

**CITY OF WOBURN  
JUNE 19, 2012 - 7:30 P.M.  
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

Anderson	Gately
DiTucci	Haggerty
Drapeau	Mercer-Bruen
Gaffney	Raymond
Denaro	

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

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**MAYOR'S COMMUNICATIONS:**

ORDERED That the sum of \$45,000.00 be and is hereby transferred as so stated from Ward 5 Infrastructure Acct #360058-588325 \$19,674.00, from Cummings Property Mitigation Acct #360058-588330 \$25,326.00, Total \$45,000.00 to Dewey Ave Sewer Improvements Acct #0112158-586678 \$45,000.00.

I have reviewed the above: s/Charles Doberty, Deputy City Auditor  
I hereby approve the above: s/Scott D. Galvin, Mayor

s/Alderman \_\_\_\_\_

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**PUBLIC HEARINGS:**

On the petition by Paul Carniero, 49 Olive Street, Methuen, Massachusetts 01844 for a special permit pursuant to Section 5.1.44 of the 1985 Woburn Zoning Ordinances, as amended, to allow for auto body repair at 3 Green Street. PUBLIC HEARING OPENED. A communication dated June 12, 2012 was received from the petitioner Paul Carniero as follows:

To: The Woburn City Council

If you would please postpone June 19, 2012 into the next July 10, 2012. Thank you. For the hearing on 3 Green Street.

Thank you, s/Paul Carniero

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On the petition by Pier 1 Imports, Inc., 101 Pier 1 Place, Fort Worth, Texas for a special permit pursuant to Section 7.3, 8.7.2.10 and 13.5 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the alteration of the existing nonconforming structure and use; use of a previously used loading dock as a loading ramp; and alterations to the petitioner's nonconforming signage; said alterations include but are not limited to exterior design elements, entry doors, loading ramp and new signage, all at 425 Washington Street. PUBLIC HEARING OPENED. A communication dated June 7, 2012 was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petition of Pier 1 Imports, Inc., 425 Washington Street, Woburn, Massachusetts

Dear Mr. Campbell:

I respectfully request that the City Council public hearing on this matter presently scheduled for June 19, 2012 be continued to the City Council meeting on July 10, 2012.

If you have any questions, please contact me. Thank you.

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

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On the petition by Enterprise Rent-A-Car Company of Boston, LLC, 248 Mishawum Road, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.45 of the 1985 Woburn Zoning Ordinances, as amended, to modify a special permit issued February 4, 1992, which currently allow the sale of automobiles and trucks, to include commercial trucks with fixed trailers, at 248 Mishawum Road. PUBLIC HEARING OPENED. A communication dated June 8, 2012 was received from Becky L. Marcinkevich, Regional Operations Manager, Enterprise Rent-A-Car Company of Boston, LLC, 248 Mishawum Road, Woburn, Massachusetts 01801 as follows:

Re: Special Permit to include use of commercial trucks with fixed trailers at 248 Mishawum Road, Woburn, MA 01801

Dear President Denaro and Aldermen:

Enterprise Rent-A-Car has submitted an application to the City Council requesting a special permit to include the use of commercial trucks with fixed trailers at the property we lease at 248 Mishawum Road. Based on feedback from the Planning Board and Fire Chief we are working on revising our parking plan to provide a more suitable, to-scale drawing to the city, and would like to request a continuance of our June 19<sup>th</sup> meeting until the next meeting (July 10<sup>th</sup>) to allow us more time to finalize a plan that is acceptable to all parties.

Should you have any questions, please feel free to contact me.

Very truly yours, Enterprise Rent-A-Car Company of Boston, LLC, a Delaware limited liability company by: s/Becky L. Marcinkevich, Regional Operations Manager

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On the petition by NSTAR Electric Company for a grant of right in a way to install conduit in Locust Street southeasterly from pole 50/2 a distance of approximately 95 feet southwest of South Bedford Street a distance of about 31 feet. PUBLIC HEARING OPENED. A communication dated June 14, 2012 was received from Superintendent of Public Works John Duran as follows:

Subject: NStar Grant of Way – Locust Street

I am providing this memorandum pursuant to the request for the Grant of Right in a Way on Locust Street from Carl Forrester Lane per their attached sketch dated May 31, 2012. All work shall be performed in compliance with all Woburn DPW and MassDOT specifications. Applicant shall secure all pertinent permits from the DPW prior to construction to ensure public safety and minimize impacts on traffic during the proposed construction.

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On remand pursuant to an Order of the Land Court in the Matter of A.L. Prime Energy Consultant, Inc. d/b/a A.L. Prime Energy v. Charles E. Doherty, Member of Woburn Council City of Woburn, et. al. found at Docket No. 08-MISC-370678(KFS), concerning the petition by A.L. Prime Energy, 319B Salem Street, Wakefield, Massachusetts 01880 for a special permit pursuant to Sections 5.1.46a, 5.1.46b and 5.1.22a of the 1985 Woburn Zoning Ordinances, as amended, to allow for a self service gasoline station and convenience store with hours in excess of 7:00 a.m. to 10:00 p.m. at 1 Hill Street. PUBLIC HEARING OPENED.

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On the petition by Light Tower Fiber Networks, 80 Central Street, Boxborough, Massachusetts 01719 for a grant of right in a way to install one four inch conduit in Main Street from Salem Street to Harlow Court. PUBLIC HEARING OPENED. A communication dated June 14, 2012 was received from Superintendent of Public Works John Duran as follows:

I am providing this memorandum pursuant to the request for the Grant of Right in a Way on Main Street from Harlow Court to Salem Street, as shown on the attached sketch. I have walked the subject area of construction with the applicant and offer the following as conditions of approval. The proposed path of the installation of the conduit shall be altered per the attached sketch based upon the Dig-Safe and City of Woburn utility mark out to mitigate the amount of disturbance. It is my understanding that 1-4 inch conduit will be installed at a depth of approximately eighteen inches and will be backfilled with flow fill and 6 inch minimum of asphalt pavement. I recommend that a second conduit be

installed for exclusive use of the City of Woburn. In addition, the disturbed area will have a uniform trench configuration to the maximum extent practical from the centerline of the roadway to the adjacent curb on the westerly edge of Main Street. The area will be pre-marked for approval prior to construction to avoid any disturbances with adjacent utilities. Appropriate permits and associated DPW insurance requirements shall be applied if this petition is granted. Traffic plan must be implemented in conjunction with the Woburn Police and DPW and discussed for approval at a pre-construction meeting. It is recommended that the work be performed on Sundays through Wednesday during the hours of 7 pm and 5 am to minimize impacts on traffic in the downtown area and the adjacent businesses. Costs associated with the inspections of this work shall be covered by the applicant. In addition, an "As-Built Plan" shall be prepared and delivered to the Woburn DPW and Engineering Departments upon completion. If you have additional questions or concerns please feel free to contact me on this matter.

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On the petition by Alderman Mercer-Bruen concerning the structure or structures located in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts known and numbered as 11 Montvale Road, 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.

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On the petition by Jatun Management Co., LLC, 853 Turnpike Street, #241, North Andover, Massachusetts 01845 for a special permit pursuant to Sections 5.1.29 and 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for a fast food restaurant and building signage at 305 Mishawum Road. PUBLIC HEARING OPENED.

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**CITIZEN'S PARTICIPATION:** None.

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**COMMITTEE REPORTS:**

**FINANCE:**

On the Order to transfer the sum of \$220,000.00 from Ambulance Receipts Account to Fire/Salary Account, committee report was received "ought to pass."

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On the Order to transfer the sum of \$4,000.00 from Police Lighting Account and \$8,000.00 from Police Salary Account to Police Telephone Account, committee report was received "ought to pass."

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On the Order to transfer the sum of \$20,000.00 from Police Holiday Pay Account and \$11,000.00 from Police Salary Account to Cruiser Outlay Account, committee report was received “ought to pass.”

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On the Order to transfer the sum of \$3,610.00 from Senior Tax Workoff Program Account to Senior Van Account, committee report was received “ought to pass.”

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On the Order to appropriate the sum of \$35,000.00 from Cemetery Interest Fund to various Cemetery Accounts, committee report was received “ought to pass.”

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On the Order to transfer the sum of \$65,000.00 from DPW/Overtime Account to Mayor/DPW Trucks Account, committee report was received “ought to pass.”

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On the Order to transfer the sum of \$40,000.00 from DPW/Water-Electric Account to Mayor/Water & Sewer Trucks Account, committee report was received “ought to pass.”

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On the Order to reauthorize the Conservation Commission’s Revolving Fund, committee report was received “ought to pass.” committee report was received “ought to pass.”

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On the Order to reauthorize the Recreation Basketball Revolving Fund, committee report was received “ought to pass.” committee report was received “ought to pass.”

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On the Order to reauthorize the Liberty Elm Tree Revolving Fund, committee report was received “ought to pass.” committee report was received “ought to pass.”

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On the Order to reauthorize the Spence Farm Revolving Fund, committee report was received “ought to pass.” committee report was received “ought to pass.”

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On the Order to reauthorize the Be Well Woburn Committee Departmental Revolving Fund, committee report was received “ought to pass.” committee report was received “ought to pass.”

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On the Order to reauthorize the Council on Aging Revolving Fund, committee report was received “ought to pass, as amended, with the amendment as follows: That the spending limit be increased to \$80,000.00.” committee report was received “ought to pass.”

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On the Order to reauthorize the Kids' Kingdom Revolving Fund, committee report was received "ought not to pass." committee report was received "ought to pass."

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On the Order to reauthorize the Leland Park Street Hockey Revolving Fund, committee report was received "ought not to pass." committee report was received "ought to pass."

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On the Order to reauthorize the Board of Health Revolving Fund for the purpose of purchasing compost bins, committee report was received "back for action pending a response from the Board of Health." committee report was received "ought to pass."

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On the Order to reauthorize the Woburn Police Department School Resources Officer Revolving Fund, committee report was received "back for action pending a response from the Police Department." A communication dated June 18, 2012 was received from Police Chief Robert Ferullo as follows: "The account is active and used and should remain open. Please let me know if there are any other steps that I need to take." committee report was received "ought to pass."

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On the Order to Order to reauthorize the Board of Health Revolving Fund for the purpose of landfill closure, committee report was received ""back for action with the recommendation that the spending level be reduced from \$400,000.00 to \$100,000.00." committee report was received "ought to pass."

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On the Order to reauthorize the Cable Television and Telecommunications Revolving Fund, committee report was received "back for action with the recommendation that the Order be amended to read as follows: '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 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 2013 for the purpose to pay the Woburn Public Media Center contract fee and to set spending limit at \$700,000.00 and payment of software, hardware and license fees. The "Cable Television and Telecommunications Revolving Fund", is to be credited with all fees and charges up to \$500,000.00 received during Fiscal Year 2013. Any remaining balance at June 30, 2013 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. 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.'"

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## **INFRASTRUCTURE AND PUBLIC LANDS:**

On the Order to authorize the Woburn Agricultural Commission to lease a portion of the Spence Farm property to Soluna Garden Farm, committee report was received “back for action pending a response from the City Solicitor.” A communication dated June 15, 2012 with attachment was received from Ellen Callahan Doucette, City Solicitor as follows:

Re: Spence Farm Lease – Soluna Gardens Farm

I am in receipt of the Committee’s inquiry regarding the procedures that were followed leading up to the selection of Soluna Garden Farm as the lessee of a one-acre tract of land at Spence Farm, a copy of which is attached hereto for reference.

I was informed of the selection of Soluna Garden Farm by Paul Medeiros, as Chair of the Agricultural Commission (“Commission”). Mr. Medeiros informed me that the goal was to utilize a portion of Spence Farm in furtherance of one of the Commission’s purposes, as stated in the Woburn Municipal Code, to “educate the public about sustainable and ecologically-sound agricultural practices”. He stated that inquiries were made of various farm owners to gauge interest in leasing a small portion of the premises in exchange for providing educational programs to Woburn residents, and only Soluna Garden Farm expressed interest in such an arrangement. I did not find fault in the Commission’s approach because in my opinion, despite the fact that consideration for the lease was the provision of educational classes instead of money, it would be unlikely that the cash value of a lease for a small piece of agricultural land for a one or two-year period would exceed the \$25,000 threshold of the Uniform Procurement Act.

M.G.L. c. 30B, §16 states in pertinent part:

“A governmental body shall solicit proposals prior to: . . . disposing of, by sale or rental to any person, real property or any interest therein, determined in accordance with paragraph (b) to exceed twenty-five thousand dollars in value.” (emphasis added)

The purpose of the requirement that municipal property must be bid is to make certain that public property is leased pursuant to honest methods, to prevent favoritism and to obtain the most favorable price for the municipality; the end goal is to “treat all persons equally” Mangano v. Town of Wilmington, 51 Mass. App. Ct. 857 (2001). When determining the value of the property to be leased, the city must use procedures “customarily accepted by the appraising profession”. It is the value of the leaseholds not the amount of rent charged that is the relevant figure. According to the City’s Chief Appraiser, Andy Creen, the value of the one-acre lease for one year would be between \$642 and \$963. I have attached a copy of Mr. Creen’s email hereto for the Committee’s information.

Please do not hesitate to contact me if you have any other questions regarding this memorandum or the content thereof.

Very truly yours, s/Ellen Callahan Doucette

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**PUBLIC SAFETY AND LICENSE:**

On the petition to transfer the Inflammable License at 19 Commerce Way to FMW RRI II LLC, committee report was received "ought to pass."

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On the petition to transfer the Second Class Motor Vehicle Sales License at 104 Winn Street to Luis Jean Brunet dba Woburn Motors, committee report was received "ought to pass, as amended with a condition as follows: "Maximum of five (5) vehicles."

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**ORDINANCES, CHARTER AND RULES:**

On the Order to amend 1989 Woburn Municipal Code, as amended, Title 2, Section 13.2.35 relative to water charges, committee report was received "ought to pass, as amended as follows:

ORDERED Be it Ordained by the City Council of the City of Woburn that Title 13, Section 13.2.35 of the 1989 Woburn Municipal Code, as amended, be further amended by deleting the section in its entirety and replacing same with the following:

13.2.35 Rates for Various Types of Services.

A. Residential Units.

1. All residential units, metered and non-metered, shall be billed at a base rate charge of \$102.50 dollars semiannually. Multi-residential units shall be billed by the number of units times the flat rate, semiannually. (Amended 6/16/92; 8/20/96; 5/22/2001; 10/29/2001; 12/15/2004; 6/27/2005; 6/14/2006; 1/22/2007; 8/24/2007; 10/9/2008; 7/8/2010)
2. For the purpose of this section, "residential units" means single-family or multifamily units, where one or more persons reside.

3. Any increase in the rates in Subsection 1 herein shall require a majority vote of the City Council for approval. (added 6/14/2006; amended 1/22/2007)

#### B. Mixed Use Buildings

1. Qualifying Mixed Use Buildings with one residential unit shall be billed for their Residential water use at the base rate set forth in the preceding Section A(1) semi-annually provided that the water supplied to the individual residential unit or units is segregated and metered separately and so long as the requirements of 13.2.35, Section B(7) are satisfied. Qualifying Mixed Use Buildings with multi-residential units shall be billed for their Residential water use by the number of units times the flat rate, semiannually provided that the water supplied to the individual residential unit or units is segregated and metered separately and so long as the requirements of 13.2.35, Section B(7) are satisfied.
2. All other water services provide to a Mixed-Use Building, other than those that qualify for the base rate as set forth in the preceding Section B(1), shall be charged a base rate of \$4.60 for every one hundred cubic feet of water used. Separate meters will be required where water is supplied to a building with both a residential unit/units and a commercial unit.
3. For the purpose of this section, "Mixed Use Building" means a use that includes a residential use and a commercial use within the same building.
4. For all newly constructed Mixed Use Buildings separate meters will be required where water is supplied to both a residential unit/units and a commercial unit(s).
5. The owner of any existing Mixed Use Building or newly constructed Mixed Use Building may request that the City bill separately for Commercial and Residential water uses provided that the Mixed Use Building complies with all other requirements set forth in Section 13.2.35 including the specific requirements of 13.2.35, Section B(7). Said request shall be made to the Department of Public Works.
6. Upon request by the owner of either an existing Mixed Use Building or newly constructed Mixed Use Building to be billed separately for Commercial and Residential water uses, the Superintendent of the Department of Public Works shall review

and respond to such request within 60 days and, if granted, shall be effective as of the date of approval. No such request shall be granted unless the Department of Public Works:

- a. Determines that the water being supplied to the residential unit(s) and the commercial unit(s) are separately metered;
  - b. Receives confirmation from Inspectional Services that there is a residential component to the mixed use building, confirmation of the number of residential units, confirmation that there are no known or visible violations of the then current Woburn Zoning Code, Woburn Municipal Code and Massachusetts State Building Code. Inspectional Services shall be granted access to the premises to conduct the inspection within 30 days of the initial request. If Inspectional Services are denied access to inspect the premises then the request for separate billing rates shall be denied;
  - c. Receives confirmation from the Treasurer's office that the owner is not in default of any real estate tax bill; and
  - d. Determines that all outstanding water and sewer bills relative to the premises are paid in full.
7. Any Appeal of the Superintendent's disposition of a request to be billed separately for Commercial and Residential water uses shall be as set forth in Section 13.1.0.

#### C. Metered Services.

1. All water services, other than those defined above as residential or mixed use, shall be charged a base rate of \$4.60 for every one hundred cubic feet of water used. Separate meters shall be required where water is supplied to both a residential unit/units and a commercial unit. Where water is supplied to both a residential unit and a commercial unit through a single service, the rate charged shall be determined by the principal use of said water. The principal use shall be determined by the Superintendent of Public Works. (Amended 08/15/90; 6/16/92, 8/20/96; 5/22/2001; 10/29/2001; 12/15/2004; 6/27/2005; 6/14/2006; 8/24/2007; 10/9/2008; 7/8/2010).
2. Meters and reading devices shall be supplied, owned by and approved by the Department of Public Works upon installation.

The installation of said meters shall be performed by a licensed plumber engaged by the property owner and permitted by the Inspectional Services Department. The cost of meters and reading devices shall be charged to the water taker based on the cost of the water meter and reading devices. All meter charges will be put in an escrow account under the Water and Sewer Enterprise account to be used for water meter replacement and maintenance.

3. Water for building purposes shall be supplied by meter, and be charged at the current commercial rate for the total amount of water used.
4. Builders who are not owners of premises where water is supplied may be given service if upon application they make a cash deposit to pay all costs of installation and to guarantee the safety of the meter.
5. The minimum charge for shutting off and turning on water shall be twenty five dollars during normal operating hours of the DPW. This fee is increased to two hundred dollars if requested during non-business hours.
6. No charge for water shall be made to city-owned buildings.
7. All active services not in regular use shall be known as "standby" services and shall be charged at the rate of thirteen dollars semiannually for each such service.
8. On services subject to metered water there shall be a minimum charge of \$113.21 paid semi-annually July 1st and December 31st. (Amended 08/15/90; 6/16/92; 8/20/96; 5/22/2001; 10/29/2001; 12/15/2004; 8/24/2007; 10/9/2008; 7/8/2010)
9. The above rates schedule must be reviewed one year from the day of passage, and every five years thereafter. (Ord. dated 05/18/88; Ord. of 4/18/86; 4/5/85; prior code Ch. 29 4; ord. 07/01/91).

#### D. Abatements and Exemptions

1. Request for abatements and exemptions must be filed with the Superintendent of Public Works within thirty (30) days of billing date recorded on water and sewer bill. (Ord. dated 05/04/89).

2. An application for abatement will not be considered unless all prior bills on the account are paid and a payment is made on the bill in dispute in an amount equal to the bill issued for the same period in the prior year
3. Out-of-City customers connected to the water distribution system shall be billed the applicable water rate of the city they reside in, plus a 25% service fee. (Ord. dated 05/04/89; 08/15/90; 07/01/91).
4. Business involved in farming or in horticulture activity shall be entitled to ten percent (10%) of annual water bill charges. (Eff. July 1, 1986. Ord. Dated 04/10/87).
5. Any Appeal of the Superintendent's disposition of a request for an abatement or exemption shall be as set forth in Section 13.1.0.
6. Elderly and Widows /Widowers who are entitled to an exemption under Property Tax Statutory Exemption, M.G.L. c. 59, Sec. 5 Cl. 17C and Cl. 41, shall be entitled to a 20% reduction in water charges for the unit/dwelling occupied by the eligible person. Proof of entitlement shall be presented with the water bill. (Ord. dated 05/18/88).

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On the Order to amend 1989 Woburn Municipal Code, as amended, Title 2, Section 13.3.9 relative to sewer charges, committee report was received "ought to pass, as amended as follows:

ORDERED Be it Ordained by the City Council of the City of Woburn that Title 13, Section 13.3.9 of the 1989 Woburn Municipal Code, as amended, be further amended by deleting the section in its entirety and replacing same with the following:

13.3.9 Rates for Use of Common Sewer.

- A. Every person or owner of an estate who has entered or who may hereafter enter his particular sewer into a common sewer shall pay for the use of such sewer as follows:
  1. For Domestic Use: base rate of \$164.00 for billing cycle. (Ords. 04/05/85; 05/18/88; 05/04/89; 08/15/90; 07/01/91; 6/16/92; 8/20/96; 12/15/2004; 6/27/2005; 6/14/2006; 8/24/2007; 10/9/2008)

2. For Manufacturing Use: The base rates shall be 304% of the Annual Water Bill Charges or ten (10%) percent above the annual MWRA charge for the sewer discharge whichever is highest. (Ords. 04/05/85; 05/18/88; 05/04/89; 08/15/90; 07/01/91; 06/16/92; 6/14/2006)
  3. For Small Business Use: The base rates shall be 304% of the Annual Water Bill Charges. (Ords. 04/05/85; 05/18/88; 08/15/90; 07/01/91; 06/16/92; 6/14/2006)
  4. For Mixed Use Buildings: The base rates shall be \$164.00 per billing cycle for each Domestic Use and 304% of the Annual Water Bill Charges for each separately metered Commercial or Manufacturing Use. Mixed Use Buildings with multi-residential units shall be billed by the number of units times the flat rate, semiannually.
    - a. For the purpose of this section, "Mixed Use Building" means a use that includes a residential use and a commercial use within the same building.
  5. Properties not connected to the Common Sewer where sewer service is available on street, shall be assessed a semi-annual fee of \$5.00 per unit dwelling. (Prior ch. 23 sec. 18). (Amended 9/4/92)
  6. Senior citizens connected to the Common Sewer who are entitled to an exemption under Property Tax Statutory Exemption, Chapter 59 Sec. 5 Cl. 17C and Chapter 59 Sec. 41 will be entitled to a 66% reduction in sewer charges for the unit dwelling occupied by the eligible person. Proof of entitlement shall be presented with the sewer bill. (Ords. Dated 05/18/88, 05/05/89).
  7. Any change in the base rates specified herein shall require a majority vote of the City Council for approval. (added 6/14/2006, amended 1/22/2007)
- B. The quantity of sewerage delivered to a public sewer from a building sewer shall be determined by water meter readings of the appropriate public water system, and said readings are to be taken and recorded under the direction of the Superintendent of Public Works.

- C. Request for abatements and exemptions must be filed, in writing, with the Superintendent of Public Works within thirty (30) days of the billing date recorded on the water and sewer bill except those who have paid sewer charges without being connected to City sewer system. In the latter situation, none of these abatements shall exceed six (6) years. (Ord. Dated 05/04/89 – 3/15/94).
  - D. Any Appeal of the Superintendent’s disposition of a request for an abatement or exemption shall be as set forth in Section 13.1.0.
  - E. Out-of-city customers connected to the Woburn Sewer System shall be billed the applicable sewer rate plus 25% sewer charge fee. (Ord. Dated 05/04/89).
  - F. The rate schedule may be amended from time to time after a public hearing, held in accordance with applicable law.
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**NEW PETITIONS:**

Petitions by Peterson Party Center Inc., 139 Swanton Street, Winchester, Massachusetts for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.57b to modify special permits issued August 11, 2011 and January 26, 2012 by deleting the reference to the plan entitled “Proposed Parking Layout” Sheet PK-1 dated November 15, 2011 in Condition 2 and replacing same with the plan filed with this petition entitled “Proposed Parking Layout” Sheet PK-1 dated June 4, 2012 as the plan of record, at 36 Cabot Road.

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Petition by Hess Corporation f/k/a Amerada Hess Corporation, One Hess Plaza, Woodbridge, New Jersey 07095 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.46a, 5.1.46b, 5.1.22a note 16, and 7.3 to amend a special permit dated December 26, 2008 for self-service/full service gasoline station with convenience store to allow for modified location for proposed canopy signage and to amend Condition #14 regarding proposed curbing, at 306 Montvale Avenue.

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**COMMUNICATIONS AND REPORTS:**

A communication dated June 15, 2012 was received from Charles L. O’Connor, Parking Clerk, Police Headquarters, 25 Harrison Avenue as follows:

In accordance with Massachusetts General Laws Chapter 90, Section 20½, I am submitting a report to you on the parking violations in the City of Woburn for the period

ending May 2012: number of parking violations issued 347, number of violations paid 165, number of violations outstanding 164, amount collected and submitted to the Office of the Collector \$14,380.00. There exists a backlog of 5,887 tickets for 1982 through 2011. Demand will be sent until all tickets have been paid. Parking violations referred to the Handicapped Commission to date \$1,750.00.

Respectfully submitted, s/Charles L. O'Connor, Parking Clerk City of Woburn

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Communication from City Solicitor seeking to discuss litigation relative to The Woburn Armory LLC v. City of Woburn pending in the Middlesex Superior Court concerning the property located at 320 Main Street aka 286 Main Street commonly referred to as the former Armory Building.

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**UNFINISHED BUSINESS OF PRECEDING MEETING:** None.

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**APPOINTMENTS AND ELECTIONS:**

A communication dated June 18, 2012 was received from His Honor the Mayor as follows:

Dear City Clerk Campbell:

By the power vested in me as Mayor of the City of Woburn, I hereby reappoint William J. Angelo, 144 Lexington Street, Woburn, Mass., subject to approval by the City Council, to the Board of Trustees for the Woburn Public Library.

Mr. Angelo's appointment is for a three-year term to expire March 2, 2015.

Respectfully, s/Scott D. Galvin, Mayor

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**MOTIONS, ORDERS AND RESOLUTIONS:**

**ORDERED** That Title 2, Article XXII, Recreation Commission of the 1989 Municipal Code, as amended, be further amended by adding a new section as follows:

2-160 Recreation Wellness Coordinator

The Recreation Commission may in writing appoint, with the approval of the Mayor, a Recreation Wellness Coordinator who shall be under the direct supervision of the Recreation Director. The Recreation Wellness Coordinator shall be trained and properly qualified possessing a

Bachelor's of Science degree from an accredited four year college with a core emphasis on Wellness programs; Public Health, Physical Education, Sports Management, Medical Wellness or Nutrition. The Recreation Wellness Coordinator shall be responsible for developing, administering, and managing new and established Wellness programs for the City of Woburn through a variety of recreation services and nutritional and sports programs for all age groups, and shall assist with on site administration of recreation programs as may be required by the Recreation Director;

that all subsequent sections of the Municipal Code shall be renumbered accordingly; and

that Title 2, Article XXVIII, Section 2-180 Base Salaries, Recreation, be further amended by inserting the following position between "Director" and "Members",

Recreation Wellness Coordinator . . . . . \$45,000.00.

s/Alderman \_\_\_\_\_

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ORDERED WHEREAS, there presently exists a structure or structures located in the City of Woburn, Massachusetts known and numbered as 18-20 Campbell Street; and

WHEREAS, the said building or buildings and the property is generally not being properly maintained;

NOW, THEREFORE, BE IT ORDERED be the City Council of the City of Woburn that the City Clerk and Clerk of the City Council schedule a public hearing pursuant to Mass. General Laws Ch. 139, Sec. 1, et. seq., and give notice thereof to the owner of said building or buildings, said hearing to be conducted for the purposes of determining whether said building or buildings are a nuisance, a nuisance to the neighborhood, dilapidated or dangerous building or buildings or other structure or structures, as said terms are used in Mass. 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.

s/Alderman Anderson

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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 be striking "Human Resources, Clerk...

\$22,187.33” and inserting in its place the words “Human Resources, Administrative Assistant...\$48,315.48.”

And further that this Ordinance shall take effect on July 1, 2012.

s/Alderman Anderson

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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 \$90,681.80;
2. That the base salary of the City Clerk be amended to \$74,430.45;
3. That the base salary of the Clerk of City Council be amended to \$10,469.79;
4. That the base salary of the Clerk of Board of Registrars of Voters be amended to \$10,469.76;
5. That the base salary of the Human Resources Director be amended to \$89,778.75;
6. That the base salary of the Library Director be amended to \$89,226.52;
7. That the base salary of the City Solicitor be amended to \$88,792.94;

And further that Title 2, Article XXVII, Section 2-181, sub-paragraph “A” of the 1989 Woburn Municipal Code, as amended, be further amended by changing the base salary amount of the Superintendent of Public Works to \$96,900.00;

And further that this Ordinance shall take effect on July 1, 2012.

s/Alderman \_\_\_\_\_

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ORDERED That an ad hoc committee be established to be known as the Ad Hoc Polling Place Review Committee for the purpose of reviewing current polling locations, studying the feasibility of consolidating and/or relocating polling places within the city to achieve cost savings, and to make recommendations for any necessary improvements;

That the committee shall consist of eight (8) members including the City Clerk, as chief election official of the city, who serve as Chair, the Mayor or his designee, a member of the City Council, a representative of the School Committee, a representative of the Woburn Handicapped and Disabled Citizens Commission, a representative of the Woburn Democratic City Committee, a representative of the Woburn Republican City Committee, a registered voter not enrolled in a party, and that each

member of the committee shall be a registered voter in the City of Woburn; and

That the committee shall hold public hearings, conduct research and make inquiries necessary to provide a thorough and complete report, that the departments of the city shall provide assistance within their purview to the committee as requested, and that the committee report its findings to His Honor the Mayor and the City Council on or before September 4, 2012; and

That upon submittal of its committee report and findings, the Ad Hoc Polling Place Review Committee shall automatically dissolve.

s/Alderman \_\_\_\_\_

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RESOLVED Beginning July 1, 2012, the City Auditor will present to the City Council at the end of each quarter, an overview of the department budget status, revolving account activity, mitigation account activity and any other financial information as indicated by the City Council

s/Alderman Mercer-Bruen and  
Alderman Haggerty

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Motion made and 2<sup>nd</sup> to ADJOURN.