

**CITY OF WOBURN
MARCH 18, 2014 - 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

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|-----------|--------------|
| Anderson | Gaffney |
| Concannon | Gately |
| DiTucci | Mercer-Bruen |
| Drapeau | Raymond |
| Haggerty | |

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE0.

MAYOR'S COMMUNICATIONS:

ORDERED That the City of Woburn appropriates the sum of One Million Three Hundred Thousand Dollars (\$1,300,000.00) to pay costs of for ground remediation at Leland Park and construction of a splash park, including the payment of all costs associated therewith, and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said sum under and pursuant to Chapter 44, Section 7(32) of the General Laws, or any other enabling authority; and that the Mayor is authorized to contract for and expend any federal or state aid available for the project; provided that the amount of the authorized borrowing shall be reduced by the amount of aid or other funds received on account of the project prior to the issuance of bands or notes under this order.

s/Alderman _____

ORDERED That the sum of \$250,000.00 be appropriated as follows from Ward 5 Infrastructure Acct #360058-588325 \$250,000.00 to Montvale Widening Design Acct #0112158-588057 \$250,000.00

I hereby recommend the above: s/Scott D. Galvin, Mayor
I hereby approve the above: s/John Corey, City Engineer
I have reviewed the above: s/Gerald W. Surette, City Auditor

s/Alderman _____

PUBLIC HEARINGS:

On the petition Boys & Girls Club of Woburn, Charles Gardner Lane, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.14 of the 1985 Woburn Zoning Ordinances, as amended, to allow a carnival from May 13, 2014 through May 18, 2014 at 25 Middlesex Canal Park. PUBLIC HEARING OPENED. A communication dated February 18, 2014 was received from Erin E. Wortman, Interim Planning Director as follows:

Re: Boys and Girls Club of Woburn, Inc. – 25 Middlesex Canal Park – To conduct a six-day carnival from May 13 – May 18, 2014 at the National Amusement Showcase Cinemas site for fundraising purposes.

Dear Mr. Campbell and Members of the City Council:

At the meeting held on February 11, 2014, the Planning Board voted to forward a favorable recommendation to the City Council, subject to the condition that the applicant comply with Note 14 of the Notes to Section 5.1 of the 1985 Zoning Ordinance as amended.

If Council members have any questions or concerns regarding the above recommendation, please feel free to contact me.

Sincerely, s/Erin E. Wortman, Interim Planning Director

On the petition NStar Electric Company for a grant of right in a way to install approximately 55 feet of conduit south on Water Street northeasterly from pole #299/12 at the intersection of Woburn Parkway and install approximately 890 feet of conduit and also installing two (new) manholes (MH29735 and MH29736) in Woburn Parkway northerly at the intersection of Water Street. PUBLIC HEARING OPENED. A communication dated March 13, 2014 was received from Jacqueline Duffy, Right of Way Agent, NStar Electric Company as follows:

Could you please continue the petition presented by NSTAR Electric for Woburn Parkway for the installation of conduit until the next meeting. We are trying to coordinate everything with the DPW

Thank you, Jacqueline Duffy

On the petition National Grid for a grant of right in a way to install approximately 85 feet of 2 inch plastic main to supply house number 3 Hobson Avenue. PUBLIC HEARING OPENED.

On the petition by Alderman Gately concerning the structure or structures located in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts known and numbered as 141-143 Main Street, Woburn, Massachusetts, for the purposes of determining whether said structure or structures are a public nuisance, a nuisance to the neighborhood, a dilapidated or dangerous building or other structure, as said terms are used in Massachusetts General Laws Ch. 139, Sec. 1, and if so, enter an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation. PUBLIC HEARING OPENED.

On the petition by Lytron Realty Corp. and Lytron Incorporated to amend the Woburn Zoning Map for the parcels of land known as 73 Dragon Court containing approximately 5.3 acres of land; 41 Dragon Court containing approximately .52 acres of land; 39 Dragon Court containing approximately 1.31 acres of land; Dragon Court, Lot 1 containing approximately .28 acres of land and Dragon Court, Lot 2 containing approximately .28 acres of land, as shown on Assessors Map 16 Block 02 Lot 02, Map 16 Block 02 Lot 04, Map 16 Block 02 Lot 05, Map 16 Block 02 Lot 06 and Map 16 Block 02 Lot 07 from the R-2/I-P zoning district to the I-P zoning district. PUBLIC HEARING OPENED.

CITIZEN’S PARTICIPATION: None.

COMMITTEE REPORTS:

FINANCE:

On the Order to appropriate the amount of \$135,000.00 from BLS/Ambulance Receipts Acct to Fire/Ambulance Salary Acct, Fire/Medical Attention Acct, Apparatus Maintenance Acct and Fire/Equipment Acct, committee report was received “ought to pass”.

On the Order to transfer the sum of \$65,000.00 from DPW Operations Acct to DPW O/T Acct, committee report was received “ought to pass”.

On the Loan Order to appropriate the sum of \$6,800,000.00 for costs of infiltration and inflow reduction, committee report was received “ought to pass”.

PUBLIC SAFETY AND LICENSES:

On the petitions to renew Taxi Cab License by Ahmad Abbas dba A.A. Transportation, Mourad Djar dba ABCE Taxi of Woburn and Saeed Rajabi dba Sky Taxi of Woburn, committee report was received “ought to pass”.

On the petition by Shriners Hospital for Children Burn Center for a special event permit, committee report was received “ought to pass”.

INFRASTRUCTURE AND PUBLIC LANDS:

On the Order that the land commonly referred to as Leland Park be used for park and recreation purposes pursuant to Chapter 54, Section 14 of the General Laws, committee report was received “ought to pass”.

On the request for the city to accept a deed of Mentas Circle as a public way, committee report was received “ought to pass”.

NEW PETITIONS:

Petition by Blues for Veterans Association, P.O. Box 507, Woburn, Massachusetts 01801 for a special event permit to allow a Library Park blue festival to raise money for veterans on August 23, 2014.

Petition by SureRide, LLC, 400 TradeCenter, Suite 5900, Woburn, Massachusetts 01801 for renewal of a Taxi Cab License.

Petition by LifeLine Ambulance Service, Inc. dba Coach Line Limousine & Motor Coach, 11 State Street, Woburn, Massachusetts 01801 for renewal of a Livery License.

Petition by Milano Jewelry LLC, 494B Main Street, Woburn, Massachusetts 01801 for renewal of a License to Purchase and Sell Second-Hand and Personal Articles of Value and Collectibles.

Petition by Woburn Bowladrome Inc., 32 Montvale Avenue, Woburn, Massachusetts 01801 for a renewal of a Bowling Alley License.

Petition by Boston Electrometallurgical Corp., 6C Gill Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.41 to allow for research and testing of master alloys at 6C Gill Street.

COMMUNICATIONS AND REPORTS:

A communication dated March 12, was received from Joanne Collins, Director, Woburn Council on Aging along with a copy of the Director's Report and the minutes of the Council on Aging for the month of February 2014.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

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 lay out Josam Lane as a public way in the City of Woburn as shown on an as-built plan of land entitled "'As Built' Plan and Profile Ingalls Street & Josam Lane, Woburn, MA" dated August 2004 prepared by Global Associates, Inc. on file with the City Clerk, and to authorize the Mayor to accept an instrument conveying the fee or an easement in said Josam Lane, together with any appurtenant easements.

s/Alderman Anderson

ORDERED Whereas the salary of the Office of Mayor should not be an incentive to nor a deterrent to run for said office; and

Whereas the Office of Mayor has not received a salary adjustment since the year 2000; and

Whereas the Office of Mayor is currently compensated more than \$20,000 less than any other community of comparable size in the Commonwealth of Massachusetts; and

Whereas the proposed salary is still less compensation than any other municipal administrator is receiving in a community of comparable size; and

Whereas the proposed salary is lower than the increases received by other Woburn employees during the past 14 years;

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

1. That the salary of Mayor be listed as follows:

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|--------------------------|-----------|
| Mayor | \$93,000 |
| (Effective July 1, 2015) | \$103,000 |
| (Effective July 1, 2016) | \$113,000 |
| (Effective July 1, 2017) | \$123,000 |

s/President Haggerty

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

1. That the base salary of the City Auditor be amended to \$105,000.00; and
2. That this section shall be effective July 1, 2014.

s/President Haggerty and Alderman DiTucci

ORDERED

Be it ordained by the City Council of the City of Woburn that Title 15, Buildings and Construction, of the 1989 Woburn Municipal Code, as amended, be further amended as follows:

1. By deleting Section 15-5 Building Permit Fees, in its entirety, and inserting in its place the following new section:

15-5 Building Permit Fees

Building permit fees shall be as follows:

RESIDENTIAL

For construction regulated by 780 CMR – present edition of Massachusetts State

Building Code: \$13 per \$1000 of estimated Construction Value

Minimum Fee: \$30.00

Other: Re-Roof, Siding, Open Decks, Above Ground Pools, Solid Fuel Appliances

\$13 per \$1000 of estimated Construction Value
Minimum Fee: \$30.00

COMMERCIAL

For construction regulated by 780 CMR – present edition of Massachusetts State Building Code: \$13 per \$1000 of estimated Construction Value
Minimum Fee: \$100.00

ADDITIONAL FEES

| | |
|--|--|
| Demolition: Commercial | \$13 per \$1000 of Demo Costs Minimum Fee: \$100.00 |
| Demolition: Residential | \$13 per \$1000 of Demo Costs Minimum Fee: \$30.00 |
| Fences: | \$13 per \$1000 of Material & Installation Costs Minimum Fee: \$30.00 |
| Signs: | \$4.00 per square foot of signage Minimum Fee: \$50.00 |
| Storage Sheds up to 200 sq. ft.: | \$13 per \$1000 of Construction Value Minimum Fee: \$30.00 |
| Tents: | \$13 per \$1000 Minimum Fee: \$30.00 |
| Temporary Certificate of Occupancy: | |
| Residential: | \$30.00 for 30 days |
| Commercial: | \$100.00 for 30 days |
| Certificate of Inspection Fee: | \$100.00 |
| Mobile Home, as a temporary residence Per Section 5.1(7), Note 2, Table of Use Regulations, Woburn Zoning Ordinance: | \$100.00 |

MISCELLANEOUS

- 1) Building Permit Fees are non-refundable once the permit has issued.
- 2) Estimated Construction Value: Final determination to be based on Means Cost Data and/or Building Commissioner/Inspector.
- 3) Any activity commenced without a permit: Applicant/Owner will be subject to actions allowed per 780 CMR/State Building Code.
- 4) When re-inspection is necessary due to violations or work not ready on scheduled inspection date, an additional fee of \$50.00 will be paid in advance of inspection.
- 5) Re-issuance of lost inspection record permit card: \$50.00
- 6) Permit Renewal/Extension: \$50.00 per six (6) month extension
- 7) Inspections that take place outside normal hours: cost per hour, based on minimum established by union contract.

2. By deleting Section 15-6, Electrical Permit Fees, in its entirety, and inserting in its place the following new section:

15-6 Electrical Permit Fees

Electrical permit fees shall be as follows:

RESIDENTIAL:

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| New dwellings - Complete (Including single family, two-family and multi-family)..... | \$150.00 |
| per unit | |
| Complete remodeling..... | \$150.00 |
| per unit | |
| Partial remodeling (additions, etc.)..... | \$50.00 |
| Heating and/or Air Conditioning System | \$25.00 |
| Fire Alarm/Security System | \$25.00 |
| Pools | \$25.00 |
| Service Work: Upgrade or replacement for each 100 AMP | \$25.00 |
| for each Meter | \$25.00 |
| Minimum Fee: | \$25.00 |

COMMERCIAL:

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| Lighting 120 volts 277 volts..... | \$ 2.00 |
| each | |
| Each 115 volt outlet | \$ 2.00 |
| each | |
| Horsepower, K.V.A. or K.W. Ratings as follows: | |
| 1st horsepower or fraction of each add'l. horsepower..... | \$ 2.00 |
| each | |
| K.V.A. or K.W. Rating | \$ 2.00 |
| each | |
| Transformers | \$ 2.00 |
| per KVA | |
| Generators | \$ 2.00 |
| per KW | |
| 100 AMP Service | \$ 50.00 |
| Each add'l. 100 AMP or portion thereof | \$ 25.00 |
| Distribution Centers including: | |
| Motor Control Center, Buss Ducts Sub panels | \$ 25.00 |
| Each Meter | \$ 50.00 |
| Heating/A.C. Systems..... | \$ 25.00 |

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|---|----------|
| Signs..... | \$ 30.00 |
| Temporary Service..... | \$100.00 |
| Fire Alarm System: Main Panel..... | \$ 10.00 |
| Municipal Box | \$ 10.00 |
| Devices: Including horns, strobes, bells, pull stations, heat and smoke detectors, flow switches, tamper switches | \$ 2.00 |
| each | |
| Telephone Systems (per device) | \$ 1.00 |
| Communication, Computer Data Systems (per device) | \$ 1.00 |
| Security Systems | \$ 50.00 |
| Lighting Retrofit System (per fixture)..... | \$ 1.00 |
| Fixed Appliances Equipment and Machinery will be calculated by Name Plate Ratings | \$ 2.00 |
| A.K.W. | |
| Demolition Work..... | \$ 50.00 |
| Office Partitions (portable) (per cube) | \$ 2.00 |
| Minimum Fee: | \$ 30.00 |

MISCELLANEOUS

- 1) Permit fees are non-refundable once the permit issues.
 - 2) Permits shall be obtained prior to the start of work.
 - 3) Where the amount of work installed is greater than the amount paid, additional fees will be paid in advance of inspection.
 - 4) When re-inspection is made necessary because of violations of the Mass. Electrical Code, a fee of \$50.00 shall be paid for such re-inspection prior to said inspection and approval.
 - 5) Maintenance Permit - \$200.00 annual fee required per building for Residential, Commercial & Industrial complexes that employs an electrician to do electrical maintenance. Companies with multiple buildings shall pay a \$400.00 annual fee.
 - 6) Any activity commenced without a permit – Applicant/Owner will be subject to actions allowed per 527 CMR/State Electrical Code
 - 7) Inspections outside of normal business hours - cost per hour, based on minimum established by Union Contract Agreements.
 - 8) Temporary occupancy \$100.00 per 30 days (non-residential)
Temporary occupancy \$30.00 per 30 days (residential)
3. By deleting Section 15-14, Plumbing and Gas Permit Fees, in its entirety, and inserting in its place the following new section:

15-14 Plumbing and Gas Permit Fees

The fees for plumbing and gas permits issued under Chapter 358 of the Massachusetts State Plumbing Code shall be amended to be as follows:

RESIDENTIAL PLUMBING:

\$50.00 first fixture; \$10.00 each additional fixture

RESIDENTIAL GAS:

\$50.00 first fixture; \$10.00 each additional fixture

COMMERCIAL PLUMBING:

\$100.00 first fixture; \$10.00 each additional fixture

COMMERCIAL GAS

\$100.00 first fixture; \$10.00 each additional fixture

MISCELLANEOUS

- 1) Permit fees are non-refundable once the permit issues.
- 2) Permits shall be obtained prior to the start of work.
- 3) Any activity commenced without a permit – Applicant/Owner will be subject to actions allowed per 248 CMR/State Plumbing Code
- 4) When re-inspection is made necessary a fee of \$50.00 shall be paid in advance of such inspection.
- 5) Inspections outside of normal business hours - cost per hour, based on minimum established by Union Contract Agreements.

s/Alderman Anderson (per request of the Mayor)

Motion made and 2nd to ADJOURN.