



# City of Woburn, Massachusetts

OFFICE OF THE CITY CLERK

City Hall  
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WILLIAM C. CAMPBELL  
City Clerk

August 7, 2014

Woburn City Council  
City of Woburn

Dear President and Aldermen:

The following is the Notice of Meeting and, at the time of posting, a listing of topics that the President reasonably anticipates will be discussed at the Regular Meeting of the City Council on Tuesday, August 12, 2014 at **6:30 p.m.** in the City Council Chambers, Woburn City Hall, 10 Common Street, Woburn.

1. Roll Call.
2. Reading of Previous Meetings Journal.
3. Communications from His Honor the Mayor:
  - A. Presentation water meter installation progress.
  - B. Roadway improvements study.
4. Public Hearings:
  - A. John P. Flaherty and Kathryn A. Flaherty to further amend the 1985 Woburn Zoning Ordinances by adding a new definition for "Church Buildings" and by adding a new Section 27 "Adaptive Reuse of Church Buildings". [request to continue filed]
  - B. The Wendy's Company for a special permit to modify a Special Permit granted December 30, 2004: 1. By replacing the existing Site Plan of record; 2. To change the hours of operation to (a) restaurant 10:00 a.m. to midnight, (b) Drive thru – 10:00 a.m. to 2:00 a.m.; 3. To alter the façade; 4. To allow signs to be internally illuminated; 5. By deleting restrictions on the size of the free-standing sign; and 6. By deleting the restrictions on exterior banners on the roof, windows or building sides, at 303 Montvale Avenue. [request to continue filed]
  - C. Benchmark Senior Living for a special permit to construct an assisted living/memory care facility and associated improvements at 320 Salem Street.
  - D. NSTAR Electric Company and Verizon New England Inc. for grant of right in a way to relocate joint occupancy pole 105/2 on northerly side of High Street.
  - E. Herb Chambers 128, Inc. for a special permit to allow for the alteration, change and extension of the existing nonconforming use (overnight parking of commercial vehicles) to allow for the storage, reconditioning and preparation of motor vehicles at 285 Locust Street.
5. Citizen's Participation: None.
6. Committee Reports:
  - A. Application by Winchester Cooperative Nursery School for special event permit (OTP).
  - B. Transfer \$175,000. from Fire Ambulance Receipts Acct to Fire Ambulance Acct (OTP).

- C. Order to amend WMC Title 13 relative to stormwater management (OTP).
7. New Petitions:
- A. Taxpayers petition for the acceptance, widening and paving of Crossman Road.
  - B. Woburn Students Trying to Make a Difference for special event permit at Horn Pond.
  - C. Children's Dyslexia Center-Boston North for special event permit at Horn Pond.
  - D. KEG Realty LLC, George Hamilton, Manager, for special permits: 1. to allow two-story addition to nonconforming structure, and 2. enlargement of existing use in groundwater protection district, both at 19 Jefferson Avenue.
  - E. Flyers Unlimited for a special permit to allow sale or rental of automobiles, trucks, truck trailers, and motorcycle, including accessory repair and storage of U-Haul truck rentals at 271 Salem Street.
  - F. Diane R. Kurkjian dba Everydog, LLC for a special permit to allow a kennel at 271 Salem Street.
  - G. JFJ Holdings, LLC for a special permit to allow alteration of nonconforming use (three residential units within two structures on one lot) to allow for the addition to one of the structures for a total of four dwelling units (two in each structure) at 19 Traverse Street.
  - H. R.C. Olsen Cadillac, Inc, for a special permit to allow three storage trailers at 201 Cambridge Road.
  - I. Woburn Foreign Motors for a special permit to modify a special permit: 1. To allow sale or rental of automobiles, trucks, truck trailers, and motorcycles including accessory repair and storage facilities; 2. A new site plan of record; and 3. Modifications to existing site plan to allow for a stand-alone car wash within interior of building, additional parking spaces, transformer, dumpsters and fuel pump, all at 394 Washington Street.
  - J. Woburn Foreign Motors for a special permit: 1. To allow sale or rental of automobiles, trucks, truck trailers, and motorcycles including accessory repair and storage facilities; 2. To allow for replacement of existing non-conforming fence with a six feet wall; 3. To allow for reduction in off street loading requirements; 4. To allow for alteration of existing non-conforming signage; 5. To allow for an increase in building height from 35 feet to 45 feet more or less; 6. To allow for exception to area and landscaping requirements to allow for landscaping equal or superior in visual appearance; and 7. To allow for replacement of existing buildings on property with new building containing 152,600 square feet more or less, all at 394R Washington Street.
8. Communications and Reports:
- A. Parking Clerk report for June 2014.
  - B. Communication from City Solicitor relative to pending litigation The Woburn Armory LLC v. Paul J. Denaro, et. al. [This portion of the meeting may be held in Executive Session]
  - C. Communication concerning a complaint about taxi service.
9. Unfinished Business from Previous Meetings: None.
10. Appointments and Elections: None.
11. Motions, Orders and Resolutions:
- A. Resolve requesting paving of Montvale Road, Munroe Avenue and Sunset Avenue.
  - B. Resolve requesting status report on Salem Street/Wildwood Avenue traffic improvement.
  - C. Resolve requesting repair of drainage on Crawford Drive and Lake Terrace.
  - D. Order relative to status report on Human Resources Director search.
  - E. Order for Committee on Infrastructure and Publics Lands to meet relative to water metering program.
  - F. Resolve requesting list of roads to be repaired and improved during FY2015.

- G. Order to amend Woburn Municipal Code relative to city road maintenance schedule.
- H. Order to amend Woburn Municipal Code relative to acceptance of gifts by city.
- I. Order to amend Woburn Zoning Code relative to definition of manufacturing.
- J. Order to amend Woburn Zoning Code relative to mixed use hotel/restaurant.

William C. Campbell  
City Clerk and Clerk of the City Council

I hereby certify that I served a copy of the within Notice of Meeting for the City Council Meeting of August 12, 2014 at 6:30 p.m. by causing same to be mailed to the last and usual place of abode of each Alderman by first-class mail, postage prepaid this 7<sup>th</sup> day of August, 2014.

William C. Campbell  
City Clerk and Clerk of the City Council