

**CITY OF WOBURN
WOBURN CITY COUNCIL
ORDINANCES CHARTER & RULES COMMITTEE
As a Committee of the Whole
COMMITTEE ROOM
WOBURN CITY HALL
WEDNESDAY, JUNE 12, 2024 – 6:21 P.M.**

Voting members present: Chair Joseph Demers, President Jeffrey Dillon, Councilor Robert Toro, Councilor William Pappalardo, Councilor Charles Viola, and Councilor Lou DiMambro. Absent: Councilor Darlene Mercer-Bruen, Councilor Joanne Campbell and Councilor Robert Ferullo

Also present: City Solicitor Mark Salvati

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Reading and approval of previous meeting minutes: Motion made by Councilor Viola and seconded by Councilor Toro to waive the reading of and approve the minutes of the meeting of May 14, 2024; approved, 6-0.

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Order amending the Woburn Municipal Code by adding XLII Zoning Ordinance Review Committee (Sections 2-258 through 2-261): Chair Demers said after much discussion and scrutiny he has decided not to move forward with the proposed amendments to the ordinance in regard to the Zoning Ordinance Review Committee. He said he will run any proposed changes through the Ordinances, Charter & Rules Committee. He said the proper motion would be to place this legislation on file. Motion made by Councilor Viola and seconded by Councilor Toro to place the matter on file; approved, 6-0.

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Order amending the WMC by deleting and replacing in its entirety Title 13, Public Services: City Solicitor Salvati introduced Erin Loder, Staff Engineer, Tighe & Bond, 300 Trade Center, Suite 5580, Woburn, MA. He said Ms. Loder is consulting with the city on this matter. City Solicitor Salvati said the EPA has mandated changes to storm water requirements. He said the city needs to change a lot of its regulations. He said a re-do of the storm water management requirements was submitted. He said this document has been vetted for the past six months by the City Engineer, the DPW Superintendent and the consultant. He said there have been a lot of changes. President Dillon asked Ms. Loder to give the committee a general overview of the legislation. Ms. Loder said there are new requirements from the EPA. She said the regulations were changed in 2021, and the EPA is coming down on communities who are not meeting the requirements. She said the city is under an administrative consent order to comply with the regulations by June 30, 2024. She said the most recent version of Title 13 includes updates and adds definitions. She said the water and sewer regulations were not touched. She said the section of the ordinance that was amended involves only storm water management. She said the revised ordinance gives the DPW Superintendent the authority to enforce issues with storm water management. She said anything over 5,000 square feet requires a permit from the City Engineer. She said it lays out the process. Councilor DiMambro asked if the threshold of 5,000-square-feet

refers to the entire area or the impervious area. Ms. Loder replied it refers to the impervious area. She said there are exemptions for small projects, as long as the plans are reviewed. Attorney Salvati said exemptions will be under the purview of the Building Commissioner. He said Commissioner Quinn ultimately will maintain authority over private property. Chair Demers said the ordinance gives the DPW Superintendent enforcement powers. He said it leaves the City Council out of it. President Dillon said he appreciates the explanation. He said he wants to make sure his colleagues are aware the federal government is mandating this and the city does not have much choice. He said he wants to make sure the city doesn't want to put more of a burden on residents who just want to improve their property. City Solicitor Salvati said exemptions were included just for that purpose. Ms. Loder said development of less than 20,000 square feet of land can be exempted. President Dillon asked if the City Engineer, the DPW Superintendent and the Building Commission still have jurisdiction. City Solicitor Salvati answered affirmatively. He said the City Engineer has the authority for permitting and the DPW Superintendent has jurisdiction over discharge. Councilor DiMambro asked what happens if an infiltration system needs to be used. Ms. Loder said there would have to be calculations submitted by a professional engineer. Councilor Viola asked if there are references to someone dumping runoff illegally into a storm drain. Ms. Loder answered affirmatively. Councilor DiMambro asked if there is a provision for fines. Ms. Loder said they are looking at different options. Councilor DiMambro asked if sump pumps will be allowed. Ms. Loder said sump pumps are typically allowed. President Dillon asked if other communities have regulations like this in place. Ms. Loder answered affirmatively. She said this is required by the EPA. Councilor Demers said the key phrase is "administrative order." He said the city was under an administrative order for the installation of water meters. He said this is something the city has to do. Motion made by Councilor Viola and seconded by Councilor DiMambro that the order "ought to pass;" approved, 6-0.

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MOTION made by Councilor Viola and seconded by Councilor DiMambro to adjourn; in favor, 6-0. Chair Demers adjourned the meeting at 6:54 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees

