

**CITY OF WOBURN
APRIL 16, 2013 - 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

Anderson	Gately
DiTucci	Haggerty
Drapeau	Mercer-Bruen
Gaffney	Raymond
Denaro	

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

MAYOR'S COMMUNICATIONS:

ORDERED That the sum of \$300,000.00 be and is hereby transferred as so stated from Fire-Ambulance Receipts Acct #31359-595000 \$300,000.00 to Fire – Salary Acct #0122051-511000 \$300,000.00

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

s/Alderman _____

ORDERED That the sum of \$110,000.00 be and is hereby transferred as so stated from DPW Operations Salary Acct #0141151-511002 \$40,000.00, Wellness Recreation Acct #0154152-530111 \$15,000.00, Police Sick Leave Buy Back Acct #0121051-515400 \$40,000.00, Auditor Salary Acct #0113451-511000 \$15,000.00, Total \$110,000.00 to Fire/Overtime Acct #0122051-511000 \$110,000.00

I hereby recommend the above: s/Paul Tortolano, Chief, Fire Department
I have reviewed the above: s/Gerald W. Surette, City Auditor
I hereby approve the above: s/Scott D. Galvin, Mayor
I hereby approve the above: s/Rory Lindstrom, Director of Recreation
I hereby approve the above: Robert Ferullo, Jr. Chief of Police
I hereby recommend the above: s/Thomas C. Quinn,
Deputy Superintendent

s/Alderman _____

ORDERED That the sum of \$40,000.00 be and is hereby transferred as so stated from DPW Administration Salary Acct #0141151-511000 \$23,000.00, DPW Operations Acct #0141151-511002 \$17,000.00, Total \$40,000.00 to DPW/Overtime Acct #0141151-513100 \$40,000.00

I hereby recommend the above: s/Thomas C. Quinn,
Deputy Superintendent

I have reviewed the above: s/Gerald W. Surette, City Auditor

I hereby approve the above: s/Scott D. Galvin, Mayor

s/Alderman _____

PUBLIC HEARINGS:

On the petition by Lowe’s Companies, Inc., 15 Commerce Way, Woburn, Massachusetts 01801 for a special permit pursuant to the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. Section 5.1.57a, Note 17 to allow for the storage of trailers for the collection of used appliances and pallets; 2. Section 8.2.5 and Section 11 to allow for a further reduction in the number of parking spaces from 589 to 554; and 3. To replace the site plan of record with the site plan entitled “Proposed Outdoor/Seasonal Storage, 15 Commerce Way, Woburn, MA” dated January 31, 2013 prepared by Allen & Major Associates, Inc., for the property located at 15 Commerce Way. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: “ought to pass.”

On the petition by Woburn Auto Sales LLC, P.O. Box 158, North Billerica, Massachusetts 01862 for a special permit pursuant to Sections 5.1.45 and 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the sale or rental of automobiles, trucks, truck trailers and motorcycles and for a Second Class Motor Vehicles Sales License at 1095R Main Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as to the petitioner for a special permit as follows: “ought to pass, as amended with the amendments as follows: 1. That there be no ‘used car’ sign on Main Street, and 2. That the number of vehicles be limited to ten (10).” A report was received from the Committee on Public Safety and Licenses as to the petition for a Second Class Motor Vehicle Sales License as follows: “ought to pass.”

On the petition by Corner Office Gourmet, 600 West Cummings Park, Suite 1950, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.29 of the 1985 Woburn Zoning Ordinances, as amended, to allow a lunch take-out business for

consumption of premises at 600 West Cummings Park, Suite 1950/322 Washington Street. PUBLIC HEARING OPENED.

On the petition by Woburn Armory LLC to amend the Zoning Map of the City of Woburn by changing the zoning district for the entire parcel known as 286 Main Street a/k/a 320 Main Street, containing approximately 38,344 square feet of land as shown on a plan by Design Consultants, Inc., entitled “Plan of Land in Woburn, Massachusetts” dated June 23, 2005 from the R-2/B-D zoning districts to the B-D zoning district. PUBLIC HEARING OPENED.

On the petition by Woburn Armory LLC to amend the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. By revising Section 11.11 entitled “Affordable Housing Requirement” by adding a new Paragraph 8 to Section 11.11 as follows: “8. The City Council by majority vote, may waive the requirements of this Section 11.11 if the development includes dwelling units in a building deemed “Significant” by the Woburn Historical Commission.”, and 2. By revising Section 18.8.2 “Waivers” by adding the following language to the end of Paragraph 18.8.2 as follows: The “period” after “site” shall be deleted and the following language added: “or the renovation, rehabilitation or redevelopment of a building deemed “Significant” by the Woburn Historical Commission.” PUBLIC HEARING OPENED.

CITIZEN’S PARTICIPATION: None.

COMMITTEE REPORTS:

FINANCE:

On the Order to transfer the sum of \$39,000.00 from Inspections Salary Account to Inspections/Vehicle & Copier Account, committee report was received “ought to pass”.

On the Order to transfer the sum of \$60,000.00 from Unreserved Fund Balance Account to Elections Workers Account, Voting Machine Repair Account and Election Printing Account for State Election, committee report was received “ought to pass”.

On the Order to authorize the Mayor to purchase a 13,000 square foot parcel at the Dix Road Pumping Station, committee report was received “ought to pass”.

INFRASTRUCTURE AND PUBLIC LANDS:

On the Order relative to accepting a deed and exchanging easements with NSTAR Electric Company over property near Merrimac Street, committee report was received “ought to pass”.

On the Order to grant a drainage easement to Main Street Woburn RX, LLC in accordance with a proposed Easement Agreement, committee report was received “ought to pass”.

PERSONNEL:

On the reappointment of Gary Fuller as a Member of the Woburn Redevelopment Authority, committee report was received “ought to pass”.

PUBLIC SAFETY AND LICENSES:

On the petition by Checker Cab of Woburn, Inc. for renewal of Livery License for seven (7) vehicles, committee report was received “ought to pass”.

On the petition by Checker Cab of Woburn, Inc. for renewal of Taxi Cab License for seven (7) vehicles, committee report was received “ought to pass, as amended with the amendment as follows: 1. Approval only for four (4) registered vehicles.”

NEW PETITIONS:

Petition by Boston Tours, Inc., 56 Williams Street, Waltham, Massachusetts 02452 for renewal of Common Carrier License.

Petition by Boston Super Transportation, Inc., 29 Cummings Park, Suite 440, Woburn, Massachusetts 01801 for renewal of Common Carrier License.

Petition by Soper 470 LLC, 470 Wildwood Avenue, Unit 5, Woburn, Massachusetts 01801 for transfer of Inflammable License from 470 Wildwood Realty Trust to Soper 470 LLC.

Petition by Soonyoung, Inc. dba Fashion Cleaners, 18 Swanton Street, Winchester, Massachusetts 01890 for a special permit pursuant to Section 7 of the 1985 Woburn Zoning Ordinances, as amended, to allow a professional cleaners at 102-104 Main Street.

Petition by Stephanie Almeida, 24 Grace Road, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.5 of the 1985 Woburn Zoning Ordinances, as amended to allow filling of yard at 24 Grace Road.

Petition by Woburn Kiwanis, c/o Attorney Mark Salvati, 10 Cedar Street, Suite 26, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.75 of the 1985 Woburn Zoning Ordinances, as amended to allow a carnival on June 14 and 15, 2013 at Library Park.

COMMUNICATIONS AND REPORTS:

A communication dated April 9, 2013 was received from Building Commissioner Thomas C. Quinn, Jr. as the quarterly nuisance report for the period January 1, 2013 through March 31, 2013.

UNFINISHED BUSINESS OF PRECEDING MEETING:

On the petition by Rafi Lalayan dba Milano Jewelry for a new License to Purchase and Sell Second-Hand and Personal Articles of Value and Collectibles.

APPOINTMENTS AND ELECTIONS:

ORDERED That Paul Tobin of 10 Steven Drive, Woburn be reappointed as a Member of the Woburn Recreation Commission for a term expiring April 1, 2018.

s/President Denaro

MOTIONS, ORDERS AND RESOLUTIONS:

RESOLVED Whereas the Mayor and City Council have discussed providing more expansive technological support to City Hall and municipal departments; and

Whereas technology continues to play a larger and more complex role in the day to day operations of the City of Woburn and its schools; and

Whereas the Woburn Public School system already has five Full Time Management Information System employees that handle the software, hardware and networking needs of students, teachers and the school department; and

Whereas the creation of one citywide department would ensure we are not duplicating duties within the city and could lead to efficiencies and cost-savings for our city;

Now, therefore, be it Resolved by the City Council that we encourage the Mayor, School Committee and Superintendent of Schools to consider developing one citywide department to meet the software, hardware and networking needs of the school department and other municipal departments.

s/Alderman Haggerty and President Denaro

ORDERED Be it Ordained by the City Council of the City of Woburn that Title 2, Article XXXVI, Section 2-234 shall be amended by adding the following:

2-234 Woburn Agricultural Commission

The members of the Woburn Agricultural Commission shall be considered special municipal employees under Massachusetts General Laws Chapter 268A.

s/Alderman _____

ORDERED Be it Ordained by the City Council of the City of Woburn by adding a new Title 9, Article I, Section Title 5 as follows:

9-5 Notice of Planned Disturbances in Neighborhoods

The Mayor and all city departments including the School Department shall notify the Aldermen at Large and the Ward Alderman of the area affected whenever an event is planned that may cause potential disruption to traffic and pedestrian flow or cause increased noise and activity in a neighborhood or its environs. Events that impact the residents and affects their ability to enjoy clean air, quiet environment or the peace and comfort of their home and property are subject of this ordinance, excluding routine maintenance or emergency repairs conducted by the Department of Public Works, but including street paving or extended infrastructure work such as gas line repairs or water pipe relining. Recurring community events, such as weekly concert series, farmers' markets, fun runs, road races shall be exempt from this ordinance. Such notice shall be given to the Aldermen at least three (3) weeks prior to the event. If the Aldermen deem that the impact is significant enough to warrant a notice be sent to the residents of the affected area, the city shall inform the residents either by printed notifications or a Reverse 911 call at least two weeks prior to the event.

s/Alderman DiTucci

Motion made and 2nd to ADJOURN.