



City of Woburn, Massachusetts

OFFICE OF THE CITY CLERK

City Hall
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Woburn, MA 01801
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WILLIAM C. CAMPBELL
City Clerk

November 14, 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, November 18, 2014 at 7:00 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: None.
4. Public Hearings:
 - A. Woburn Foreign Motors for a special permit to modify a special permit: 1. To allow for the sale or rental of automobiles, trucks, truck trailers, and motorcycles including accessory repair and storage facilities; 2. To allow a new site plan of record, and 3. To allow for a stand-alone car wash within the interior of the building, additional parking spaces, transformer; dumpsters and fuel pump, at 394 Washington Street. [Request to continued filed]
 - B. Woburn Foreign Motors for special permits: 1. To allow for the sale or rental of automobiles, trucks, truck trailers, and motorcycles including accessory repair and storage facilities; 2. To allow for the replacement of existing fence with a six foot wall; 3. To allow for a reduction in the off street loading requirements; 4. To allow for the alteration of the existing non-conforming signage; 5. To allow for an increase in the building height from thirty-five (35) feet to forty-five (45) feet, more or less; 6. To allow for an exception to the area and landscaping requirements to allow for alternate landscaping equal or superior in visual appearance; and 7. To allow for the replacement of the existing buildings on the property with a new building, at 394R Washington Street. [Request to continue filed]
 - C. Jennifer Hardin and Scott Hardin for a special permit to allow for the change, extension and alteration of the existing nonconforming structure and nonconforming use to allow for the addition to one of the structures to provide for a total of four dwelling units and for a finding the such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood, at 19 Traverse Street. [Request to continue filed]

- D. 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”.
 - E. Flyers Unlimited for a special permit to allow the sale or rental of automobiles, trucks, truck trailers, and motorcycles, including accessory repair and storage facilities (U-Haul trucks) at 271 Salem Street.
 - F. Diane R. Kurkjian dba Everydog LLC for a special permit to allow for a kennel at 271 Salem Street, Units C and D.
 - G. Louise Doyle, 72 Willowdale Avenue, Tyngsboro, Massachusetts 01879 for a special permit pursuant to Section 5.1.33b of the 1985 Woburn Zoning Ordinances, as amended, to allow muscular therapy at 76 Winn Street.
 - H. Petition to determine whether the property located at 22 Mt. Pleasant Street is 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
5. Citizen’s Participation: None.
6. Committee Reports:
- A. Appointment of Thomas Lawton to Woburn Golf & Ski Authority (OTP).
 - B. Petitions for renewal of First Class Motor Vehicle Sales Licenses by C.N. Wood Company, Inc.; and Woodco Machinery, Inc. (OTP).
 - C. Petitions for renewal of Second Class Motor Vehicles Sales Licenses by ACT Leasing, Inc.; Oliver M. McDermottroe dba McDermottroe Auto Sales; Donald J. Socorelis dba Woburn Glass Co.; Southside Associates, Inc. dba Burke’s Garage; David Dellarocco dba Woburn Auto Sales; and Woburn Gas & Service, Inc. (OTP).
 - D. Order to appropriate \$315,000 to Veteran’s Department for Cash Aid (OTP).
 - E. Order to appropriate \$2,016,500 from Unreserved Fund Balance Acct to Various Capital Projects (Back for action)
 - F. Petition by Linear Retail Woburn #1 LLC for minor modification of special permit at 299 Mishawum Road (Back for action).
7. New Petitions:
- A. Petition by Tanner Ta Ta Foundation for a special event permit.
 - B. Petitions for renewal of First Class Motor Vehicle Sales Licenses by Lannan Chevrolet, Inc.; Lawless Inc.; Northeast Tree, Inc.; R.C. Olsen Cadillac, Inc.; and Woburn Foreign Motors, Inc.
 - C. Petitions for renewal of Second Class Motor Vehicle Sales Licenses by Anchor Auto Sales, Inc.; Capelo’s Auto Service, Inc. dba J.C. Auto Sales; Capelo’s Garage, Inc.; Kenneth L. O’Connor dba City Line Motors; Enterprise Rent-a-Car Company of Boston, LLC; Francis Garbino dba Tom’s Auto Body; Joseph P. Mahoney Company, Inc.; Nicolas Saba dba Montvale Service; Ollies Service Center; Velozo Enterprises, Inc. dba Rogers Radiator; Louis Jean Brunet dba Woburn Motors; and Wassim (Sam) Nicolas dba Woburn Square Mobil.
 - D. Petition for renewal of Third Class Motor Vehicle Sales License by Woburn Truck and Auto, Inc.
 - E. Kelley Towncar, Inc. dba Kelley Town Car for a new Livery License for five vehicles.
 - F. NSTAR Electric Company for a grant of right in a way to install conduit in Wildwood Avenue.
 - G. NSTAR Electric Company for a grant of right in a way to install conduit in Brae Circle.

- H. Gary F. Tibbetts for a special permit to allow accessory storage or parking of commercial motor vehicles, as well as accessory storage or parking of storage containers, storage trailers. Commercial trailers, or semi-trailers at 5 Breed Avenue.
- I. 4 Montvale Avenue Realty Trust for special permit to allow fast food restaurant, two residential parking units above first floor commercial and parking within municipal lot at 4 Montvale Avenue.
- J. John Kelley dba Kelley Town Car for special permit to allow overnight parking of motor vehicles at 888 Main Street.
- K. Seaver Properties LLC to amend Zoning Map at 98 and 100 Baldwin Avenue, Dexter Avenue and Warren Avenue from R-2/OP zoning district to R-3 zoning district.
- L. Petitions by Roy N. Cudmore, Dennis M. Stone and Stephen Miele relative to snow plow contracts.
- M. Petition by Thomas Skeffington relative to power wash contracts.
- 8. Communications and Reports:
 - A. Council on Aging monthly report and minutes of Council on Aging meeting for September 2014 and October 2014.
 - B. Report from City Solicitor relative to collection of unpaid parking tickets.
 - C. Communication from Massachusetts School Building Authority relative to Wyman Elementary School project.
 - D. Communication from James Edwards relative to the need for local transportation service from the Anderson Station and the need to reduce use of plastic bags.
 - E. Communication from Charles Spearman relative to delivery trucks obstructing parking and handicap access on Main Street in Woburn Center.
- 9. Unfinished Business from Previous Meetings: None.
- 10. Appointments and Elections: None.
- 11. Motions, Orders and Resolutions:
 - A. Order for Home Rule Petition for special act to allow city to distribute information relative to local ballot questions.
 - B. Resolution requesting City Solicitor to provide report to City Council concerning suit pending in Middlesex Superior Court.

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 November 18, 2014 at 7:00 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 13th day of October, 2014.

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