

**CITY OF WOBURN  
WOBURN CITY COUNCIL  
SPECIAL PERMITS COMMITTEE  
WOBURN CITY HALL  
COMMITTEE ROOM  
MONDAY, OCTOBER 21, 2024 – 6:13 p.m.**

**Voting members present:** Chairman Darlene Mercer-Bruen, Councilor Lou DiMambro, Councilor Charles Viola, and Councilor Joseph Demers. Absent: Councilor Joanne Campbell

**Non-voting members present:** President Jeffrey Dillon, Councilor Robert Toro, Councilor William Pappalardo, and Councilor Robert Ferullo.

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**Reading and approval of meeting minutes of October 7, 2024:** Motion made by Councilor Demers and seconded by Councilor DiMambro to waive the reading of and approve the minutes of the previous meeting; in favor, 4-0-1.

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1. **Nikolov & Sons, Inc. for a minor modification to special permits dated September 10, 2004, to Café Sorelli, Inc. and June 24, 2021, to Café Leonardo to amend: 1. Condition No. 1 to change name to “Nikolov & Sons, Inc.; and 2. Condition No. 8 to update hours of operation to “8:00 a.m. to 10:00 p.m.”, at 130 New Boston Street:** Representing the applicant was Attorney James Juliano, Juliano Law Group, 502 Main Street, Woburn, MA. Attorney Juliano said he has a copy of proposed conditions to distribute to the committee. Motion made by Councilor Demers and seconded by Councilor Viola to accept and make part of the permanent record a document from Attorney Juliano entitled “130 New Boston Street Minor Modification Conditions Revised” with a supplemental document entitled “Minor Modification Conditions Clean;” approved, 4-0-1. Attorney Juliano said his client is seeking a minor modification for a change of hours and change of name. He said the first page of the proposed list of conditions is vastly different than the list on the second page, which he said is the clean copy. He said there were several conditions added to the clean copy including a requirement to clean the ceiling fans and up to code, and that the tax payments must be current. He said his client is okay with the conditions. Councilor DiMambro said he and the applicant have been working with Building Commissioner Thomas Quinn. He said Commissioner Quinn made some recommendations and he made some more. He said there are 11 proposed conditions. He asked Attorney Juliano to go through the conditions. Attorney Juliano said there is a request before the council to change

the name of the establishment to Nikolov & Sons, Inc., with 11 conditions as follows: 1. Hours of operation will be Sunday-Thursday 8 a.m.- 9 p.m. & Friday-Saturday 8 p.m. – 10 p.m. 2. The dumpster (same size as existing or smaller) shall be locked. 3. Per local, state & federal legal requirements governing pest controls in restaurants will be strictly followed, documented, kept on record and enforced annually. Failure to do so will result in legal action and possible revocation of the special permit. 4. Ceiling fans will be properly cleaned and maintained as needed. 5. If there is a restaurant-owned vehicle used for deliveries, it must be registered in Woburn. 6. Any outdoor temporary flag signs will be removed and stored inside the building at the end of the business day (if applicable). 7. Any and all “certifications, certificates, permits, documents” required by law to be posted by the restaurant are clearly visible for all appropriate departments or agencies. 8. Any and all taxes owed to the City of Woburn will be “paid in full” to the City of Woburn’s Treasurer/Collector’s Dept., by the required due date or face possible revocation of the special permit and other legal recourse. 9. Any and all other minor or major modifications after the special permit is granted will have to come back before the City Council for approval as deemed by the Inspectional Services Dept. 10. All other conditions from the previous permits shall remain in full force and effect. 11. The Petitioner agrees to personally obtain approval from relevant City officials concerning the cleanliness and sanitation of the premises, ensuring that the property fully complies with all applicable municipal codes and ordinances. Attorney Juliano said a lot of the conditions are related to the code and are belt and suspenders type of safeguards. Councilor Demers thanked Councilor DiMambro for doing the work on this petition. He said it appears as though this will be a more upscale operation than what was there before. He said he will support this if Councilor DiMambro is on board. Councilor DiMambro asked what the original hours of operation were for Leonardo’s. He said these are considerably less. Attorney Juliano said there are fewer total hours. Councilor DiMambro said he is opposed to hours of operation from 8 a.m. to 10 p.m., seven days. He said he looked into the hours at all the businesses in that area and shy of Jake & Joe’s, the Chateau and the like most of the most of them close at 9 p.m. Councilor Viola asked when the grease trap was last cleaned. Attorney Juliano said he will have that information within a week. Councilor DiMambro said he spoke with Commissioner Quinn today. He said some of the original conditions are related to inspections. He said that’s where condition #11 comes into play. Attorney Juliano said his client has indicated the grease and oil traps get cleaned on a regular basis. Chair Mercer-Bruen complimented Councilor DiMambro on a great job, especially about being mindful of not overdoing the hours of operation on weekends. She said there was a similar situation on Albany Street and an issue was averted because a resident happened to be home. She said she recommends the condition about cleaning the grease traps remain in there. She said to put it in writing won’t hurt. Councilor DiMambro said he would like to change the language in the condition regarding the cleanliness of the establishment to reference annual sanitation of the grease traps. He said the restaurant is in a beautiful building in the area and failure to clean the grease traps on a regular basis could lead to problems. Attorney Juliano said he would amend the language in that condition. Motion made by Councilor Demers and seconded by Councilor DiMambro that the minor modification “ought to pass” with the following conditions; approved, 4-0-1:

1. Hours of operation will be Sunday-Thursday 8am-9pm & Fri-Sat 8am-10pm

2. The dumpster shall be the same size as existing or smaller and shall be locked at all times.
3. Per local, state, & federal legal requirements governing pest controls in restaurants will be strictly followed, documented, kept on record, & enforced annually. Failure to do so will result in legal action & possible revocation of the "special permit."
4. Ceiling fans properly cleaned and maintained as needed.
5. If any restaurant owned vehicles are used on deliveries, they must be registered in City of Woburn.
6. Any outdoor temporary flag signs will be removed and stored inside the building at the end of the business day (if applicable).
7. Any and all "certifications, certificates, permits, documents" required by law to be posted by the restaurant are clearly visible for all appropriate departments or agencies.
8. Any & all taxes owed to the City of Woburn will be "paid in full" to the City of Woburn's Treasurer Collector's Department, by the required due date or face possible revocation of the "special permit" and other legal recourse.
9. Any and all other "minor" or "major" modifications after this special permit shall be approved by the City Council if deemed by the Inspectional Services Department or under the Woburn Zoning Ordinance.
10. The Petitioner agrees to personally obtain approval from the relevant City officials concerning the cleanliness and sanitation of the premises, ensuring that the property fully complies with all applicable municipal codes and ordinances.
11. The grease trap is properly cleaned, serviced & cleaned by a professional, licensed & insured company "as needed" or at least annually and required by code that services grease traps for restaurants.
12. All other conditions from the previous permits shall remain in full force and effect.

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**Motion made** by Councilor Viola and seconded by Councilor DiMambro to adjourn; in favor, 4-0-1. Chair Mercer-Bruen adjourned the meeting at 6:29 p.m.

A TRUE RECORD ATTEST

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Gordon Vincent

Clerk of Committees

