

**CITY OF WOBURN
JUNE 7, 2016 – 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

| | |
|-----------|--------------|
| Anderson | Gately |
| Campbell | Higgins |
| Concannon | Mercer-Bruen |
| Gaffney | Tedesco |
| Haggerty | |

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

MAYOR’S COMMUNICATIONS:

ORDERED That the Woburn City Council hereby authorizes the Office of the Mayor to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Sec. 53E½. The Office of the Mayor may spend funds received without further appropriation during Fiscal Year 2017 with the purpose of unanticipated special education costs for out of district tuition and transportation. The Special Education Departmental Revolving Fund is to be credited with Medicaid revenue not to exceed \$300,000.00 received during Fiscal Year 2017. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The “Special Education Department Revolving Fund”, under M.G.L. Chap. 44, Sec. 53E½ must be re-established on a year-to year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Departmental Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Mayor to utilize a Department Revolving Fund under M.G.L. Chap. 44, Sec. 53E1/2. Mayor may spend funds received without further appropriation during Fiscal Year 2017. The “Spence Farm Revolving Fund”, is to be credited with all fees and charges not to exceed \$50,000.00 received during Fiscal Year 2017 from donations and money raised. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The “Spence Farm Revolving Fund”, under M.G.L. Chap. 44, Section

53E½ must be re-established on a year-to-year basis. The City Council, upon recommendation of the mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Recreation Department to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Sec. 53E½. The Recreation Department may spend funds received without further appropriation during Fiscal Year 2017 for the purpose of a basketball league. The "Recreation Basketball Revolving Fund", is to be credited with all fees and charges not to exceed \$40,000.00 received during Fiscal Year 2017 from donations and monies raised. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The "Recreation Basketball Revolving Fund", under M.G.L. Chap. 44, Sec. 53E½ must be re-established on a year-to year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Woburn Police Department School Resources Officer to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Sec. 53E ½. The Woburn Police Department School Resources Officer may spend funds received without further appropriation during Fiscal Year 2017. The "Woburn Police Department School Resources Officer Revolving Fund", is to be credited with all fees and charges not to exceed \$25,000.00 received during Fiscal Year 2017 from donations and money raised. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The "Woburn Police Department School Resources Officer Revolving Fund", under M.G.L. Chap. 44, Sec. 53E½ must be re-established on a year-to year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Historical Commission to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Sec. 53E1/2. The Historical Commission may spend funds received without further appropriation during Fiscal Year 2017 for the purpose of expending for Historical Plaques. The "Historical Commission Revolving Fund", is to be credited for all gifts, charges and donations not to exceed \$3,000.00 received during Fiscal Year 2017. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The limit on the total amount which may be expended from the Historical Commission shall not exceed \$3,000.00. The "Historical Commission Revolving Fund", under M.G.L. Chap. 44, Section 53E½ must be re-established on a year-to-year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Mayor to utilize a Department Revolving Fund under M.G.L. Chap. 44, Sec. 53E1/2. The Office of Mayor may spend funds received for Green Energy Revolving Fund receipts without further appropriation during Fiscal Year 2017 for the purpose of paying the expenses of Energy Consultants, capital projects and other expenses. The "Green Energy Revolving Fund" may be credited with receipts up to \$150,000.00 received during Fiscal Year 2017 from energy saving projects. Any remaining balance at June 30, 2017, is to revert to the General Fund, unless the fund is re-established. The "Green Energy Revolving Fund", under M.G.L. Chap. 44, Section 53E½ must be re-established on a year-to-year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the current Fiscal Year.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Department of Public Works to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Section 53E½ . The Department of Public Works may spend funds received without further appropriation during Fiscal Year 2017 for the purpose of the Liberty Elm Tree Program. The "Liberty Elm Tree Revolving Fund", is to be credited with all fees, charges and donations not to exceed \$10,000.00 received during Fiscal Year 2017 from donations and monies collected. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The "Liberty Elm

Tree Revolving Fund” under M.G.L. Chap. 44 Section 53E½ must be re-established on a year-to-year basis. The City Council, upon recommendation of the mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Council on Aging to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Sec. 53E½. The Council on Aging may spend funds received without further appropriation during Fiscal Year 2017 for the purpose of operating the Senior Center. The “Council on Aging Revolving Fund”, is to be credited with all fees and charges received during Fiscal Year 2017 up to \$80,000.00. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The “Council on Aging Revolving Fund”, under M.G.L. Chap. 44, Sec. 53E½ must be re-established on a year-to year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Conservation Commission to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Sec. 53E ½. The Conservation Commission may spend funds received without further appropriation during Fiscal Year 2017 for the purpose of environmental public benefit and open space acquisitions and/or protection. The “Conservation Commission’s Revolving Fund”, is to be credited with all fees and charges not to exceed \$10,000.00 received during Fiscal Year 2017 from gifts, donations and monies raised. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The “Conservation Commission’s Revolving Fund”, under M.G.L. Chap. 44, Sec. 53E½ must be re-established on a year-to year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Office of the Mayor to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Sec. 53E ½. The Office of the Mayor may spend funds received for cable television and telecommunications franchise fees as required under the CATV operator license agreement with the City of Woburn without further appropriation during Fiscal Year 2017 for the purpose of cable related expenditures. The “Cable Television and Telecommunications Revolving Fund”, is to be credited with all fees and charges up to \$80,000.00 received during Fiscal Year 2017. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless the fund is re-established. The “Cable Television and Telecommunications Revolving Fund”, under M.G.L. Chap. 44, Sec. 53 ½ must be re-established on a year-to year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Board of Health to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Section 53E½. The Board of Health may spend funds received without further appropriation during Fiscal Year 2017 for the purpose of expending for vaccines and expenses associated with the distribution. The “Board of Health Revolving Fund”, is to be credited for all gifts, charges and donations not to exceed \$20,000 received during Fiscal Year 2017. Any remaining balance at June 30, 2017 is to revert to the General Fund , unless the fund is re-established. The limit on the total amount which may be expended from the Board of Health shall not exceed \$20,000. The “Board of Health Revolving Fund”, under M.G.L. Chap. 44, Section 53E½ must be re-established on a year-to-year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the Woburn City Council hereby authorizes the Board of Health to utilize a Departmental Revolving Fund under M.G.L. Chap. 44, Sec. 53E½. The Board of Health may spend funds received without further appropriation during Fiscal Year 2017 for the purpose landfill closure. The “Board of Health Revolving Fund”, is to be credited with all fees and charges up to \$100,000.00 received during Fiscal Year 2017. Any remaining balance at June 30, 2017 is to revert to the General Fund, unless

the fund is re-established. The “Board of Health Revolving Fund”, under M.G.L. Chap. 44, Sec. 53E½ must be re-established on a year-to year basis. The City Council, upon recommendation of the Mayor, must have an annual vote prior to the start of the Fiscal Year. This authorization makes the approved Revolving Fund effective for the ensuing Fiscal Year only.

s/Alderman _____

ORDERED That the sum of \$56,000.00 be and is hereby appropriated from Cemetery Interest Fund and distributed as follows for Fiscal year 2017: \$15,000.00 to Burial Sections 0149058-586601; \$9,000.00 to Utility Acct. \$0149052-521103; \$11,000.00 to New Equipment 0149058-586600; \$2,000.00 to Office Supplies 0149054-542000; \$4,000.00 to Equip/Bldg Maint 0149054-543000; \$11,000.00 to Tools/Supplies Acct 0149054-546100; \$4,000.00 to Over-time Acct. 0149051-513100

I hereby approve the above. s/John Sawyer
I hereby recommend the above. s/Scott D. Galvin, Mayor
I have reviewed the above. s/Charles E. Doherty, City Auditor

s/Alderman _____

ORDERED That the sum of \$123,090.00 be and is hereby transferred as so stated from Unreserved Fund Balance Acct #01-356000 \$123,090.00 to Library Sick Leave Buy Back Acct #0161051-515400 \$123,090.00 – Purpose: Kathleen O’Doherty retirement

I have reviewed the above. s/Charles E. Doherty, City Auditor
I hereby approve the above. s/Elaine Pruyne, Human Resources Director
I hereby recommend the above. s/Scott D. Galvin, Mayor

s/Alderman _____

ORDERED That the sum of \$3,172.00 shall be and hereby are transferred from Election and Registration Elections Workers Account 0116251-512005 to City Clerk Office Supplies Account 0116254-542000 \$540.00, Election Printing Account 0116252-534005 \$1,912.00, City Council Printing Account 0111152-534300 \$720.00.

I hereby approve the above. s/William C. Campbell, City Clerk
I hereby recommend the above. s/Scott D. Galvin, Mayor
I have reviewed the above. s/Charles E. Doherty, City Auditor

PUBLIC HEARINGS:

On the petition by Cellco Partnership dba Verizon Wireless, 118 Flanders Road, Westborough, Massachusetts 01581 for a grant of right in a way to attach wireless communications equipment consisting of one JMR Wireless Small Cell Cantenna (Model No. CYL-X7CAP-2), one Alcatel-Lucent B4 RRH2x60-4R Remote Radio Head/Cabinet, one power meter and associated equipment to existing Eversource/Verizon Telephone Utility Pole #5 located on Dewey Avenue (adjacent to 1 Dewey Avenue). PUBLIC HEARING OPENED.

On the petition by Cellco Partnership dba Verizon Wireless, 118 Flanders Road, Westborough, Massachusetts 01581 for a grant of right in a way to attach wireless communications equipment consisting of one Andrew Dualband Omni Metro Cell Antenna (Model No. NH360QM-DG-2XR), one Commscope dixer (Model No. E15S09P69), one Alcatel-Lucent RRH2x60 AWS Remote Radio Head, one Alcatel-Lucent B25 RRH4x30-4R PCS Remote Radio Head, one power meter and associated equipment to existing Eversource/Verizon Telephone Utility Pole #235-17 located on Willow Street adjacent to 50 South Bedford Street. PUBLIC HEARING OPENED.

On the petition by Leidos, Inc./Robert Siegel, 2 Draper Street, Unit 3, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, to allow parking of commercial vehicles overnight at 2 Draper Street Unit 3. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: "back for action".

On the petition by Allan Danley, Food Truck Builders Group, 2 Draper Street, Unit 1, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.57B to allow overnight parking of two (2) commercial vehicles at 2 Draper Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: "back for action".

On the petition by T-Mobile Northeast, LLC, c/o Matt Burke, Tower Resource Management, 15 Commerce Way, Suite B, Norton, Massachusetts 02766 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 80a to allow collocation of antennas and related ancillary equipment on to be built new wireless communications link, including 15 foot by 15 foot lease area inside existing and to be built compound at 10 Presidential Way. PUBLIC HEARING OPENED. A

communication dated May 31, 2016 was received from Dan Orr, Planner, Woburn Planning Board as follows:

Re: T-Mobile Northeast, LLC c/o Matt Burke, Tower Resource Managements – 10 Presidential Way – Modification of approved special permit to collocate antennas and related ancillary equipment on to-be built new wireless communications link pursuant to Section 5.1(80A).

Dear Mr. Campbell and Honorable Council:

The Planning Department has reviewed the above-referenced petition submitted for property at 10 Presidential Way, which seeks to modify a previously-approved Special Permit to allow for the collocation of antennas and related ancillary equipment on a new wireless communications link (approved and to be constructed). The property is classified as being in an Industrial Park 2 (IP-2) Zoning District.

If the Council approves the modification to the Special Permit, the Planning Department recommends the Council consider imposing the following as conditions of approval:

- That the updated Plans of Record shall be the plans G-1, Z-1 through Z-3, C-1 through C-4, and E-1 through E-2, with a Title Sheet T-1, revised through 4/11/2016; Prepared by Dewberry Engineers Inc., 280 Summer Street, 10th Floor, Boston, MA 02210; Entitled “T-Mobile Site #: 4BO0016A, Site Name: American Tower One, 10 Presidential Way, Woburn, MA 01801, Middlesex County ”; and “Model Tower: An Educational & Training Facility”; dated March 17, 2016; Created by Benjamin E. Caron, Caron & Associates Design, 301 Concord St, Haverhill, MA 01830;
- That the Special Permit be issued to T-Mobile Northeast, LLC only and shall not be transferrable; AND
- That all other conditions of the February 27, 2014 Special Permit decision shall remain in full force and effect unless modified by this decision. However, the Department is not recommending re-imposition of Condition #7 of the February 27, 2014 decision regarding the Planning Board’s jurisdiction over landscaping, per the opinion of City Solicitor Ellen Callahan Doucette that the Council, as the Special

Permit granting authority, may not impose conditions upon the grant of a Special Permit which delegate matters that belong to the Council to another board.

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

Sincerely, s/Dan Orr , Planner

On the petition by Woburn Toyota, 394R Washington Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.71 and 7.3 to allow for a commercial parking lot at (parcels 04-01-01, 04-01-02; 04-01-03; 04-01-04; 03-05-11; 03-05-06; 03-05-05) 1095R Main Street. PUBLIC HEARING OPENED. A communication dated June 2, 2016 was received from Dan Orr, Planner, Woburn Planning Board as follows:

Re: Planning Department comments on special permit application for 1095R Main Street/Woburn Toyota

Dear Mr. Campbell and Honorable Council:

The Planning Department has reviewed the above-referenced petition submitted for property at 1095 R Main Street, which petition seeks two special permits; one for permission to operate a commercial parking lot (Section 5.1 [71]) and an unspecified Special Permit under Section 7.3 (extension or alteration of a non-conforming use). The property is classified as being in a Industrial General (I-G) Zoning District.

The application does not explain the nature of the proposed change/extension/alteration of the building or use. Specifically, information should be provided on frequency of expected vehicle trips to/from the site. The non-conforming aspects of the plan (i.e., lot area, lot coverage, open space, side setback and rear setback) apparently will remain the same; the Department recommends the lot coverage and open space calculations be included on the plan. In addition, other aspects of the plan do not conform to zoning, which are addressed in the conditions of approval.

Planning Staff thus recommended that the City Council confirm three plan elements before voting: that the proposed snow storage area is adequate, the parking requirements for all uses on site and any uses previously authorized (with calculation included on plan), and the existing uses that are being displaced and whether they will be relocated elsewhere on site or eliminated.

If the City Council ultimately grants the Special Permit, the Planning Department recommends the Council consider imposing at least the following as conditions of approval:

- That the Plan of Record for this petition shall be “Plot Plan for 1095 R Main Street, Woburn, MA; Scale 1”-40’; Prepared by Edward J. Farrell, Professional Land Surveyor, 110 Winn Street, Suite 203, Woburn, MA. (781) 933-9012; dated April 23, 2016;
- That the Council confirm what kind of parking would be used onsite for storage (e.g., trucks, employee parking, general, etc.) and how often it will be utilized;
- That the applicant submit a revised plan conforming with zoning requirements for space size (9’x18’ standard spaces, with compact spaces comprising no more than 30% of all spaces onsite), lot location (parking lot in upper left corner has parking within 5’ of a lot and straddles the lot line encroaching into Ingelow Avenue),

addition of parking calculation in concert with specification of building use, and addition of open space/lot coverage calculations; AND

- That the Special Permit be issued to Woburn Toyota only and shall not be transferrable.

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

Respectfully, s/Dan Orr, Planner

A report was received from the Committee on Special Permits as follows: “ought to pass”.

On the petition by James L. McKeown Boys & Girls Club of Woburn, Inc. for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 7.3 and all other applicable sections to allow alteration and expansion of pre-existing nonconforming structure (clubhouse facility) and pre-existing nonconforming access drive at Charles Gardner Lane, 650 Main Street Rear and 650 Main Street. PUBLIC HEARING OPENED. A communication dated June 1, 2016 was received from Planning Board Director Tina Cassidy as follows:

Re: Special Permit application for expansion of Boys and Girls Club on Charles Gardner Lane

Dear Honorable Council:

The Planning Department has reviewed the above-referenced petition which seeks a special permit under Section 7.3 of the Zoning Ordinance to allow for renovation and expansion of the existing building and parking facilities at this location as well as associated improvements to the property and access way. The use is classified as a “community center” as permitted by Section 5.1(14) of the Zoning Ordinance.

Planning staff notes the following:

- (a) The driveway to the abutting parcel at 650 Main Street predates the provision found at Section 5.2.4 of the Zoning Ordinance and is therefore not subject to it; and
- (b) The City Council, in accordance with the provisions of Section 8.2 of the Zoning Ordinance, must determine whether the proposed number of parking spaces is sufficient to accommodate the users of this “community center”.

Planning staff recommends that the City Council require the applicant to provide documentation that it has a valid license with NStar - and its permission - to include some of its property in the proposed project.

Further, Planning staff recommends the City Council consider imposing the following as conditions of approval of this special permit:

1. Sheet S-3 (Site Layout Plan) should be revised to delete any information relative to existing conditions and should reflect only the proposed (not existing) site conditions. As drafted the plan is confusing and difficult to read. For example, the plan shows a Dumpster and parking spaces inside the proposed building additions;
2. The Plan of Record shall be “James L. McKeown Boys and Girls Club Renovation/Addition Project; Sheets T-1 (Title Sheet and Index) dated 5-12-16, no revisions; S-1 (Existing Conditions) dated 5-12-16, no revisions; S-2 (Site Demolition Plan) dated 5-12-16, no revisions; S-3 (Site Layout Plan) dated 5-12-16, revised _____; S-4 (Site Grading and Drainage Plan) dated 5-12-16, no revisions; S-5 (Site Utility Plan) dated 5-12-16, no revisions; S-6 (Site Details) dated 5-12-16, no revisions; S-7 (Site Details) dated 5-12-16, no revisions; L-1 (Landscaping Plan) dated 5-12-16, no revisions; L-2 (Landscaping Details) dated 5-12-16, no revisions; drawn by: Design Development Solutions, LLC, 400 TradeCenter, Suite 5900, Woburn, MA”;
3. The proposed 6’ tall wood stockade fence along the eastern property line be extended along the southern property line for a distance of about 60’ so that the residential property owned by Kazimer/Lamarre at Map 36 Block 9 Lot 21 is screened from view of the expanded parking area;
4. The plan shows a hydrant to be located within a landscaped island in the parking lot. The hydrant should be protected from errant vehicles by bollards or small boulders;
5. The aisles through the main parking lot on the eastern side of the property should be one-way and pavement markings (arrows) used to indicate the direction of vehicular travel;
6. The aisle along the northern building face near the drop off area should be restricted to right turns only, so that traffic exiting that part of the site follows the same one-way travel pattern noted above; and
7. An adequate area for snow storage should be depicted on the plans.

If you have any questions regarding this recommendation please do not hesitate to contact me.

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

On the petition by Lannan Family, LLC, 831 Rogers Street, Lowell, Massachusetts 01852 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.45, 5.1.72, 8.3 and 15.6.C.iv to allow change in use from residential to sales of automobiles and trucks, to expand parking area to serve car dealership on separate lot located not more than 500 feet from property, and property is located within Zone II of the Groundwater Protection Overlay District with the lot currently having and proposed to have more than 15% of the lot covered by impervious surfaces, at 12 Harrison Avenue. PUBLIC HEARING OPENED. A communication dated June 2, 2016 was received from Dan Orr, Planner, Woburn Planning Board as follows:

Re: Planning Department comments on special permit application for 12 Harrison Avenue/Lannan Family LLC

Dear Mr. Campbell and Honorable Council:

The Planning Department has reviewed the above-referenced petition which seeks to allow for a use change (residential to automobile and truck sales), expanded parking area with associated landscaping and infrastructure improvements, and an increased non-conformity (greater than 15% in impervious surface) per Groundwater Protection District (Zone II) regulations. Special Permits are being sought in accordance with Sections 5.1.45, 7.3, 8.3 and 15.6.C.vi of the Woburn Zoning Ordinances (WZO). The property is classified as being within a Business Highway (B-H) Zoning District.

As a result of approval obtained in December 2015, demolition of a pre-existing building and driveway on the 12 Harrison Avenue property has already occurred. The proposed impervious surface increase amounts to approximately 2,000 sq. ft., although the Petitioner maintains that the proposal would improve existing drainage capacity by installing three (3) 1,000-gallon dry wells capturing runoff from a 5,000 sq. ft. area (3,000 sq. ft. in excess of the proposed increase in impervious surface). The proposed expanded parking area also abuts (and thus is within 500 ft.) of the pre-existing parking area at 40 Winn Street. These elements would satisfy the minimum requirements to obtain a Special Permit in accordance with Sections 8.3 and 15.6.C.vi.

In addition, Planning Office staff were contacted by the Petitioner and their attorney to solicit comments prior to submission of this application. The Petitioner further confirmed that they have spoken with the Building Commissioner to address the feasibility of the foregoing issues.

If the City Council grants the Special Permit, the Planning Department recommends the Council consider imposing the following as conditions:

- That the Plan of Record for this petition shall be “Parking Lot Expansion Lannan Chevrolet, 12 Harrison Avenue, Woburn, Massachusetts, April 2016”; Scale: 1”-20’; Prepared for Lannan Family LLC, 831 Roger Street, Lowell, MA 01852; Prepared by Griffin Engineering, 495 Cabot Street, 2nd Floor, Beverly, MA 01915; Sheets: Title, C-1, C-2, C-3, and C-4; Dated April 27, 2016;

That a snow storage plan be filed with the Building Commissioner; AND

- That the Special Permit be issued to Lannan Family LLC only and shall not be transferrable.

If members of the City Council have any questions or concerns regarding these recommendations, please feel free to contact me.

Respectfully, s/Dan Orr, Planner

On the petition by Houg Vong and My Thi Vong, 6 Albany Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1 Note 15 to amend a prior special permit issued September 24, 2015 to allow for an oversized garage to reference a revised set of plans showing the height of the garage to be 2.3 feet higher than previously approved at 6 Albany Street. PUBLIC HEARING OPENED. A communication dated May 26, 2016 was received from Dan Orr, Planner, Woburn Planning Board as follows:

Re: Modification to previously-approved special permit to increase garage height by 2.3 feet at 6 Albany Street/Huong and My Thi Vong (owners and applicants)

Dear Honorable Council:

This office has reviewed the above-referenced petition which seeks approval for the modification of a previously-approved Special Permit to increase the height of a detached, oversized garage door by 2.3 feet over that which was previously authorized. The applicants are seeking the Special Permit modification in accordance with Section 5.1, Note 15. The property remains classified as being in a Business Highway (B-H) Zoning District.

A previous Planning Department Special Permit recommendation memo, dated June 1, 2015, issued to the City Council referenced contact with the petitioner's attorney confirming that the height of the garage door in the prior plans did not exceed eight (8) feet. The earlier plans did not depict the height of the proposed garage doors. The pending petition does not indicate the height of the garage doors; the proposed height increase of 2.3 feet may result in the garage door exceeding eight (8) feet in height.

The Planning Department recommends that the City Council consider imposing the following as conditions of approval of this petition:

1. That the City Council confirm with the Petitioner's attorney the exact proposed height of the garage door as a result of the height increase;
2. That the Plan of Record incorporate an updated elevation schematic of the proposed garage door with the height of the garage door noted; AND

That all other conditions of the September 24, 2015 Special Permit decision remain in full force and effect unless modified by this decision.

Please feel free to contact me if you have any questions about this recommendation.

Respectfully, Dan Orr, Planner

On the petition for purposes of accepting the relinquishment and revoking the Inflammable License held by Kraft Foods, Inc., 7 Hill Street at the request of licenseholder. PUBLIC HEARING OPENED.

CITIZEN’S PARTICIPATION: None.

COMMITTEE REPORTS:

FINANCE:

On the Order to transfer the sum of \$725,000.00 from BLS/Ambulance Receipts Acct to Fire Salary Acct, Fire Ambulance Salary Acct, Fire/Overtime Acct and Ambulance Maintenance Acct, committee report was received “ought to pass.”

On the Order to transfer the sum of \$23,500.00 from Inspectional Services Salary Acct to Mayor Capital Outlay, Color Copier Scanner Acct, File Cabinets Acct, Desktop Computers/Software Acct, Building Code Books Acct, committee report was received “ought to pass.”

On the Order to transfer the sum of \$2,135,000.00 from Unreserved Fund Balance Acct to various Capital Projects (Council on Aging, City Council, DPW, Engineering, Parks/Recreation, School Department, Fire Department, Police Department, City Hall), committee report was received “ought to pass.”

ORDINANCES:

On the Order to amend Section 2-180 relative to non-union department head salaries, committee report was received “ought to pass”.

PUBLIC SAFETY AND LICENSES:

On the petition by Kelley Towncar, Inc. for renewal of Livery License, committee report was received “ought to pass”.

On the petition by SureRide, LLC for renewal of Taxi Cab License, committee report was received “ought to pass”.

On the petition by Woburn Cab Co. Inc. for renewal of Taxi Cab License, committee report was received “ought to pass”.

NEW PETITIONS:

Petition by Shamrock Running Club, P.O. Box 602, Woburn, Massachusetts 01801 for a Special Event Permit to allow a road race and health walk at Spence Farm and area roadways on July 4, 2016.

Petition by Badreddine Elallam dba Badr Car Service, 84 Pleasant Street, Apt. 3, Woburn, Massachusetts 01801 for a new Livery License for one (1) vehicle.

Petition by NSTAR Electric Company dba Eversource Energy for a grant of right in a way to install joint occupancy pole 87/3 and anchor guy on the southerly side of Fremont Street approximately 40 feet west of Mack Road.

Petition by Apple New England LLC dba Applebee’s Neighborhood Grill & Bar, 2 Elm Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.64 to allow to allow for forty-eight (48) E La Carte Presto tablet devices at 2 Elm Street.

Petition by A.L. Prime Energy, 319B Salem Street, Wakefield, Massachusetts 01880 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, to amend a special permit to allow for a reduction in the gross floor area of the proposed building, a revised site plan and 1. Pursuant to Section 5.1.22a to allow for a convenience store less than 5,000 square feet, 2. Pursuant to Section 46b to allow for a self-service gasoline stations, 3. Pursuant to Section 5.1, Note 16 to allow for hours in excess of 7:00 a.m. to 10:00 p.m., at 1 Hill Street.

Petition by 390 Main Street Woburn Realty Trust, 182 Main Street, Medford, Massachusetts 02155 to amend the Zoning Map by changing the zoning district from R-4/B-D to B-D at 386 Main Street a/k/a 386-390 Main Street, containing approximately .57 acres of land as shown on City of Woburn Assessors Map 43.

Petition by Seaver Properties LLC, 215 Lexington Street, Second Floor, Woburn, Massachusetts 01801 to amend the Zoning Map by changing the zoning district from R-2/O-P to R-3 at North Maple and Monks; Monks Street; Hinkley Monks; Warren-Mishawum Avenue; Mishawum and Dexter Avenue and Hinkley Street, to the centerlines of North Maple; Monks Street and Mishawum Avenue and Dexter Avenue, containing

approximately 249,442 square feet of land as shown on a plan by Keenan Survey entitled "Proposed Rezoning Plan in Woburn, Massachusetts" dated May, 23, 2016.

COMMUNICATIONS AND REPORTS:

A communication dated May 19, 2016 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 April 2016: Number of violations issued 378, Numbers of violations paid 216, Number of violations outstanding 145, Amount collected and submitted to Collectors Office \$21,194.60, Parking fines referred to the Handicap Commission \$11,000.00.

There is a backlog of 1,661 unpaid tickets dating from January 2004 to April 2016. 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

UNFINISHED BUSINESS OF PRECEDING MEETING:

On the Woburn Housing Production Plan. Motion made and 2nd that the matter be taken from the table, all in favor, 9-0. A communication dated May 20, 2016 was received from Planning Board Director Tina P. Cassidy as follows:

Re: Housing Production Plan for the City of Woburn

Dear Mr. Campbell:

Please be advised that the Woburn Planning Board held a special meeting on Thursday, May 19, 2016 to consider and discuss the proposed Housing Production Plan for the City of Woburn.

I am pleased to report that following its deliberations, the Planning Board voted unanimously (7-0) to approve the attached Plan for submission to the State for its approval.

Please feel free to contact me if you have any questions relative to the Planning Board's vote on this matter. Thank you.

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

Attached thereto was the following proposed Order:

ORDERED That the City of Woburn and the Woburn City Council adopted the attached Housing Production Plan dated June ____, 2016 and will work toward compliance with Massachusetts General Law, Chapter 40B, in accordance with said Plan.

s/Alderman _____

APPOINTMENTS AND ELECTIONS:

A communication dated May 25, 2016 was received from His Honor the Mayor Scott D. Galvin as follows:

Dear City Clerk Campbell:

By the power vested in me as Mayor of the City of Woburn, I hereby reappoint Margaret Casey, 23 Wade Avenue, with a 3-year term to expire Dec. 31, 2018, to the Woburn Council on Aging; subject to approval by the City Council.

Respectfully, s/Scott D. Galvin, Mayor

MOTIONS, ORDERS AND RESOLUTIONS:

RESOLVED That a street light and utility pole be erected between 7 and 9 Abbott Court West at the end of the cul-de-sac to improve public safety.

s/Alderman Gately

ORDERED That the City of Woburn accept Clause 56 of G.L. c. 59, § 5, which would allow members of the Massachusetts national guard or military reservists who are on active duty to obtain a reduction of all or part of their City of Woburn real and personal property taxes for any fiscal year they are serving in a foreign country, to be effective beginning in fiscal year 2017.

s/President Haggerty, Alderman Gately
and Alderman Campbell

Motion made and 2nd to ADJOURN.