

**CITY OF WOBURN
APRIL 7, 2015 - 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

Anderson	Gaffney
Concannon	Gately
DiTucci	Mercer-Bruen
Drapeau	Raymond
Haggerty	

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

MAYOR'S COMMUNICATIONS:

ORDERED That the amount of \$439,000.00 be and is hereby appropriated from BLS/Ambulance Receipts Acct #31359-595000 \$439,000.00 to Fire Regular Salary Acct #0122051-511000 \$200,000.00, Fire/Ambulance Salary Acct #0122051-511500 \$150,000.00, Fire/Overtime Acct #0122051-513100 \$18,000.00, Fire 16th Man Overtime Acct #0122051-513101 \$64,000.00, Ambulance Maintenance Acct #0122054-544300 \$7,000.00, \$439,000.00

I hereby recommend the above: s/Scott D. Galvin, Mayor
I hereby approve the above: s/Timothy J. Ring, Chief, Fire Department
I have reviewed the above: s/Gerald W. Surette, City Auditor

s/Alderman _____

ORDERED That the amount of \$5,400.00 be and is hereby appropriated from Fire Maint/Telephone Acct #0122052-534100 \$5,400.00 to Fire Maint/Natural Gas Acct #0122052-521300 \$2,400.00, Fire Maint/Fuel Oil #0122052-521301 \$3,000.00, Total \$5,400.00

I hereby recommend the above: s/Scott D. Galvin, Mayor
I hereby approve the above: s/Timothy J. Ring, Chief, Fire Department
I have reviewed the above: s/Gerald W. Surette, City Auditor

s/Alderman _____

ORDERED That the sum of \$81,000.00 be and is hereby transferred as so stated from Traffic Safety & Infrastructure Acct #360048-488206 \$81,000.00 to U-Haul/Olympia Ave Acct #360058-588206 \$81,000.00

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

s/Alderman _____

PUBLIC HEARINGS:

On the petition by Oclen Realty LLC, an individual owning land to be affected by change or adoption, and Seaver Properties LLC to amend the Zoning Map of the City of Woburn by changing the zoning district for the property located at 98 and 100 Baldwin Avenue, Dexter Avenue and Warren Avenue; referenced on the Assessors Maps at Map 09, Block 13, Lot 01; Map 09, Block 12, Lot 02; Map 09, Block 12, Lot 01; Map 09, Block 11, Lot 02 and Map 09, Block 11, Lot 01; and further described as the entire parcel of land known as 98 and 100 Baldwin Avenue, to the centerlines of Chester Avenue, Dexter Avenue and Monks Street containing approximately 253,214 square feet of land as shown on a plan by Keenan Survey entitled "Proposed Rezoning Plan in Woburn, Massachusetts" dated October 17, 2014 from R-2/OP zoning district to R-3 zoning district. PUBLIC HEARING OPENED. A communication dated March 18, 2015 was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Petition of Amend Zoning Map/Oclen Realty LLC/Seaver Properties LLC/Baldwin Avenue/Dexter Avenue/Warren Avenue, Woburn, MA

Dear Mr. Campbell:

I respectfully request that the City Council public hearing on this matter presently scheduled for April 7, 2015 be continued to the City Council meeting on April 21, 2015. My client is continuing to work with the City Engineer on the connection of Baldwin Avenue to an appropriate street in the area. If you need any further information, please contact me. Thank you.

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

On the petition by Boys & Girls Club of Woburn, Charles Gardner Lane, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1, Note 14 to allow a carnival from May 12, 2015 through May 17, 2015 at 25 Middlesex Canal Park. PUBLIC HEARING OPENED.

On the petition by NSTAR Electric Company dba Eversource for a grant of right in a way to install about 113 feet of conduit in Mishawum Road easterly from pole 30/29 approximately 776 west of School Street. PUBLIC HEARING OPENED. A communication dated April 2, 2014 with attachments was received from Superintendent of Public Works John Duran, P.E. as follows:

Subject: Eversource Petition for conduit installation of Mishawum Road

My recommendation on this matter is to allow the installation of the conduit from pole 30/29 easterly in the grassed area shown on the sketch and thence turning perpendicular to the point of pickup on the plan provided. The plan depicts the proposed conduits crossing the roadway on a diagonal which is unacceptable. The proposed direction of travel would be coincidental with the proposed Electrical Plan that was approved for the project. I have attached a "Conceptual Sketch of the Preferred Route" as well as the approved Electrical Plan.

In addition, any sidewalks, handicap ramps and/or curbing that have been damaged during construction must be replaced to DPW specifications. Any concrete sidewalks that are disturbed must be replaced in full panel sections. Prior to any work, Eversource personnel should schedule a site visit with the DPW to review this work on the ground after proper mark out of all utilities.

Please feel free to call with any questions or concerns.

On the petition by Woburn Foreign Motors, 394R Washington Street, Woburn, Massachusetts 01801 for a special permit to modify a special permit dated December 5, 2002 which Decision allowed for the alteration of an existing non-conforming structure by the construction of a covered service drive at 394 Washington Street and Special Permit pursuant to the 1985 City of Woburn Zoning Ordinance, as amended, as follows: 1. Section 5.1 (45) (69) and 7.3 to allow for the sale or rental of automobiles, trucks, truck trailers, and motorcycles including accessory repair and storage facilities; 2. That the new site plan of record be the plan entitled "Site Plans for Woburn Foreign Motors Proposed Redevelopment, 394 Washington Street, Woburn, MA 01801" dated August 7, 2014, prepared by Allen & Major Associates, Inc., 100 Commerce Way, Woburn, MA 01801 (the Plan); and 3. In addition, the Petitioner seeks approval of the following modifications to the existing Site Plan of record: to allow for a stand-alone car wash within the interior of the building, additional parking spaces, transformer; dumpsters and fuel pump, all as shown on the Plan, at 394 Washington Street. PUBLIC HEARING OPENED.

On the petition by Woburn Foreign Motors, 394R Washington Street, Woburn, Massachusetts 01801 for special permits pursuant to the 1985 City of Woburn Zoning Ordinance, as amended, as follows: 1. Section 5.1 (45) to allow for the sale or rental of

automobiles, trucks, truck trailers, and motorcycles including accessory repair and storage facilities; 2. Section 5.1 (69) and 7.3 to allow for the replacement of the existing non-conforming six (6) foot fence as shown on the plan with a six (6) foot wall; 3. Section 8.7 to allow for a reduction in the off street loading requirements; 4. Sections 5.1 (69), 7.3 and 13.5 to allow for the alteration of the existing non-confirming signage; 5. Footnote 8 to Section. 6.1 to allow for an increase in the building height from thirty-five (35) feet to forty-five (45) feet, more or less; 6. Section 8.6.3 to allow for an exception to the area and landscaping requirements to allow for alternate landscaping equal or superior in visual appearance; and 7. Sections 12.2.4 and 12.3.2 to allow for the replacement of the existing buildings on the property with a new building containing approximately 152,600 square feet in gross floor area, more or less, at 394R Washington Street.

PUBLIC HEARING OPENED.

On the petition by Madison Properties, 20 Park Place Plaza, Suite 433, Boston, Massachusetts 02116 for special permits pursuant to the 1985 Woburn Zoning Ordinances, as amended, to allow for the construction at 369 Washington Street of a Mixed Use Hotel/Restaurant Use as follows: 1. Special Permit pursuant to Section 5.1.20a to allow for a Mixed Use Hotel/Restaurant Use; 2. Special Permit pursuant to Section 5.1.29 and Section 11.6.10 to allow for a fast food restaurant with a drive up customer service facility; 3. Special Permit pursuant to Section 5.1.28, Note 16 to allow for restaurant hours in excess of 11:00 p.m.; 4. Special Permit pursuant to Section 5.7.6 to allow alternative screening devices; 5. Special Permit pursuant to Section 6.1, Note 8 to allow for the height of the proposed hotel to be in excess of thirty-five (35) feet; 6. Special Permit pursuant to Section 8.7.6 to allow for a reduction in off street loading requirements; 7. Site Plan Approval pursuant to Section 12.2.1 and 12.3.2 to allow for a fast food restaurant; and 8. Site Plan Approval pursuant to Section 12.2.4 and 12.3.2 to allow for construction in excess of 15,000 square feet and more than 100 parking spaces, all at 369 Washington Street. PUBLIC HEARING OPENED.

On the petition by Philip J. Malonson, Trustee, Step Two Realty Trust, 171 Cambridge Road, Woburn, Massachusetts 01801, Melanson Development Group, Inc., 5 Robertson Way, Woburn, Massachusetts 01801 and Eileen C. Marsan, 165 Cambridge Road, Woburn, Massachusetts 01801 to amend the Woburn Zoning Map as follows: 1. By changing the zoning district of the land located at Cambridge Road R found on Assessors Map 65-08-13 described as vacant land from B-H to R-3, and 2. By changing the zoning district of the land located at 165 Cambridge Road found on Assessors Map 65-08-18 and 65-08-19 described as single family home and vacant land from R-1 to R-3. PUBLIC HEARING OPENED.

On the petition by Nardone Electrical Corporation, 100 Winchester Street, Medford, Massachusetts for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.57b and 7.3 to allow for the outside storage and parking of commercial motor vehicles and contractor's equipment at 160 Olympia Avenue. PUBLIC

HEARING OPENED. A communication dated April 2, 2015 was received from Neil Cronin, City Planner, Planning Department as follows:

Re: Planning Department comments on special permit application for Nardone Electrical Corporation at 160 Olympia Avenue

Dear President Haggerty and Aldermen:

The Planning Department has reviewed the request to allow for the outside storage and parking of commercial motor vehicles, commercial trailers, trucks and contractor's equipment at 160 Olympia Avenue pursuant to Sections 5.1.(57b), and 7.3 of the Woburn Zoning Ordinance. The property is located in the I-P zoning district and the requested use is allowed by City Council special permit.

A discussion with the petitioner's attorney and review of the provided plan indicates the petitioner would park utility trucks, trailers, and mobile generators used in conjunction to the electrical business on a portion of the site. The parking area will be screened from the public by existing landscaping and a chain link fence.

The Planning Department finds three issues with respect to this application:

1. The chain link fence and gate which will enclose the outside storage area restricts outdoor access to a significant portion of the building. The applicant is consulting with the Fire Department on this particular aspect of the site plan and the Planning Department recommends the Council incorporate any recommendations on this issue that the Fire Department may suggest.
2. In the outside storage area, there are three parking spaces in tandem to each other, pinning one vehicle behind the other two. The Planning and Municipal Inspections Departments believe these three parking spaces should be reconfigured to meet the requirements of Section 8.4.2.4 of the Zoning Ordinance. On a related note, the Municipal Inspections Department may well require additional parking spaces on this site to compensate for those that will instead be used for storage and to address the parking demand created by the number of employee vehicles and company vehicles assigned to employees on site.
3. The application includes a request for a special permit under Section 7.3. of the zoning ordinance and the application is not clear why this special permit is necessary. The applicant's attorney represents that a special permit under Section 7.3 is needed for several reasons all related to existing conditions. The Planning Department recommends the applicant be required "for the record" to provide a written explanation of the specific relief needed in accordance with Section 7.3.

The Planning Department recommends the Council consider imposing the following as conditions of the Special Permit:

1. The Planning Department asked the petitioner's attorney for an updated site plan including snow storage areas. The updated plan has been attached and should serve as the plan of record:

“Unless otherwise authorized, all construction shall conform to the Plan of Record which for this project shall be “Olympia Avenue Parking Plan; Prepared for Nardone Electrical Corp., 100 Winchester Street, Medford MA; Scale 1”=20’; Date: March 10, 2015; Project Number: 1411; Drawing Number: C.1. ”

2. All vehicles that will be parked on site overnight must be registered in the City of Woburn.
3. The existing chain link fencing shall be augmented with plastic slats to ensure the fence is opaque and capable of screening the proposed outside storage from public view.
4. Wheel stops should be added to each parking space fronting on State Street to ensure vehicles do not overhang into the right-of-way.
5. All signage must comply in all respects with the provisions of Section 13 (Sign Regulations) of the Woburn Zoning Ordinance. All signage is subject to a separate application and approval process by the Department of Municipal Inspections.
6. Section 8.5.1. of the Zoning Ordinance requires security lighting for all parking facilities “which are used at night”. If the Council determines that the overnight parking of vehicles equates to the lot being “...used at night”, then the following condition of approval should be included:

“The plans should be revised to incorporate details of security lighting.”

7. The refuse area as shown on the plan will remain enclosed in sight-impervious fence six (6) feet in height and shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m. Similarly, the refuse area shall not be filled after the close of business.
8. The Special Permit shall be issued to Nardone Electrical Corporation only and shall not be transferrable.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely, s/Neil Cronin, City Planner

On the petition by John P. Flaherty and Kathryn A. Flaherty, 28 West Street, Woburn, Massachusetts 01801 for special permits pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 27 to allow for the conversion of a house of worship (St. Joseph's Church) to allow for the following: 1. Six (6) dwelling units, 2. Landscape useable space

of 30.5%, and 3. Front yard setback of 12.3 feet for the front steps, at 100 Washington Street. PUBLIC HEARING OPENED. A communication dated April 1, 2015 was received from Tina P. Cassidy, Director, Planning Department as follows:

Re: Special Permit Application development of six (6) housing units in a converted house of worship at 100 Washington Street/John P. Flaherty and Kathryn A. Flaherty

Dear Honorable Council:

The Planning Department has reviewed the above-referenced petition which seeks a special permit in accordance with Sections 27.4 and 27.5 of the Zoning Ordinance to allow for the conversion of a former house of worship into six (6) residential housing units. The property is located at 100 Washington Street and is in an R-2 zoning district. The special permit petition is filed under the provisions of Section 27 entitled "Conversion of Houses of Worship".

The Planning Department notes the following issues and recommends the Council require they be addressed before considering the Special Permit application:

- Evidence, as required by Section 27.2 of the Zoning Ordinance, indicating that the Woburn Historical Commission has deemed the structure to be a Significant Building or Structure using the criteria listed in Title 15, Article V, Section 15-16 of the Woburn Municipal Code;
- Documentation proving (a) that the structure on this property was used as a house of worship within five (5) years of March 12, 2015 and (b) that the lot has not been subdivided or reduced in size or otherwise developed for any other purpose since January 1, 2015; and
- A floor plan that includes the gross floor area of the structure's first floor, so that the maximum number of allowed housing units on the site can be ascertained/ confirmed.

The Planning Department further recommends that the following information should be required from the applicant at the outset of Council consideration:

- Drawings of the building's exterior elevations so that the following can be determined:
 - Conformance with the maximum building height and zoning setback requirements;
 - Whether or not the project will result in the property restoration and preservation required by Section 27.7.2. of the Zoning Ordinance;
 - Whether the project will facilitate or preserve the existing character of abutting properties and the district generally, as required by Section 27.7.3; and

- Whether the exterior design of the building will be substantially altered in a way that changes the character and architecture of the original design, as required by Section 27.7.4.
- Additional information relative to trash storage and removal should be provided. A notation on the plan indicates that trash storage will be located below the upper deck on the front of the building near the sidewalk. How will it be accessed by tenants and the trash removal vendors (private trash collection will be required for this property due to the number of proposed housing units)? How will the trash area be screened from view and how will odors be controlled?
- A suitable draft legal document ensuring that fifty percent (50%) of the units will be restricted in occupancy to persons fifty-five (55) years of age or older, in accordance with Section 27.7.7; and
- Rationale as to why the applicant has not also requested Council approval of (a) Site Plan Review, in accordance with Section 12.2.2; (b) the affordable housing requirements of Section 11.11 (since the proposed development creates more than two [2] units of townhouses, garden or elevator apartments); and (c) if the units meet the definition of “townhouse”, then construction of townhouses in accordance with Section 14 (Townhouse development in residential districts R-1 and R-2).

At this preliminary stage, the Planning Department offers the following specific comments on the application:

- Space #2 on the southerly side of the building is too close to the property line (Section 8.4.2.1.), although relief may be granted by the City Council as part of the special permit process, in accordance with Section 27.5;
- The applicant should be encouraged to provide a site plan showing only five (5) dwelling units so that the proposed two-car parking area on the southerly side of the building is eliminated in favor of creating some outdoor recreational/open space for tenants of the building;
- Additional information regarding the proposed lighting is needed. Security lighting is required for the parking, and the plans show wall sconces on two of the building walls and one (1) pole light in the northeast corner of the site. Additional information should be provided so the Council can determine if it is arranged and shielded to prevent glare onto adjacent streets and properties (Sections 8.5.1 and 8.5.2.);
- Wheel stops should be provided for parking spaces #3, 5, 7, 9, and 11 in accordance with Section 8.5.7. of the Zoning Ordinance;
- Additional information is needed relative to the proposed plantings. The species, number and height of the proposed arbor vitae and of the interior plantings should

be provided and the type of mulching material identified. Although there is a note that says a continuous row of 5' arbor vitae will be "spaced close enough to provide a dense screen" along portions of the lot's perimeter, the exact locations should be determined now since the approved plan will become the Plan of Record to which the builder will be held.

On a related note, the developer should be encouraged to consider an artificial grass material for the remaining landscaped areas versus the use of real grass. Maintenance of the grass areas will be difficult at best and as a result those areas are unlikely to remain attractive or even viable over time;

- The ADA-related certification required by Section 11.4.8. of the Zoning Ordinance has not yet been provided;
- Restrictions should be placed on the project that limit the times of day/week that trash removal services can be conducted on the site; and
- All signage must conform to Section 13 of the Zoning Ordinance and will be subject to separate permitting processes through the Inspectional Services Department.

On a last note, I defer to the Engineering Department with respect to evaluation and assessment of drainage impacts from the project and the submitted drainage analysis.

The Planning Department would be happy to review new information and/or revised plans when they are available and to provide further comments and recommendations to the Council at a later date.

Respectfully, s/Tina P. Cassidy, Director

CITIZEN'S PARTICIPATION:

Request by John J. Devine, Woburn Cab Company, Inc. 100 Ashburton Avenue for citizens participation time before the Committee on Public Safety and Licenses to discuss credit card machines in taxi cabs.

COMMITTEE REPORTS:

LIAISON:

On the Order to place a question to accept Section 3 to 7, inclusive of Chapter 44B of the General Laws, otherwise known as the Massachusetts Community Preservation Act, on the November 3, 2015 municipal election ballot, committee report was received "ought to pass".

ORDINANCES:

On the Order to amend 1989 Woburn Municipal Code, Title 5, Article XII, Sections 5-68(A)(6) and 5-68(B)(4) relative to taxi cab and livery communication devices, committee report was received “ought to pass”.

Relative to the review of the office of City Auditor, committee report was received that the following Order be adopted:

ORDERED Be it ordained by the City Council of the City of Woburn that a petition be filed with the General Court to the end that legislation be adopted precisely as follows. The General Court may make clerical or editorial changes of form only to the bill, unless the Mayor approves amendments to the bill before enactment by the General Court. The Mayor is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

An Act exempting the position of auditor in the city of Woburn from the civil service laws.

SECTION 1. The position of auditor of the city of Woburn shall be exempt from the provisions of chapter 31 of the General Laws.

SECTION 2. This act shall take effect upon its passage.

s/Alderman Anderson
Chair, Committee on Ordinances

FINANCE:

On the Order to transfer the sum of \$37,452.00 from 7 State Street Acct to Aldis Camera’s Traffic Detection Acct, committee report was received “ought to pass”.

On the Order to transfer the sum of \$85,000.00 from Rubbish Removal Acct to Landfill Acct, committee report was received “ought to pass”.

PUBLIC SAFETY AND LICENSES:

On the petition by Boston M4 Tech LLC for a new Livery License, committee report was received “ought not to pass.”

On the petition by Jeffrey Pollock dba Exclusive Automobiles for renewal of Second Class Motor Vehicle Sales License, committee report was received “ought to pass, as amended, with the amendment as follows: 1. That there shall be no unregistered vehicles associated with the operation of the business allowed on the premises.”

On the petition by M&L Transit Systems, Inc. for renewal of First Class Motor Vehicle Sales License, committee report was received “ought to pass”.

On the petition by Milano Jewelry LLC for renewal of a License to Purchase and Sell Second-Hand and Personal Articles of Value and Collectibles, committee report was received “back for action”.

NEW PETITIONS:

A communication dated April 2, 2015 was received from Julie A. Gage, Executive Director, Boys & Girls Club of Woburn, Charles a Gardner Lane, Woburn, Massachusetts 01801 as follows:

Dear Mr. Haggerty and Members of the City Council:

The James L. McKeown Boys & Girls Club of Woburn respectfully requests an extension of their special permit that has been granted for Sunday, May 3, 2015. We are appreciative of the permit that was given in order for us to host our annual Kick in for Kids Road Race & Health Walk, an important fundraiser for use to continue our mission.

We’re fortunate to receive donations from many organizations to help us successfully organize this event. The tents we utilize are given to us by the Middlesex Sherriff’s Office. They have asked if possible that they set up the tents on Friday, May 1, 2015 in order to save on the cost of labor. Therefore, we respectfully request an extension of our special permit in order to allow them to do so.

For this purpose, we respectfully request that our Special Permit be extended to Friday, May 1, 2015 through Sunday, May 3, 2015.

Thank you for your consideration of this request for an extension of our Special Permit.

Sincerely, s/Julie A. Gage, Executive Director

A communication dated March 17, 2015 was received from Laura R. Post, PTA VP, St. Mary's School of Winchester, 162 Washington Street, Winchester, Massachusetts 01890 as follows:

To Whom It May Concern:

We have applied for and received a special permit for a walk-a-thon to be held at Horn Pond on 04/11/15. Unfortunately due to the severe winter and amount of snow still remaining, it appears that the pond will not be cleared and dry enough by this date to have our planned Walk-A-Thon and Family Fun Day.

We are asking that you please allow us to reschedule our event to Saturday, May 30, 2015. All the other details and plans will remain the same. Please feel free to contact me anytime if you would like more information or an updated Certificate of Insurance; we would be happy to provide it. The families and friends of St. Mary's had such a wonderful time last year at this event we are looking forward to continuing the tradition this year. Thank you for your consideration.

Thank you, Laura R. Post, PTA VP, St. Mary's School of Winchester

Petition by Kristen Gonzalez Boot Camp, 7 Patricia Road, Billerica, Massachusetts 01821 for a Special Event Permit to allow an outdoor boot camp fitness class on Tuesdays and Thursdays from 6:00 p.m. to 7:00 p.m. from May 2015 through September 2015 at Horn Pond.

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

Petition by ecoATM, Inc., 296 Mishawum Road, Woburn, Massachusetts 01801 for renewal of a License to Purchase and Sell Second-Hand and Personal Articles of Value and Collectibles.

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

Petition by Kiwanis of Woburn, 10 Cedar Street, Suite 26, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.75 to allow for a Flag Day celebration and carnival at Library Park.

Petition by NSTAR Electric Company dba Eversource Energy and Verizon New England Inc. for a granted of right in a way to relocate on joint occupancy pole (60/6) on the southerly side of West Dexter Avenue approximately 80 feet southwest of Milan Avenue.

Petition by Superior Contracting Services LLC, 201 Prospect Avenue, Revere, Massachusetts 02150 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.57b to allow for overnight parking of petitioner's commercial vehicles at 31 Draper Street.

Petition by Draper Realty LLC, 1150 Main Street, Concord, Massachusetts 01742 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.57a to allow for a storage container at 31 Draper Street.

Petition by George W. Gately III, 1 Summit Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.5 to allow for the filling of a portion of the petitioner's property to allow for the construction of a two (2) family dwelling at Lot 1B, Pine Street.

COMMUNICATIONS AND REPORTS:

A communication dated March 20, 2015 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. The following figures represent year to date totals for 2015: Number of violations issued 204, Numbers of violations paid 89, Number of violations outstanding 105, Amount collected and submitted to Collectors Office \$9,973.40, Parking fines referred to the Handicap Commission \$3,100.00.

There is a backlog of 1,758 unpaid tickets dating from January 2004 to January 2015. 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

A communication dated March 25, 2015 was received from Joanne Collins, Director, Woburn Council on Aging along with the Director's Report for February and March and the minutes of the Council on Aging meeting for March.

A communication dated March 25, 2015 was received from Joanne Collins, Director, Woburn Council on Aging along with the Woburn Council on Aging Fiscal Year 2014 Annual Report.

A communication dated March 25, 2015 was received from Joanne Collins, Director, Woburn Council on Aging along with the Woburn Council on Aging 2014 Calendar Year Annual Report.

A communication dated April 1, 2015 was received from Building Commissioner Thomas C. Quinn as follows:

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

Dear Members of the City Council:

With regard to the above referenced section of the Woburn Municipal Code, I submit the following quarterly nuisance report for the period of January 1, 2015 – March 31, 2015

142 Main Street (Matter is with City Council)

20 Garfield Avenue continued site visits have occurred with communications monthly with owner, interior mechanical work is ongoing, owner was advised to start spring clearing of exterior grounds. I will provide further details on next report.

45 Revere Road matter is with the Woburn District Court.

52-54 High Street matter is with the Woburn District Court.

118 Eastern Avenue Court Hearing January 14, 2015 owner paid fine of 300.00 dollars matter is continued to April 8, 2015, which would allow owner to clean exterior grounds weather conditions may have delayed this portion I have a site inspection scheduled for April 7, 2015 and if not completely resolved I will request the court to keep this matter open, further information on this location on next report.

124 Dragon Court owner is in process of cleaning exterior grounds

6 East Dexter Avenue Court hearing is scheduled for April 8, 2015, I will provide further details on next report.

As always if there are any questions or concerns do not hesitate to contact me.

s/Thomas C. Quinn, Jr., Building Commissioner, City of Woburn

A copy communication dated March 17, 2015 to Secretary Stephanie Pollack, Massachusetts Department of Transportation was received from State Representative James J. Dwyer, State Representative Jay R. Kaufman and State Senator Kenneth J. Donnelly in support of the construction of the New Boston Street Bridge.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED That the City Council Regular Meetings under Rule 1 for July and August 2015 are hereby canceled and that the City Council shall meet instead on July 14, 2015 and August 11, 2015

s/President Haggerty

ORDERED That the City Auditor provide the City Council with a financial status update of the snow and ice removal budget for Fiscal Year 2015.

s/President Haggerty

ORDERED That the pursuant to 1989 Woburn Municipal Code, as amended, Title 5, Article XII, Section 5-71(D) the Committee on Public Safety and License shall review the rate structure for taxi cab service in the City of Woburn and forward a recommendation of changes to the Committee on Ordinances by May 1, 2015.

s/President Haggerty

ORDERED Be it ordained by the City Council of the City of Woburn that the 1989 Woburn Municipal Code, as amended, Title 6, Article I, be further amended by adding a new Section 6-12(B) as follows:

- B. A license duly recorded shall be valid throughout the Commonwealth, except that in the case of the permanent moving of a dog into the City, the owner or keeper thereof shall, within thirty days after such moving, present the original license and tag issued by another city or town in

the Commonwealth to the City Clerk and the said City Clerk shall take up the same and issue to such owner or keeper a transfer license and a tag for such dog upon payment of two dollars. The provisions of this Article relative to the form and furnishing of licenses and tags shall apply to licenses and tags issued under this paragraph.

s/Alderman Anderson

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

1. That the following base salaries be amended effective July 1, 2014 as follows:
 - a) That the base salary of the City Auditor be amended to \$94,345.34.
 - b) That the base salary of the City Clerk be amended to \$77,437.44.
 - c) That the base salary of the Clerk of the City Council be amended to \$10,892.74.
 - d) That the base salary of the Clerk of Board of Registrars of Voters be amended to \$10,892.74.
 - e) That the base salary of the Library Director be amended to \$92,831.27.
 - f) That the base salary of the City Solicitor be amended to \$92,380.18.
 - g) That this paragraph shall be effective July 1, 2014.

2. That the following base salaries be amended effective July 1, 2015 as follows:
 - a) That the base salary of the City Auditor be amended to \$96,232.25.
 - b) That the base salary of the City Clerk be amended to \$78,986.18.
 - c) That the base salary of the Clerk of the City Council be amended to \$11,110.60.
 - d) That the base salary of the Clerk of Board of Registrars of Voters be amended to \$11,110.60.
 - e) That the base salary of the Library Director be amended to \$94,687.90.
 - f) That the base salary of the City Solicitor be amended to \$94,227.78.
 - g) That the base salary of the Human Resources Director be amended to \$93,405.82.
 - h) That this paragraph shall be effective July 1, 2015.

s/President Haggerty, Alderman Concannon
and Alderman Anderson

ORDERED Be it ordained by the City Council of the City of Woburn that Title 5, Article XII of the 1989 Woburn Municipal Code, as amended, be further amended as follows:

1. That Section 5-75 be amended by deleting the date “May 1, 2015” and replacing same with the date “June 15, 2015”.
2. That Section 5-69(E)(1) be deleted in its entirety and replacing same with the following:
 - (1) The date of expiration for all taxi cab and livery licenses set to expire April 30, 2015 shall be extended up to and including June 15, 2015. Each taxi cab and livery license issued on or after April 1, 2015 shall be effective for one year only, expiring each year on April 30th.

s/President Haggerty

RESOLVED The City Council sends its heartiest congratulations to the Woburn Redevelopment Authority and the Woburn Sign Review Board for their hard work on implementing the very successful Storefront Sign Program; and

Be it further resolved that the City Council sends its full support to the Woburn Redevelopment Authority for their continued efforts in beautifying downtown Woburn

s/President Haggerty

Motion made and 2nd to ADJOURN.