though, the nature of the exterior work contemplated by this Petition does not seem to rise to the level of substantial improvements warranting a special permit filing under Section 9 of the WZO.
2. The parking summary on the Site Layout Plan is inaccurate in that the calculations do not include parking spaces required for the employees who will be driving to the Cabot Road property and using one of the 78 company vehicles during their work days. The summary table indicates 345 parking spaces are needed to comply with zoning, but the actual number required is 423 (345 plus 78). The plan shows 357 spaces, or 66 spaces less than will be needed.
3. The Petitioner should provide information on the type and length of all trucks and vans that are expected to be parked on the site overnight, so the Council can verify that the parking spaces designated for them are in fact sufficient in size.
4. The floor plans of the building (Sheet C-100) should be revised to clearly show which area(s) of the building will be devoted to use as office space, and dimensions/ floor area calculations provided.
5. There is no information provided in terms of location and style of lighting that is or will be provided on site. Locations and details of all wall-mounted and free-standing

lighting fixtures should be added to the plan set, and the Council should consider requiring all lighting to be Dark Sky compliant.

6. The Site Layout Plan includes a “Proposed fence with 20-foot gate”. How tall will the fence and gate be? (The height is limited to six [6] feet by Section 5.3.4 of the WZO.) Is the Fire Department concerned that emergency vehicle access to the northerly building façade will be limited by the new gate and fence?
7. The plan does not show the location(s) of interior or exterior refuse disposal and recycling areas. The location(s) and proposed screening mechanism(s) of both should be added to the plans.
8. All compact car parking spaces must be clearly identified as such with signage in accordance with Section 8.2.3 of the WZO. The proposed sign text should be added to the detail sheet of the plan set.

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

Further, a communication dated December 2, 2022, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 regarding “Special Permit Petition of PPC Event Services, Inc. 36 Cabot Road, Woburn, MA.”

Motion made and 2nd that all communications be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner, Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Woburn, Massachusetts 01801, stated the petitioner requested the following: 1. The site plan of record be updated to reflect October 24, 2022 a revised December 1, 2022. Attorney Tarby stated that the updated plan was filed with the City Clerk’s office and delivered on Friday; 2. The increase of overnight vehicles from 44 to 75; and to allow to use 24,095 sq. ft. that was previously office space. Attorney Tarby stated the building is in the IP-2 zoning district on Cabot Road. Attorney Tarby stated in 2011 a special permit was granted to Peterson Party Center. Attorney Tarby stated in January 2012 the special permit was allowed to be modified for the addition of 11 loading dock. Attorney Tarby stated in February of 2012 four commercial trucks were allowed by Shoebuy. Attorney Tarby stated the building is currently warehouse and distribution and prior tenants included Digital Equipment, Teradyne, Peterson, and now Peak. Attorney Tarby stated there are currently 35 loading docks and it is an approximately 244,000 sq. ft. building on a 15.25 acre parcel. Attorney Tarby stated Peterson was founded in 1877 and rented chairs to funeral homes. Attorney Tarby stated in 2014 Peterson combined with Rentals unlimited to form Peak. Attorney Tarby stated Peak is the leasing tent and rental company with locations that include Boston, Stoughton, Kennebunk, and Providence. Attorney Tarby stated Peak is taking over the remainder of the building that was vacated by Shoebuy. Attorney Tarby stated Peak is involved with the community and donates to the community. Attorney Tarby stated they will go over the revised updated site plan. Tim Williams, Allen & Major Associates, Inc., stated all the petitioner is doing is restriping the parking lot for

conformance. Mr. Williams stated the overnight vehicles are left onsite park and pickup trucks. Mr. Williams stated the petitioner has 387 total spaces and are only required to have 345 spaces. Mr. Williams stated they chopped 30 spaces off for overnight parking, thus the 357 which are 12 more spaces than required. Mr. Williams stated the vehicles consist of box trucks, cargo vans, and pickup trucks. Mr. Williams stated there are 35 loading docks a lot of which are single loaded box trucks and there are 18 trucks. Mr. Williams stated the 30 overnight vehicles consist of seven pickup trucks, two cargo vans, one passenger van, three passenger vehicles, 10 box trucks 8' x 18', and seven box trucks that are 9' x 22', all located along the powerline easement. Mr. Williams stated the loading docks will park 45 vehicles consisting of 33 trucks 10' x 35', two 8' x 20' ice trucks, one 8' x 25' rack truck, seven 10' x 35' flatbed trucks, and two 10' x 70' tractor trailers. Mr. Williams stated the docking areas extend 75 feet and do not enter the travel way. Mr. Williams stated the entire parking is brought into conformance. Mr. Williams stated he was going to address the Planning Department comments, which responses were previously provided in a letter dated December 1, 2022 from Allen and Major that was part of the December 2, 2022 packet submitted by Attorney Tarby. Mr. Williams stated Response to Comment No. 1 – There is no direct impact to work within the FEMA flood plain line as well as any adjacent wetland or riverfront recourse area buffers. Mr. Williams stated Response to Comment No. 2 – The available on-site parking accounts for all required spaces under the Zoning Ordinance for the proposed site use. The overnight truck parking is not considered in the available spaces. There are 345 spaces required with 357 spaces provided. There is a total of 387 spaces within the parking area, however 30 spaces are designed for overnight parking. Mr. Williams stated that although this is a warehouse, it is very limited in employees in the building. Mr. Williams stated Response to Comment No. 3 – The type and length of overnight vehicles have been added to the updated plan. Mr. Williams stated he walked through the size previously. Mr. Williams stated Response to Comment No. 4 – A floor plan has been included in the re-submitted plans indicating the proposed building uses as noted. Mr. Williams stated they worked with Maggiore doing the architectural work, and the warehouse is in purple on the plan, the other areas are considered offices and a mezzanine is considered warehouse. Mr. Williams stated Response to Comment No. 5 – There is no proposed lighting as the parking lot is just being restriped to bring it into conformance with the Zoning Ordinance. All existing lighting is to remain. See attached photos for reference. Mr. Williams stated the petitioner can retrofit the lights if they are too bright. Mr. Williams stated Response to Comment No. 6 – The fence is 8-feet in height and is currently existing to remain. The plan has been updated accordingly. Mr. Williams stated the originally mislabeled the fence, and the existing 8-foot fence is proposed to remain. Mr. Williams stated Response to Comment No. 7 – The plan has been updated to reflect the existing compactor locations to remain. As a result, the plans accommodate 45 overnight truck parking in the existing 35 loading dock spaces. Mr. Williams stated Response to Comment No. 8 – Plans have been updated to show appropriate signage at all designated compact spaces. Mr. Williams stated there will be five compact spaces which will be properly signed. Councilor Gately stated this is a big building. Upon inquiry from Councilor Gately, Attorney Tarby stated that Peterson is the only business on site as ShoeBuy has vacated and confirmed that the footprint of the property is not changing. Councilor Gately state the manholes need to be addressed as there is plenty of water down there and there are no wetlands. Councilor Mercer-Bruen stated she is familiar with the property, is a frequent customer, and Peake is doing wonderful. Councilor Mercer-

Bruen stated the lighting should not be an issues as there have been no complaints from other buildings. Councilor Mercer-Bruen stated she is glad they are restriping. Councilor Mercer-Bruen stated Jay Duran did not weigh in as there are no new utilities. Attorney Tarby stated there are no new water and sewer lines. Councilor Mercer-Bruen stated all existing conditions should remain and that she needs confirmation that all new vehicles are being registered in Woburn. Councilor Mercer-Bruen stated there could be a committee meeting, but she would be happy to leave off until next meeting. Attorney Tarby stated the overnight parking of vehicles is increasing from 44 and that the company has not registered the remaining vehicles in Woburn because they are leased vehicles. Councilor Mercer-Bruen stated this is problematic and she wants them all registered in Woburn. Councilor Mercer-Bruen stated perhaps this needs one quick committee meeting. Upon inquiry from Councilor DiMambro, Attorney Tarby confirmed there are no ground level loading docks. Councilor DiMambro stated the plan for the business is to increase trailers and take up more area. Mr. Williams stated the petitioner is not changing the limits. Mr. Williams stated they have identified the stockpile of snow on the plan, and they have the ability to stockpile snow at 32 Cabot Road as well. Mr. Williams stated historically they have done a great job. Mr. Williams stated the stockpile will be on the perimeter of the site, and that it will be outside the wetlands and waterways. Attorney Tarby stated the petitioner owns 38 vehicles. Councilor Gately stated it is amazing they own that many trucks, as most companies usually lease and the city cannot really do anything, as there is no way to register the leased cars in Woburn. 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 December 20, 2022, AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

On the petition by Sanctuary Medicinals, 130 Commerce Way, Woburn, Massachusetts 01801, for special permit pursuant to Section 32.3 of the 1985 City of Woburn Zoning Ordinance, as amended, to amend the current special permit to allow for adult use marijuana, at 130 Commerce Way. PUBLIC HEARING OPENED: A communication dated November 3, 2022, was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: REQUEST TO MODIFY SPECIAL PERMIT DECISION FOR A MEDICAL MARIJUANA TREATMENT CENTER AT 120 COMMERCE WAY BY PERMITTING THE RETAIL SALE OF MARIJUANA / SANCTUARY MEDICINALS

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks to modify a previously-granted special permit issued to this Petitioner for the property at 120 Commerce Way. The requested modification would allow Sanctuary Medicinals to operate as a (adult use) Marijuana Retailer in this location, in addition to the Petitioner's current use of the site as a Medical Marijuana Treatment Center.

Planning staff consulted with Inspectional Services Director Tom Quinn on this filing and offers the following comments:

1. The Petitioner submitted a list of proposed conditions via an unsigned letter dated October 27, 2022 to President Michael Concannon from Attorney Mark Salvati. Planning staff respectfully recommends the Council also consider revising Condition #9 of the original Special Permit (new text to be added shown in **bold**, text to be stricken shown in ~~strike-through~~):

“9. That all construction and operation activities on site be conducted in strict conformance with the terms of the agreement between the City of Woburn and Sanctuary Medicinals, Inc., which agreement is dated ~~July 12, 2018~~ **October 2022** and entitled ‘Host Community Agreement **between Sanctuary Medicinals, Inc. and the City of Woburn for a Co-Located Medical Marijuana Treatment Center and Adult Use Marijuana Retailer** ~~the Siting of a Dispensing Facility in the City of Woburn~~’.”

2. The floor plan included in the application package entitled “Overall Floor Plan, A1.0” and drawn by Caveney Architectural Collaborative, Inc. should be incorporated into the Plan of Record that is cited in the amended Special Permit Decision. The citation of the floor plan should also include the date of the plan, which is, unfortunately, illegible on the copy of the Petition provided to this office.

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

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

Motion made and 2nd that all communications be received and made part of the permanent records, all in favor, 9-0. Appearing for the petitioner, James A. Juliano, Esq., Scafidi Juliano, LLP, 42 Winn Street, Woburn, Massachusetts 01801, stated he was filling in for Attorney Salvati tonight. Attorney Juliano stated there have been dialogues between Attorney Salvati, the City Clerk, and the City Solicitor on the process and the petitioner is waiting on approval of the host community agreement from the Cannabis Control Commission. Attorney Juliano stated the best option will be to continue the public hearing and have a presentation and respond to all the comments at the next meeting and possibly to have a committee meeting as well. Upon inquiry from Councilor Campbell, City Clerk Higgins she did not have in front of her the information about recreational marijuana restriction in the municipal code. 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 January 3, 2023, all in favor, 9-0.

On the petition by Marcelo Goncalves Gonzaga, 708 Main Street, Woburn, Massachusetts, 01801, for a special permit pursuant to Section 5.5 of the 1985 City of Woburn Zoning

Ordinance, as amended, to bring in additional fill for a retaining wall, at 708 Main Street.

PUBLIC HEARING OPENED: A committee report from the Committee on Special Permits was received “ought to pass”. Further, a communication dated November 22, 2022, was received from Amarildo Zeferino, 710 Main Street, Woburn, Massachusetts 01801 regarding “Backyard Construction Permit.” Motion made and 2nd that all communications be received and made part of the permanent records, all in favor, 9-0. Appearing for the petitioner, Daniela Souza, 708 Main Street, stated she had letter she submitted from her neighbor, and he was here. Councilor Demers stated he appreciated the petitioner coming forward and working with us, and he appreciated his colleagues for being understanding, and Mr. Wheaton for stepping up and assisting Ms. Souza. Councilor Demers stated all the work leads to 1) the kids are safe, 2) we rectify any issues, and 3) we do not have any problems with the Department of Early Education. Councilor Demers stated he appreciated everything and the back and forth and thanked everyone. Councilor Dillon thanked Councilor Demers. Councilor Dillon stated we are helping people who need help. Councilor DiMambro thanked the neighbors and wished the petitioner good luck as he was in favor. Councilor Gately stated he was sorry she had to go through all of this and that he loved the pictures. Councilor Gately it is very well managed. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0.

PUBLIC COMMENTS: Katie Wheaton, 6 Sendick Road, read the following statement into the record: “I submitted a letter for all of you that I drafted on behalf of the families of that go to the Sunshine and Smiles Daycare and I want to read it for everyone, so on behalf of the Parents of Sunshine and Smiles Daycare and Preschool owned by Daniela and Marcelo. I am writing to offer our combined support for Daniela and Marcelo and the request for a special permit at 708 Main Street. I have been a Woburn resident for nearly 40 years, and I grew up in the same neighborhood as Joe Demers climbing trees with him as a kid and I have been sending my kids to Daniela for over six years now. My 3-year old, is the one of which is in the photos that you see stuck in the mud is my cute little guy Oliver. The care and education that they have received with her has truly been second to none and we have been nothing but thrilled with her and I echo those sentiments for everyone that goes to the daycare. I don’t even like to call it a daycare because she has truly become part of our family. She’s honest, she’s kind, she’s very smart, and she dedicates her days in her home to the care and education of some of Woburn’s youngest residents. She treats them as if they are her own children. It’s been tough and disheartening to see what she’s gone through with her yard, and I thank my dad for helping her out with this. Her entire yard is dedicated to the daycare. It’s full of all the toys for the kids they spend most of their time out there which to me is very important in the time of Covid and RSV and everything going on. They need to be outside, and it definitely became unsafe for them so as a group we’re asking for the council support to approve this request for a special permit. We’re counting on the city to act in the best interest of the families, most of whom are Woburn residents, including teachers at our public schools myself and I just wanted to also introduce my coparent, who also has children at Daniela’s daycare. Thank you for allowing me to speak. Laura Gaudete, 9 Presidential Drive, Wilmington, read the following statement into the record: “Thank you for allowing me to speak to you in regard to the special permit requested by Marcello Gonzalez and Daniela Souza at the location of Sunshine and Smiles Daycare in Woburn. I just wanted to add a few words to further speak to Daniela’s character. I’ve been sending my oldest child to Sunshine and Smiles for four years now. Anytime someone asks me about the daycare my kids go, I tell them how lucky we feel that I found Daniela in a time where not

only excellent day cares are hard to find but now many day cares in general are difficult to find we know, we have a gem with Sunshine and Smiles. Daniela doesn't just meet the needs of the children she serves, but she is constantly going above and beyond to show them that they are loved and respected. She has a way of making each child feel special and instills in them what it means to be kind. She's one of the hardest, working, honest and caring people that I know in addition to this Sunshine and Smiles Daycare, she provides vital services to the working families within the community, and Daniela always drives to meet all the rules and regulations as they apply. As an example, when Covid hit uncertainty fell as business such as daycares were forced to shut down. Yet Danny made a constant in the children's lives through Zoom, gatherings in virtual activities, even when she didn't have to and without requiring payment, and at a time when many daycares could not reopen due to financial hardship or because of the new tight Covid restrictions imposed. Daniela strives to exceed every department regulation, following the rules to maintain the safety of the children she cares for, and to continue to provide her very necessary service within the community. She is honest in her sincerity of prioritizing the children safety I think we can all speak to what a high priority it is to keep our children safe. I hope you can support her and her special request for a special permit and thank you for your time and understanding thank you. Motion made and 2nd that the PUBLIC HEARING BE CLOSED, all in favor, 9-0. Motion made and 2nd that the COMMITTEE REPORT BE ADOPTED AND THAT THE SPECIAL PERMIT BE GRANTED, all in favor, 9-0.

On the petition by Rumsford Linscott, LLC, 200 West Cummings Park, Woburn, Massachusetts 01801, for special permit pursuant to Section 7.3 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for a single-story building addition totaling 4,994 gross square feet to a preexisting nonconforming structure, at 35 Cabot Road. PUBLIC HEARING OPENED: City Clerk Higgins stated that on Monday, December 5, 2022, the Order of Conditions from the Conservation Commission was received and emailed to the City Council. Motion made and 2nd that all communications be received and made part of the permanent records, all in favor, 9-0. Appearing for the petitioner, Michael Aveni, Senior Project Architect, Cummings Properties, stated he was here in November and presented a small addition. Mr. Aveni stated they talked, and he received feedback that the Council wanted to wait for the Conservation Commission to approval first. Mr. Aveni stated the Conservation Commission did issue their Order of Conditions. Mr. Aveni stated this is a simple project and can put the project back on the screen if the Council would like. Councilor Mercer-Bruen stated she appreciated and understood why we waited. Councilor Mercer-Bruen stated this project is good to go and knows they will do it well. 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 condition that all conditions as outlined by the Conservation Commission Order of Conditions be made part of the decision, all in favor, 9-0.

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

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 November 29, 2022, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 as follows:

RE: Special Permit Petitions, CCF New Boston Property Company LLC, 216 New Boston Street/225 Merrimac Street, Woburn Massachusetts

Dear Ms. Higgins:

I respectfully request that the public hearings on both the above matters scheduled for December 6, 2022 be continued to the City Council meeting scheduled for January 17, 2023. As we discussed with the Special Permits Committee on November 28, 2022, my client is working through the Conservation Commission process. If you need any further information, please do not hesitate to contact me. Thank you.

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

Motion made and 2nd that all communications 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: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON January 17, 2022, all in favor, 9-0.

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 November 29, 2022, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 as follows:

RE: Special Permit Petitions, CCF New Boston Property Company LLC, 216 New Boston Street/225 Merrimac Street, Woburn Massachusetts

Dear Ms. Higgins:

I respectfully request that the public hearings on both the above matters scheduled for December 6, 2022 be continued to the City Council meeting scheduled for January 17, 2023. As we discussed with the Special Permits Committee on November 28, 2022, my client is working through the Conservation Commission process. If you need any further information, please do not hesitate to contact me. Thank you.

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

Motion made and 2nd that all communications 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: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON January 17, 2022, all in favor, 9-0.

UNFINISHED BUSINESS FROM PREVIOUS MEETINGS: None.

COMMITTEE REPORTS:

ORDINANCES, CHARTER AND RULES:

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

ORDERED Be it Ordained by the City Council of the City of Woburn, that the Woburn Municipal Code, as amended, be further amended by deleting Title 2, Article XXIII, Sections 2-160 through 2-162A, in its entirety, and inserting in place thereof the following new Sections:

XXIII. LOCAL COUNCIL ON AGING

2-160 Establishment—Purpose

Pursuant to G.L. Chapter 40, §8B there is hereby established a local Council on Aging for the purpose of coordinating or carrying out programs designed to meet the problems of the aging in coordination with programs of the department of elder affairs. The Council on Aging shall serve as elder advocates; offer services to elders; socialization; and wellness, fitness, and recreational activities; and lifelong learning. The Council on Aging shall determine its priorities

based upon local needs and resources.

2-161 Membership; Organization.

The Council on Aging shall consist of not less than seven (7) nor more than ten (10) members who shall be appointed by the Mayor subject to confirmation by the City Council. Members shall serve without compensation for terms of three years. The first terms under this Section shall be for one, two or three years, and so arranged that the terms of one third of the members will expire each year. Thereafter, their successors shall each be appointed for terms of three years. The members of the Council on Aging shall elect annually at their first meeting in any calendar year, four of its members to serve as chairperson, vice-chairperson, treasurer and secretary.

2-162 Director of Council on Aging.

The City Council shall appoint a Director of the Council on Aging who shall have education and experience in health and human services or a related field, or in a social service or public health position with experience in working with the elderly; or any equivalent combination of education and experience.

2-162A Essential Duties of the Director

The essential duties of the Director are listed below and are illustrations of the type of work that is performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

- A. Develop, promote and implement a variety of social, recreational and educational programs at the Senior Center; participate in the Council on Aging meetings and administer and coordinate all activities of the Council on Aging to insure the development of plans, policies and procedures necessary for the establishment and maintenance of services for the elderly.
- B. Hire, train, manage, and supervise all personnel, including volunteers; and manage the Senior Citizen Property Tax Reduction Volunteer Program in accordance with Section 3-25 of this Woburn Municipal Code.

- C. Manage all aspects of the services and programs offered at the Senior Center including, but not limited to, transportation, meals (congregate or in home such as Meals on Wheels), the S.H.I.N.E. program to assist seniors with health insurance and prescription options, and tax form preparation assistance.
- D. Prepare and manage the department's operating and capital budget, manage all expenditures and revenues; search and apply for grant opportunities to supplement the department budget; fulfill compliance reporting and maintain records. Perform administrative duties, including grant administration and correspondence with State and Federal agencies.
- E. Provide community outreach services; and assistance, information and referrals to seniors and their families.
- F. Oversee the care of the Woburn Senior Center buildings/grounds and notify the DPW of any needed maintenance, repairs or improvements.
- G. Act as liaison to the Friends Helping Seniors group which raises money to supplement the budget for enhanced program opportunities. Assist the Friends group with any grant opportunities that become available.
- H. Provide similar or related work as required, directed, or as situations dictate.

s/President Michael P. Concannon
Per Request of the Mayor

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

Presented to the Mayor: December 8, 2022 **s/Scott D. Galvin December 8, 2022**

PUBLIC SAFETY AND LICENSE:

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

Petitions for renewal of First Class Motor Vehicles Sales Licenses by the following: WMK, LLC dba Mobility Works, 299 F&H Washington Street; Woburn Foreign Motors, Inc., 394 Washington Street; C.N. Wood Enviro, LLC, 200 Merrimac Street; C.N. Wood Company,

Inc., 200 Merrimac Street; and Woodco Machinery, Inc., 22 North Maple Street. Motion made and 2nd that the COMMITTEE REPORT BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: December 8, 2022 **s/Scott D. Galvin December 8, 2022**

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

Petitions for renewal of Second Class Motor Vehicles Sales Licenses by the following: McSheffrey Auto Sales, Inc., 878 Main Street; Wassim (Sam) Nicolas dba Woburn Square Mobil, 23 Pleasant Street; Thomas Keane dba Woburn Classic Auto Sales, 13 Fowle Street; Adamo Rufo dba Route 16 Auto Broker, 280 Salem Street; Velozo Enterprises, Inc. dba Rogers Radiator, 936 Main Street; Oliver M. dba McDermottroe Auto Sales, 229 Lexington Street; George’s Auto Body of Woburn, Inc., 19 Jefferson Avenue, #C; Nicolas Saba dba Montvale Service, 289 Salem Street; Robert McSheffrey dba Bob McSheffrey Auto Sales, 880 Main Street; Southside Associates, Inc. dba Burke’s Garage, 71 Main Street; Donald J. Socorelis dba Woburn Glass Co., 243 Main Street; Ollie’s Service Center, 310 Main Street; and Woburn Gas & Service, Inc., 545 Main Street. Motion made and 2nd that the COMMITTEE REPORT BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: December 8, 2022 **s/Scott D. Galvin December 8, 2022**

CITIZEN’S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated November 15, 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 October 2022: Number of Violations Issued 520, Numbers of Violations Paid 248, Number of Violations Outstanding 197, Amount collected and submitted to Collectors Office \$36,930.80, Parking fines referred to the Handicap Commission \$9,100.00.

There is a backlog of 1566 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.

A communication dated December 1, 2022, was received from Lindsay E. Higgins, City Clerk and Clerk of the Traffic Commission, as follows:

RE: Recently Approved Petitions

Dear Mayor, President and Councilors:

Over the last few meetings of Fall 2022, the Traffic Commission has shown support for various traffic petitions that would need funding/appropriation from the Mayor and approval by the City Council. Such petitions include:

- Handicap accessibility and flashing beacons at the crosswalk at Montvale Avenue and Prospect Street, and in front of 29A Montvale Avenue;
- Pedestrian controlled flashing crosswalk sign at Hurld-Wyman Elementary School, at 41 Wyman Street; and
- Flashing beacon and handicapped ramps at crosswalk from Pine Street to Orange Street.

If you have any questions, please do not hesitate to contact this office.

Sincerely, s/Lindsay E. Higgins, City Clerk and Clerk of the Traffic Commission

Motion made and 2nd 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 the City Council vote to approve and accept a conservation restriction on 8.27-acres of land from the Woburn Golf and Ski Authority and further, that the Conservation Commission, Mayor and City Council President be authorized to execute said conservation restriction on behalf of the City of Woburn.

s/Councilor Jeffrey P. Dillon

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

Presented to the Mayor: December 8, 2022

s/Scott D. Galvin December 8, 2022

RESOLVED That the Committee on Special Permits meet with representatives of Garage 42 Degrees, LLC, relative to a special permit issued on November 7, 2019 and subsequently amended on December 15, 2021, for the property located at 20-30 Sonar Drive concerning compliance with conditions of the special permit.

s/Councilor Richard Gately

Motion made and 2nd that the matter BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

President Concannon had a moment of personal privilege to congratulate his daughter, Katherine M. Concannon, for being accepted at Boston College in the graduating Class of 2027.

Motion made and 2nd to ADJOURN, all in favor, 9-0. Meeting adjourned at 8:24 p.m.

A TRUE RECORD ATTEST:

Lindsay E. Higgins
City Clerk and Clerk of the City Council