

**CITY OF WOBURN  
JANUARY 17, 2023 – 7:00 P.M.  
REGULAR MEETING OF THE CITY COUNCIL  
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Campbell	Ferullo - Absent
Demers	Gately
Dillon	Mercer-Bruen
DiMambro	Viola
Concannon	

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President Concannon had a moment of silence for Andrew H. Creen, Jr. who passed away on January 14, 2023. Mr. Creen was hired in Woburn in 1988 and continued working there until he retired as the Chief Appraiser for the City of Woburn in 2019. He was an active member of the International Association of Assessing Officers (IAAO) for 38 years and was most recently awarded the Tony Trodella Award. He has been referred to as "the Michael Jordan of Real Estate Appraisal," which he loved. He was a proud member of the Teamsters Union and truly cared about his job, the City of Woburn, and the people who worked with him for so many years. He continued to work part time in the Woburn until just last week, when his ongoing illness required him to stay at home. President Concannon thanked Mr. Creen for his services to the city and send condolences to his family.

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VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE, all in favor, 8-0-1 (Ferullo Absent).

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**MAYOR'S COMMUNICATIONS:**

A communication was received from His Honor Mayor Galvin dated January 11, 2023 as follows:

RE: Request for acceptance of gift of \$5,000 for purposes of planning study

Dear President Concannon and Council members:

I am respectfully requesting the Council's permission to accept a gift of \$5,000 on the City's behalf from Jamieson Properties LLC. The funds would be expended for the specific purpose of contracting with the Metropolitan Area Planning Council (MAPC) to explore the potential for establishing a new so-called 40R zoning district at 14/14R Federal Street.

As you know, the above-referenced property was affected by a fire in 2020 and Jamieson Properties has been investigating redevelopment options since that time. The creation of a 40R

District over the two lots will enable appropriate and financially-feasible redevelopment of the site while providing public benefits at the same time. Through their attorney Joseph Tarby, Jamieson Properties has offered to gift \$5,000 to the City to engage MAPC to assist in researching and developing a potential 40R District for the City Council's consideration later this year.

The attached Order was prepared by City Solicitor Ellen Callahan Doucette to facilitate the acceptance process. I am available to further discuss in committee if you wish.

Sincerely, s/Scott D. Galvin, Mayor

**ORDERED** Be it Ordained by the City Council of the City of Woburn, that the Mayor be and is hereby authorized pursuant to M.G.L. c.44, §§53A to accept a gift of funds from Jamieson Properties, LLC in the approximate amount of \$5,000.00, to be used and expended for the specific purpose of contracting with MAPC for a consultant to explore the potential establishment of a 40R district at 14 and 14R Federal Street, Woburn, and that the funds be deposited into a gift account for that specific purpose, and that the same be expended without further appropriation.

s/President Concannon  
Per Request of the Mayor

Motion made and 2<sup>nd</sup> that all communications be received and made part of the permanent records, all in favor, 8-0-1 (Ferullo Absent). Motion made and 2<sup>nd</sup> that the ORDER BE ADOPTED, all in favor, 8-0-1 (Ferullo Absent).

**Presented to the Mayor: January 19, 2023**                      **s/Scott D. Galvin January 19, 2023**

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**ORDERED** Be it Ordained by the City Council of the City of Woburn, that Title 2, Article XXIII, of the Woburn Municipal Code, as amended, be further amended, by revising Section 2-117 as follows: (deletion in ~~striketrough~~, revisions in **bold**):

2-117 Deputy Auditor

**Subject to the approval of the Mayor**, the City Auditor may ~~in writing~~ appoint, ~~with the approval of the Mayor~~, a Deputy Auditor, who shall be sworn to the faithful performance of ~~his/her~~ **their** duties, and a record shall be made of ~~his~~ **their** appointment and oath so taken. Unless a temporary officer is appointed in accordance with law, the Deputy Auditor may, in the absence of the City Auditor, perform those duties and when performing such duties shall have the powers, not in derogation of the statute and be subject to the requirements and penalties applicable to ~~them~~ ~~him/her~~. The Deputy Auditor

shall assist in the daily management of the office and is authorized to direct and supervise the employees in their tasks and the conduct of the department. ~~The person appointed as Deputy Auditor hereunder may receive a salary from the City for services as such in the amount of \$59,000;~~

**Qualifications: A candidate for this position should have a Bachelor’s degree in Accounting, Finance, or a related field; five (5) years of municipal finance experience; or any equivalent combination of education or experience.**

and by adding the following new section:

2-119 Budget Analyst

Subject to the approval of the Mayor, the City Auditor may appoint a Budget Analyst. The duties and responsibilities of the Budget Analyst include assisting the Mayor and City Auditor in the preparation of the City’s annual and capital budgets; reviewing and auditing payroll and accounts payable, reconciling accounts, preparing financial reports and documentation, and performing related financial administrative duties by: 1. Monitoring department budget expenditures. 2. Distributing monthly departmental accounts status reports; researches any discrepancies and reconciles all accounts with departments. 3. Maintaining accurate and detailed records of all transactions including year-end. 4. Responding to inquiries from department heads, vendors, the public, or city officials regarding budget or financial information. 5. Preparing forecasting reports and job costing analysis as requested. 6. Performing similar or related duties as required by the Mayor and City Auditor.

Qualifications: A candidate for this position should have a Bachelor’s degree in Accounting, Finance, or a related field; three (3) years of municipal finance experience; or any equivalent combination of education or experience.

s/President Concannon  
Per Request of the Mayor

Motion made and 2<sup>nd</sup> that the MATTER BE REFERRED TO THE COMMITTEE ON ORDINANCES, CHARTER AND RULES, 8-0-1 (Ferullo Absent).

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

2-180 Base Salaries

City Auditor .....	\$ <del>113,218.82</del> <b>125,000.00</b>
Deputy Auditor .....	\$ <del>61,997.44</del> <b>90,000.00</b>
<b>Budget Analyst.....</b>	<b>\$80,000.00</b>

and that such increase be effective upon approval.

s/President Concannon  
Per Request of the Mayor

Motion made and 2<sup>nd</sup> that the MATTER BE REFERRED TO THE COMMITTEE ON ORDINANCES, CHARTER AND RULES, all in favor, 8-0-1 (Ferullo Absent).

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**NEW PETITIONS:**

Petition for renewal of Second Class Motor Vehicles Sales License by Cambridge Road Auto Service, Inc. dba Woburn Plaza Shell, 293 Cambridge Road. Motion made and 2<sup>nd</sup> that the MATTER BE REFERRED TO THE COMMITTEE ON PUBLIC SAFETY AND LICENSE, all in favor, 8-0-1 (Ferullo Absent).

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**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 January 10, 2023 was received from Diana Cuddy, Operations Support, Gas-NE, National Grid, as follows:

I have a conflict on January 17 and need to defer this hearing to the next one.

The supervisor has not met with Jay yet for the site visit so this will give them more time as well.

Thank you. s/ Diana Cuddy, Operations Support

Motion made and 2<sup>nd</sup> that all communications be received and made part of the permanent records, all in favor, 8-0-1 (Ferullo Absent). Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 8-0-1 (Ferullo Absent). PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON February 7, 2023, all in favor, 8-0-1 (Ferullo Absent).

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On the petition by National Grid for a grant of right in a way to install approximately 1900 feet of 2-inch, plastic gas main in New Boston Street for both new and replacement mains as shown in and accordance with plans. PUBLIC HEARING OPENED: A communication dated January 9, 2023 was received from Diana Cuddy, Operations Support, Gas-NE, National Grid, as follows:

Good Afternoon Lindsay,

Please withdraw the Grant of Location application for New Boston Street without prejudice. We do not want to continue this at this time. We will be reapplying in the future when we have a clear schedule of when the new road will be completed.

Thank you. s/ Diana Cuddy, Operations Support

Motion made and 2<sup>nd</sup> that all communications be received and made part of the permanent records, all in favor, 8-0-1 (Ferullo Absent). Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 8-0-1 (Ferullo Absent). PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that the public hearing be CLOSED, all in favor, 8-0-1 (Ferullo Absent). Motion made and 2<sup>nd</sup> that the MATTER be GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE, all in favor, 8-0-1 (Ferullo Absent).

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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 January 5, 2023, 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 January 17, 2023 be continued to the City Council meeting scheduled for February 21, 2023. My client is continuing to work 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 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 8-0-1 (Ferullo Absent). Motion made and 2<sup>nd</sup> that all communications be received and made part of the permanent records, all in favor, 8-0-1 (Ferullo Absent). PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON February 21, 2023, all in favor, 8-0-1 (Ferullo Absent).

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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 January 5, 2023, 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 January 17, 2023 be continued to the City Council meeting scheduled for February 21, 2023. My client is continuing to work 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 2<sup>nd</sup> that all communications be received and made part of the permanent records, all in favor, 8-0-1 (Ferullo Absent). Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 8-0-1 (Ferullo Absent). PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON February 21, 2023, all in favor, 8-0-1 (Ferullo Absent).

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On the petition by Chhear Hang, 66 Kent Road, Lynn, Massachusetts 01904, for special permit and site plan review pursuant to Section 5.1(29) and Section 12 of the WZO, to allow for a fast food restaurant, at 317 Main Street a/k/a 315 Main Street. PUBLIC HEARING

OPENED: A committee report from the Committee on Special Permits was received “ought to pass”. Appearing for the petitioner was Chhear Hang. Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 8-0-1 (Ferullo Absent). PUBLIC COMMENTS: None. President Concannon stated at the Special Permits Committee meeting, the petitioner had a representative on Zoom to answer questions and the committee sent a recommendation out “ought to pass” with the understanding that the petitioner understood what was required of him. Councilor Demers stated based on the previous meeting, the comments from the Planning Department, and the petitioner answering such questions, he would suggest the following conditions: 1. The Plan of Record is dated November 3, 2022; 2. The Hours of Operation shall be 6:00 a.m. to 11:00 p.m.; 3. All signage will be designed in coordination with the building owner and will match the neighboring businesses in style and size; and 4. All deliveries shall not block pedestrian access of the sidewalks. Councilor Demers stated these conditions should suffice and will propose these in the form of a motion after the public hearing. Mr. Hang stated he had no questions. President Concannon stated this will all be spelled out in the special permit. Motion made and 2<sup>nd</sup> that the PUBLIC HEARING BE CLOSED, all in favor, 8-0-1 (Ferullo Absent). Motion made and 2<sup>nd</sup> that the COMMITTEE REPORT BE ADOPTED and the SPECIAL PERMIT BE GRANTED subject to the following conditions: 1. The Plan of Record is dated November 3, 2022; 2. The Hours of Operation shall be 6:00 a.m. to 11:00 p.m.; 3. All signage will be designed in coordination with the building owner and will match the neighboring businesses in style and size; and 4. All deliveries shall not block pedestrian access of the sidewalks, all in favor, 8-0-1 (Ferullo Absent).

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On the petition by 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. City Clerk Higgins stated this matter is being re-noticed for a public hearing for the February 7, 2023 City Council Meeting due to an issue. City Clerk Higgins stated the applicant has agreed to this in writing.

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On the petition by 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. PUBLIC HEARING OPENED: A communication dated January 12, 2023, was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PLANNING DEPARTMENT COMMENTS ON SPECIAL PERMIT APPLICATION FOR 433 MAIN STREET / G&A REALTY TRUST, CHUNG LEE TRUSTEE

Dear Council:

The Planning Department has completed its review of the above-referenced Petition, which proposes to create eight (8) residential dwelling units above the first floor in a commercial structure in the B-D (Downtown Business) Zoning District, as allowed by Special Permit pursuant to Section 5.1(5) of the Woburn Zoning Ordinance (WZO). The Petition also seeks a Special Permit pursuant to Section 8.3.3, to allow use of a nearby municipal off-street parking lot to provide the sixteen (16) off-street parking spaces needed for the eight (8) units.

Although not cited in the Petition, the parking-related Special Permit is also subject to the provisions of Sections 8.3.4 (parking fee for use of municipal parking facilities) and 18.4 (Development Impact Assessment and Mitigation). Section 18 will apply.

The project involves renovation of the second and third floors of the existing building and the construction of a roughly 300 sq. ft. addition on the southern building façade to house mechanical and elevator equipment.

Planning staff reviewed the application and supporting materials with Inspectional Services Director Tom Quinn and makes the following comments and observations:

- There is nothing in the Petition to document the off-street municipal parking facilities which would be used to provide the parking needed for the residential units. A plan identifying the off-street municipal parking facility(ies) that are within five hundred (500) feet of the property should be provided, and the distances between them calculated.
- It is unclear whether adequate provisions have been made for the storage of trash and recyclables. A proposed exterior Dumpster is shown on Sheet C-100 but it appears to be inaccessible from the street, given that the lot narrows to about 2' in width. The same area of the lot depicted on Sheet A2 shows no Dumpster at all, and instead show two (2) parking spaces. There does not appear to be any refuse storage areas interior to the building either. Trash storage and its regular pickup seems particularly important given the amount of refuse expected to be generated by eight (8) residences and given that the first floor of the building is occupied by two businesses, one of which is a restaurant. Staff also notes that the refuse facilities must comply with Dumpster regulations referenced in the Woburn Municipal Code (Title 8, Article VII: "Dumpsters").
- The building will be equipped with an elevator and the mechanicals for that and other building systems will be mounted on the roof. The Council should require the submission of a plan that shows the elevations of all structures that will extend above the roofline so that it can assess the adequacy of screening for those structures.



- The Petitioner should provide details of all exterior lighting fixtures whether freestanding or building-mounted. All lighting should be required to be Dark Sky compliant.
- The adequacy of existing utilities (water, sewer, drainage, electrical) should be assessed to ensure there is sufficient capacity to handle the additional dwelling units.

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

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

Motion made and 2<sup>nd</sup> that all communications be received and made part of the permanent records, all in favor, 8-0-1 (Ferullo Absent). Appearing for the petitioner, Attorney Mark J. Salvati, Attorney At Law, 57 Arlington Road, Woburn, Massachusetts 01801, stated the property is located where Ha Ha Chicken is on the first floor. Attorney Salvati stated that the petitioner is asking for eight units above one of the larger buildings in the downtown area. Attorney Salvati stated each unit will be approximately 890 to 1,000 square feet, with two beds and two baths. Attorney Salvati stated the petitioner has agreed to pay the amount per spot for all the parking. Attorney Salvati stated the architect for the project had a family emergency and could not be here tonight but will be available to address any issues in committee. Attorney Salvati stated the dumpster will be in the back of the building and there will be no parking back there as reflected on the revised plan. Attorney Salvati stated there will be 16 parking spots for \$4,500 each. Attorney Salvati stated this building is bigger than 4 Montvale Avenue and 12 Montvale Avenue which were approved for four spots and six spots respectively. Attorney Salvati stated he had a couple of renderings that show a black roofing with brick. Attorney Salvati stated the roof is being done now. Attorney Salvati stated that the mitigation ordinance may apply, but the owner has already done so much work. Attorney Salvati stated he has invested \$200,000 to \$225,000 worth of drainage improvements on Everett street and repaving. Councilor Gately stated the petitioner has spent some money down there and that he used to play pool at that building. Councilor Gately stated he was amazed the building was still standing as it was in poor shape. Upon inquiry from Councilor Gately, Attorney Salvati stated a structural engineer has looked at the building and that he can provide a report, and all the walls have been shored up. Attorney Salvati stated much of the utilities work has already been completed and upgraded and he can get DPW to affirm that. Attorney Salvati stated there are new elevators and sprinklers in the building. Attorney Salvati stated the petitioner will be paying \$72,000 for parking spaces. Councilor Gately stated god bless and good luck. Attorney Salvati stated this building has been an eyesore for a while. Councilor Dillon stated he applauded the petitioner for her investment into downtown. Councilor Dillon stated he was concerned with 16 spots being used in a municipal lot. Councilor Dillon stated there needs to be parking for business and restaurants be open for the customers and that this petition will be using a lot of the spaces. Councilor Dillon stated he loved the idea of residential units to keep the vibe going at 9:00 p.m. and 10:00 p.m. downtown. Motion made and 2<sup>nd</sup> that a communication be sent to the Planning Director to see how many parking spots have been applied for the downtown parking fund, all in favor, 8-0-1 (Ferullo Absent). Councilor Dillon stated he does not want to hurt the

businesses there. Attorney Salvati stated if you envision this building as all office spaces still taking spaces and not paying a fee for it, all the spaces would be used. Attorney Salvati stated this petitioner is within 500 feet of two municipal parking lots. Councilor Viola thanked the petitioner for the work and stated he likes the idea of revitalizing the downtown area.

Councilor Viola stated he was concerned with parking. Councilor Viola stated he only saw seven spots open at 6:30 p.m. on a Tuesday and with this new development those spots will be taken. Upon inquiry from Councilor DiMambro, Attorney Salvati stated the architect will discuss all the ADA requirements in committee. Councilor Mercer-Bruen stated that this is a great idea for an empty spaces. Upon inquiry from Councilor Mercer-Bruen, Attorney Salvati stated he did not know the exact color of the brick, but he believes it is not as orange as it is on the pictures he had. Councilor Mercer-Bruen stated she is concerned with parking in that many spaces, but if living in a unit hopefully there will be a lot of foot traffic. Councilor Mercer-Bruen stated she applauds Councilor Dillon for asking the number of spaces that are being used so far. Councilor Demers stated that he was chuckling earlier because nobody wants the building to be that orange and black that was portrayed in the drawing. Councilor Demers stated in terms of parking, that there needs to be a holistic approach that should take place around ordinances as opposed to each development that comes in looking for a special permit. Councilor Demers stated that the spots are not being given away, that a fee is being paid. Councilor Demers stated that perhaps more publicity should be done for the parking at City Hall parking lot after hours, and the redesigning of the store front parking to not encourage massive trucks to park. Councilor Demers stated this discussion should take place in Ordinance Committee or Liaison Committee, and have the Mayor and Planning Director to discuss the overall downtown parking. Councilor Mercer-Bruen stated she takes that as a challenge and to bring something to ordinance. Councilor Mercer-Bruen stated several years ago there was a study done and how to change the downtown area. Councilor Demers stated it is important and planning a lot to do that, especially with the pocket park, and he wants to loop in other issues in the discussion. Attorney Salvati stated he echoes Councilor Demers idea. Attorney Salvati stated the City Council is not giving away these parking spots.

Attorney Salvati stated landowners have the right to use them, only that this one is paying for her usage. President Concannon stated there will be no reserved spaces. Attorney Salvati stated he hopes most of these tenants will be one car owners. Attorney Salvati stated if he could ask the City Council in its ask to the Planning Department, where the money for the downtown parking fund has gone and what has been spent, since he has several clients pay into this fund. Motion made and 2<sup>nd</sup> that the public hearing be opened for public comments, all in favor, 8-0-1 (Ferullo Absent). PUBLIC COMMENTS: None. Motion made and 2<sup>nd</sup> that a communication be sent to the City Auditor for a full accounting of the downtown parking fund and what has been spent from that fund, all in favor, 8-0-1 (Ferullo Absent). Motion made and 2<sup>nd</sup> that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON February 7, 2023, AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 8-0-1 (Ferullo Absent).

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**UNFINISHED BUSINESS FROM PREVIOUS MEETINGS: None.**

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A committee report was received “ought to pass” for the following: Petitions for renewal of Second Class Motor Vehicles Sales Licenses by the following: Anchor Auto Sales, Inc., 3 Breed Avenue; Murray’s Enterprises, Inc. dba Murray’s Auto & Truck Sales, 89 Winn Street; JFSO Auto Sales, LLC, 84-86 Winn Street; Enterprise Rent-a-Car Company of Boston, LLC, 248 Mishawum Road; McSheffrey’s-SE, LLC dba McSheffrey’s of the South End, 75 Main Street; and Michael R. Celata, II dba Central Automotive, 275 Salem Street. Motion made and 2<sup>nd</sup> that the COMMITTEE REPORT BE ADOPTED, all in favor, 8-0-1 (Ferullo Absent).

**Presented to the Mayor: January 19, 2023**                      **s/Scott D. Galvin January 19, 2023**

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**CITIZEN’S PARTICIPATION: None.**

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**COMMUNICATIONS AND REPORTS:**

A communication dated October 1, 2023, was received from Thomas C. Quinn, Jr., Building Commissioner as follows:

Re: Woburn Municipal Code Title 15 Article VIII 15-42

Dear Members of the Council:

Regarding the above referenced section of the Woburn Municipal Code, I submit the following quarterly nuisance report for the period of October 1, 2022 thru December 31, 2022.

8 Russell Court Court hearing is scheduled for January 11, 2023.

43-45 Church Street owner failed to comply with Court Order on resolving fines, a criminal complaint has been issued, matter is with the court.

As always if you have any questions do not hesitate to contact me.

s/Thomas C. Quinn, Jr., Building Commissioner

Motion made and 2<sup>nd</sup> that the MATTER BE RECEIVED AND PLACED ON FILE, all in favor, 8-0-1 (Ferullo Absent).

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A communication dated January 11, 2023, 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 December 2022: Number of Violations Issued 706, Numbers of Violations Paid 330, Number of Violations Outstanding 295, Amount collected and submitted to Collectors Office \$45,807.00, Parking fines referred to the Handicap Commission \$13,000.00.

There is a backlog of 1544 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 2<sup>nd</sup> that the MATTER BE RECEIVED AND PLACED ON FILE, all in favor, 8-0-1 (Ferullo Absent).

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Motion made and 2<sup>nd</sup> to suspend the rules and pull from the Committee on Ordinance, Charter, and Rules the following, all in favor, 8-0-1 (Ferullo Absent):

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 in its entirety, Title 5, Article XVIII. Marijuana Establishments, Section 5-89 Forbidden.

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

Councilor Demers stated this order is to cleanup some language as it applies to marijuana zoning. City Clerk Higgins stated this was to remove the language from the Woburn Municipal Code, as it was not done when the zoning ordinance was updated last year. Motion made and 2<sup>nd</sup> that the ORDER BE ADOPTED, all in favor, 8-0-1 (Ferullo Absent).

**Presented to the Mayor: January 19, 2023**      **s/Scott D. Galvin January 19, 2023**

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Motion made and 2<sup>nd</sup> to return to the regular order of business, all in favor, 8-0-1 (Ferullo Absent).

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**APPOINTMENTS AND ELECTIONS: None.**

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**MOTIONS, ORDERS AND RESOLUTIONS: None.**

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Motion made and 2<sup>nd</sup> to ADJOURN, all in favor, 8-0-1 (Ferullo Absent). Meeting adjourned at 7:34 p.m.

A TRUE RECORD ATTEST:

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