

**CITY OF WOBURN
SEPTEMBER 6, 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, all in favor, 9-0.

MAYOR'S COMMUNICATIONS:

A communication dated August 30, 2016 with attachment was received from His Honor the Mayor Scott D. Galvin as follows:

Re: Authorizations relative to a MassWorks grant application for Magazine Hill parking lot

Dear President Haggerty and Members of the City Council:

I respectfully request your authorization to submit a grant application for MassWorks funding for construction of the Magazine Hill parking lot on Manns Court, and for authorization to expend MassWorks funds for this purpose should the City receive a grant award.

The City's MassWorks application requests \$595,000 in State funds to build a parking lot for approximately 60 cars on Manns Court, where an informal parking area now exists. An ADA compliant sidewalk leading from the lot to Main Street would also be constructed as part of the project. The lot would be equipped with bike racks and appropriate safety lighting and signage, with construction details to be confirmed at another neighborhood meeting prior to site work. The total project cost is expected to be about \$795,000 and would therefore require up to \$200,000 in City funds to build. If MassWorks funds are awarded, I would immediately file an appropriation request for your consideration. Construction of the project would start next Spring and be completed by the Fall.

The Woburn City Council has long been supportive of the downtown and the businesses located there. It has encouraged additional development in this area for many years with success. Recently, the Council has started to express concerns about the continued

reliance on municipal parking lots to provide most of the parking needed for activities and uses in the Center. While we work diligently to enact all facets of our downtown parking strategy, expanding the number of off-street parking spaces will provide immediate benefit to all users.

If at all possible, please place this matter on your upcoming September 6, 2016 meeting agenda for discussion and action. Thank you.

Sincerely, s/Scott D. Galvin, Mayor

Attached thereto was the following Order:

ORDERED Be it ordained by the City Council of the City of Woburn that the Mayor be authorized to apply for, and accept funding from, the State's Executive Office of Housing and Economic Development's MassWorks grant program should it be awarded to the City, to be used for the construction of a parking lot on municipally-owned land on Manns Court known as "Magazine Hill".

s/President Haggerty

Motion made and 2nd that the ORDER be ADOPTED, all in favor, 9-0.

Presented to the Mayor: September 8, 2016

s/Scott D. Galvin Sept. 8, 2016

PUBLIC HEARINGS:

On the petition by UPS, 1045 University Avenue, Norwood, Massachusetts 02062 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.42, 5.1.57b and 7.3 to allow for the extension and alteration of the non-conforming structure and non-conforming use for a warehouse and distribution center and the overnight parking of commercial vehicles at 1 Sixth Road a/k/a 180 New Boston Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: "That the matter be given leave to withdraw without prejudice." A communication dated August 29, 2016 was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petition, UPS, 1 Sixth Road a/k/a 180 New Boston Street, Woburn, Massachusetts

Dear Mr. Campbell:

I respectfully request that the above-referenced Special Permit Petition be given leave to withdraw without prejudice. If you need any further information, please contact me. Thank you.

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

Motion made and 2nd that the communication be accepted and made part of the record, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the public hearing be closed, all in favor, 9-0. PUBLIC HEARING CLOSED. Motion made and 2nd that the MATTER be GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE, all in favor, 9-0.

On the 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. PUBLIC HEARING OPENED. A communication dated August 29, 2016 was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Seaver Properties LLC – Proposed Amendment to Zoning Map of the City of Woburn

Dear Mr. Campbell:

On behalf of my client I respectfully request that the public hearing on this matter scheduled for September 6, 2016 be continued to the City Council meeting scheduled for October 18, 2016. If you need any further information please do not hesitate to contact me. Thank you.

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

Motion made and 2nd that the communication be received and made part of the record, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON OCTOBER 18, 2016, all in favor, 9-0.

On the petition by 304 Cambridge LLC to amend the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. Amend section 5 Notes to 5.1 Table of Use Regulations by adding the following note: 26. 1. Restaurant Full Service/Fast Food located in an S-1 Zoning District shall be subject to the following conditions: a. The full service/fast food restaurant must be located in an office building containing a minimum of 50,000 square feet of gross floor area; b. Any fast food restaurant shall not be visible from the exterior of the office building; c. The office building shall have frontage on a State numbered road under the jurisdiction of Mass Highway for design, construction and maintenance as of January 1, 2012.; 2. Physical Fitness Training Facilities located in an S-1 Zoning District

shall be subject to the following conditions: a. The Physical Fitness Training Facility must be located in an office building containing a minimum of 50,000 square feet of gross floor area; b. The office building shall have frontage on a State numbered road under the jurisdiction of Mass Highway for design, construction and maintenance as of January 1, 2012.; 2. Amend Section 5.1 Table of Use Regulation as follows: a. Line 17a by replacing the “-“ with an “x” in the S-1 Zoning District and inserting: Note 26 under the heading: “Notes, Other Sections.”; b. Line 28 by replacing the “-“ with an “x” in the S-1 Zoning District and inserting: Note 26 under the heading: “Notes, Other Sections.”; c. Line 29 by replacing the “-“ with an “x” in the S-1 Zoning District and inserting: Note 26 under the heading: “Notes, Other Sections.” PUBLIC HEARING OPENED. A report was received from the Committee on Ordinances as follows: “ought to pass with the following amendments: 1. That Section 26.1.b in Section 1 of the proposed ordinance be amended to read “Any fast food restaurant shall not be visible (including signage) from the exterior of the building. No fast food drive-up customer service facility shall be allowed.”; and 2. That Section 3.c in the proposed ordinance be amended to read “Line 29 by replacing the “-“ with a “P” in the S-1 Zoning District and inserting: Note 26 under the heading: “Notes, Other Sections.” Appearing for the petitioner was Attorney Derek Rodman, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 and he stated that the petitioner has no issues with the recommendations of the Committee on Ordinances, that the Planning Board with meet on the matter on September 13, 2016 and that the petitioner requests that the matter be continued to September 20, 2016. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON SEPTEMBER 20, 2016, all in favor, 9-0.

On the 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. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: “ought to pass, as amended as follows: 1. Accept Phase 1; 2. That the Plan of Record shall be plan as revised May 27, 2016; and 3. adopt the following conditions 1 through 5: 1. Condition 12 shall be amended as follows: Condition 12. The Petitioner shall construct and improve the site as substantially describe on the Plan of Record which for this project shall be “Site Improvement Plans for A. L. Prime Energy at 1 Hill Street, Woburn, MA 01801” dated September 19, 2007; revised November 19, 2007; revised September 28, 2015; revised May 27, 2016 (hereinafter the “Site Plan”) although design adjustments and modifications generally associated with: (i) preparing so-called “working drawings” or (ii) site conditions shall be permitted so long as such changes do not constitute substantial changes from said plans as determined by the Building Commissioner. In the event that the Building Commissioner determines that the building plans filed with the building permit application are not in substantial conformance with the Site Plan, the Petitioner

may request a review of said plans by the City Council Special Permits Committee who shall make a final determination. If the Special Permits Committee makes a determination that the proposed plans are not in conformance with the Site Plan, the Petitioner shall be required to file a Special Permit seeking approval to modify the Site Plan.; 2. The Petitioner shall construct its Project in two (2) phases as shown on the Phasing Plan entitled "Site Improvement Plan" dated September 20, 2007; revised October 22, 2007; revised November 16, 2007; July 5, 2015 and September 25, 2015.; 3. Prior to the issuance of an occupancy permit for Phase I, the Petitioner shall: a. Provide an easement along the property line of the Project Site starting west of the western driveway and going up to the east-northeast corner of the Project to allow for the future resetting and movement of the curbing as shown on the Site Plan., b. Install an impressed asphalt crosswalk from the Project Site to a new handicap ramp in the sidewalk on the opposite side of Hill Street to provide pedestrian access from the commuter lot to the Project Street., c. Install an impressed asphalt as a median divider to separate the traffic heading north on Hill Street from traffic heading south on Hill Street into the Project Site and other businesses on Hill Street., d. Construct a new sidewalk along Hill Street from Montvale Avenue to the Project Site., e. Construct a sight triangle to improve the safety of people exiting the Project Site from the driveways of the gas station area., f. Secure approval for and complete roadway improvements for the Hill Street approach to the Project Site, including an exclusive right-turn lane and center islands to define the two lanes approaching Montvale Avenue at the Hill Street intersection.; 4. Prior to the issuance of an occupancy permit for Phase II, the Petitioner shall: a. Install an impressed asphalt as a median divider to separate the traffic heading north on Hill Street from traffic heading south on Hill Street into the Project Site and other businesses on Hill Street.; 5. All conditions set forth in the original Special Permit Decision, except as modified by this Decision shall remain in full force and affect." Appearing for the petitioner was Attorney Derek Rodman, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 and he stated that the petitioner offered conditions in committee, that the conditions in the committee report are different than what the petitioner believed to have been recommended by the committee, that none of the conditions changed but the work was divided into Phase I and Phase II, and that the petitioner requests that the conditions be approved as shown in the proposed conditions submitted at this meeting. Attorney Rodman offered a document entitled "Proposed Conditions to Modification of Landowners Decision and Notice of Special Permit A.L. Prime Energy Woburn City Council September 6, 2016" to the City Council for review as follows:

Condition 12 shall be amended as follows:

1. Condition 12. The Petitioner shall construct and improve the site as substantially described on the Plan of Record which for this project shall be "Site Improvement Plans for A. L. Prime Energy at 1 Hill Street, Woburn, MA 01801" dated September 19, 2007; revised November 19, 2007; revised September 28, 2015; revised May 27, 2016 (hereinafter the "Site Plan") although design adjustments and modifications generally associated with: (i) preparing so-called "working drawings" or (ii) site conditions shall be permitted so long as such changes do not constitute substantial changes from said plans as determined by the Building Commissioner. In the event

that the Building Commissioner determines that the building plans filed with the building permit application are not in substantial conformance with the Site Plan, the Petitioner may request a review of said plans by the City Council Special Permits Committee who shall make a final determination. If the Special Permits Committee makes a determination that the proposed plans are not in conformance with the Site Plan, the Petitioner shall be required to file a Special Permit Petition seeking approval to modify the Site Plan.

2. The Petitioner shall construct its Project in two (2) phases as shown on the Phasing Plan entitled "Site Improvement Plan" dated September 20, 2007; revised October 22, 2007; revised November 16, 2007; July 5, 2015 and September 25, 2015.
3. Prior to the issuance of an occupancy permit for Phase I, the Petitioner shall:
 - a. Provide an easement along the property line of the Project Site starting west of the western driveway and going up to the east-northeast corner of the Project to allow for the future resetting and movement of the curbing as shown on the Site Plan.
 - b. Install an impressed asphalt crosswalk from the Project Site to a new handicap ramp in the sidewalk on the opposite side of Hill Street to provide pedestrian access from the commuter lot to the Project Street.
4. Prior to the issuance of an occupancy permit for Phase II, the Petitioner shall:
 - a. Install an impressed asphalt as a median divider to separate the traffic heading north on Hill Street from traffic heading south on Hill Street into the Project Site and other businesses on Hill Street.
 - b. Construct a new sidewalk along Hill Street from Montvale Avenue to the Project Site.
 - c. Construct a sight triangle to improve the safety of people exiting the Project Site from the driveways of the gas station area.
 - d. Secure approval for and complete roadway improvements for the Hill Street approach to the Project Site, including an exclusive right-turn lane and center islands to define the two lanes approaching Montvale Avenue at the Hill Street intersection.
5. All conditions set forth in the original Special Permit Decision, except as modified by this Decision shall remain in full force and affect.

Motion made and 2nd that the document be received and made part of the record, all in favor, 9-0. Nasser Busier, CEO, A.L. Prime Energy stated that their plan has two travel lanes on Hill Street but the Krfat site will need three travel lanes, that having two phases allows negotiations as to what may be needed along Hill Street, that a final plan for the development of the Kraft site is not yet available, that he will lose some property to allow turning lanes, that it is not clear how much land will be needed to widen the roadway to

accommodate the Kraft site development, that the Kraft site developers may need more land for access roadways, that if this special permit is not approved then he will move forward with his project and the development of the Kraft site may be impaired, that if the City Council determines that Phase II must be done with Phase I then it will be done however this will likely harm the development of the Kraft site, and that if his building is constructed as proposed then this will inhibit the ability of the Kraft site to be developed. Anthony Guba, A.L. Prime Energy stated that that will be no improvements or impacts on Montvale Avenue with this proposal, that the only impacts will be on Hill Street, that most of these improvements were to address existing conditions originating from the McDonald's access on Hill Street, that the McDonald's has a short distance from their exit driveway to the intersection with Montvale Avenue, that the petitioner's proposal is addressing these conditions although they are not generated from the petitioner's property, that it will be more efficient for the Hill Street work to be done in conjunction with the Kraft site project than to do work that may have to be undone or could impact the development of the Kraft site, that Phase I assumes that the commuter parking lot on Hill Street is still existing, the work would be beneficial and an easement is necessary as well, that Phase I of the project is construction of the gasoline station and attendant station, that there is uncertainty due to the likely development of the Kraft site, that eighteen months may be too short of a time plan for the Phase II work, and that the petitioner could put a bond in place to ensure the work is completed. Alderman Mercer-Bruen stated that the bulk of the mitigation is in Phase II, that she wants to understand why the most important mitigation work comes last rather than first, that this action changes the court order, that these changes are not helpful to Montvale Avenue, that the bulk of the work will be generated from the gasoline station, that if the Kraft site project does not move forward then the city gets little mitigation, that the Hill Street improvements are to make Montvale Avenue safer as well as for what is being built, and that she would be amenable to a condition that the roadway conditions be completed by December 31, 2018. Alderman Gately stated that after the court decision on a prior special permit petition for this property the City Council had little input, that this proposal gets the project going, that this project cannot wait for the Kraft site project to begin, that this special permit does not change the court order but instead phases the work, that there will be massive roadway improvements on Hill Street with the Kraft site project, that Hill Street will have to be widened, there will be drainage and a water main added and electricity upgrades, that the City Council could allow Phase I to be developed with no occupancy of Phase I until a roadway improvement plan is filed by the developers of the Kraft site within two years at which time the Phase II work will be required to be completed, and that if the Phase II work is not completed by the developers of the Kraft site then the petitioner will have to come up with the money to complete the Phase II improvements. Alderman Concannon asked if the petitioner would agree to a deadline for Phase II work to be completed within eighteen months. President Haggerty stated that the difficulty here is that the petitioner could not make a deal with the owners of the Kraft site and not do the additional mitigation work, and that the City Council could vote on the petition return the matter to Committee on Special Permits or add an amendment giving the petitioner until December 31, 2018 to complete all of the mitigation work. Alderman Anderson stated that the petition is for some minor adjustments to the building, that the petitioner should do the work that they agreed to do

and when the Kraft site is developed whatever work needs to be done will be done in conjunction with that project, that the project was originally denied and the petitioner appealed the decision to the court which issued a decision allowing the development, that if the project requested is approved the work should be done with the mitigation, that there could be a condition that prior to issuance of an occupancy permit for Phase II or December 31, 2018 whichever comes first the petitioner shall complete the Phase II work, and that he is not certain of the consequences if the petitioner does not complete Phase II. Alderman Campbell stated that she would not want the petitioner's project to move forward and then have the Kraft site project halted, that a time schedule or bond to complete the work would be a better alternative, and that requiring the work now in full ties the city's hands and the owners of the Kraft site with respect to developing the Kraft site. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON OCTOBER 4, 2016 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

On the petition by Minast, LLC, 11 Presidential Way, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, to modify a special permit dated July 9, 2015 as modified by a Notice of Modification of Special Permit dated October 29, 2015 to allow for a new Condition 13 relative to the Plan of Record at Lot 1, Presidential Way. PUBLIC HEARING OPENED. A communication dated September 1, 2016 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

Re: Planning Department comments on minor modification to special permit decision for Lot 1, #4 Presidential Way/Minast, LLC

Dear Honorable Council:

The Planning Department has reviewed the above-referenced petition which seeks to amend a previous special permit decision to incorporate the addition of a 13th Condition, as referenced in the Exhibit A attachment to the Petitioner's application.

After speaking with Building Commissioner Tom Quinn it became clear the addition of this condition would ensure proper Plan of Record citation and efficient review of building permit plans. The Planning Department therefore takes no exception to the request.

Respectfully, s/Dan Orr, City Planner/Grant Writer

Appearing for the petitioner was Attorney Derek Rodman, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 and he stated that the building has a 46,858 square feet gross floor area wholesale establishment with warehouse, distribution and office space allowed by special permit, that minor adjustments have had to be made to doors and windows, and that this proposed Condition 13 would allow minor

modifications to be made to the plan as needed. Alderman Gately stated that he has no objections to the proposal. PUBLIC COMMENTS: None. Motion made and 2nd that the public hearing be closed, all in favor, 9-0. PUBLIC HEARING CLOSED. Motion made and 2nd that the SPECIAL PERMIT be GRANTED, by adding the proposed Condition 13 in its entirety to the special permit, all in favor, 9-0.

On the petition by Destination Partners, Incorporated, 12 Henshaw Street, Woburn, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.57b to park two (2) box trucks in connection with its event planning business at 12 Walnut Hill Park. PUBLIC HEARING OPENED. A communication dated September 2, 2016 was received from Attorney Mark Vaughan, 7 New England Executive Park, Burlington, Massachusetts 01803 as follows:

Re: Special Permit Application/12 Walnut Hill Park, Woburn, Massachusetts

Dear Mr. Campbell:

As you aware, this office and the undersigned represent Destination Partners, Incorporated (“DPI”) relative to its interest in the property located at 12 Walnut Hill Park in Woburn (the “Property”).

We are respectfully requesting that this matter be continued from the September 6th City Council meeting to the September 20, 2016 City Council meeting date. My client is still in the process of finalizing a parking plan based upon the survey (which has been delayed), in order to respond to the request of the City Council.

Thank you very much for your courtesy in this regard, and please do not hesitate to contact me should you have any questions.

Very truly yours, s/Mark T. Vaughan

Motion made and 2nd that the communication be received and made part of the record, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON SEPTEMBER 20, 2016 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

On the petition by Alton Acquisition II, LLC, 327 W. Maple Avenue, Monrovia, California 91016 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.42a, 7.3, 9 and 12.2.4 to allow for a self-storage warehouse facility within the Flood Plain District at 39 Olympia Avenue. PUBLIC HEARING OPENED. A communication dated September 1, 2016 was received from Tina P. Cassidy, Director, Planning Board/WRA as follows:

Re: Special Permit application for 39 Olympia Avenue/Alton Acquisitions II, LLC

Dear Honorable Council:

The Planning Department has reviewed the above-referenced petition which seeks permission, in accordance with Sections 5.1(42a), 7.3, 9 and 12.2.4 of the Woburn Zoning Ordinance (WZO), to "...allow for a self-storage warehouse facility with the Flood Plain District". The property is located in an Industrial Park (IP) zoning district and Section 5.1(42a) of the WZO allows a self-storage warehouse facility so long as there is "no storage of high hazard materials, trailers, motor vehicles or any outside storage". The application does not specify the nature of the non-conformity requiring relief under Section 7.3, and Section 9 is a reference to the City's Floodway and Flood Plain Districts. The applicant has also requested Site Plan Review in accordance with Section 12.2.4 but it is not clear why Site Plan Review is being sought for this application. The applicant should be asked to explain exactly what action is triggering the need for Site Plan Review. Is the applicant constructing new floor area or creating 100 or more parking spaces?

Unfortunately, there are issues of concern with this application:

1. The applicant provides information to calculate a proposed parking requirement for the self-storage warehouse use. Presumably this is because the use is different from any specifically listed in Section 8.2.5, and therefore reliant on the following provision in that section: "*Other Uses - Spaces sufficient to accommodate on the site all users of the facility, as established through documentation submitted to satisfy special permit or site plan review requirements, whichever may apply, or if no such requirements apply, documentation to the satisfaction of the Building Commissioner.*" The ITE trip generation-based information included in the application may not be sufficient to support the request. Is this proposed use in fact different from other, perhaps similar establishments like the U-Haul facility at 39 Olympia Avenue that have already been permitted? If the proposed use is similar, the same parking calculation used for 39 Olympia Avenue should perhaps be used here. Or, has the Building Department made a parking determination previously for a similar self-storage facility elsewhere in the City and if so, is the proposed calculation consistent with any previous determination?

Two minor but important notes relative to the subject of parking: One, the parking calculation provided on the plan submitted with this application may need to be revised. It indicates there are 129 parking spaces available for use by tenant businesses and their visitors but there may be only be as few as 105 available. 24 parking spaces are in fact set aside for "overnight parking and equipment storage" use by a co-tenant in the building. As such, some or all of those 24 spaces would not in fact be available to certain employees on certain shifts. Two, any vacant space in the building not included in the calculation of either tenants' uses should still be accounted for in the parking calculation.

2. The application provides virtually no detail regarding the proposed use of the building. No calculations or floor plans have been provided to show which part of the building each of the tenants will occupy nor has any information been provided relative to the specific floor areas and different uses intended by each tenant. These floor plans should be required of the applicant and reviewed for conformity with State Building Code and WZO requirements. These plans are also essential to clearly document the parking calculations that are provided on the plan that was submitted.
3. The applicant should confirm that it will not be making any changes to the exterior of the building. The submitted plan was used previously for a filing associated with the building's other tenant (NASDI) and notes every doorway and garage bay on the building's facade. If the applicant's proposed use of the building will not require any changes to any of the building's exterior façade there is no issue here. But if the applicant does intend to make changes to the façade in order to accommodate the warehouse use they should be incorporated into the plans now during Council review.
4. The plan that was provided in the application was recently revised on August 8, 2016. It is impossible to determine from reviewing the plan which changes have been made. The Planning Department therefore recommends the Council require the applicant to provide written documentation explaining any plan amendments. Certain changes - such as revised parking calculations - would be innocuous. Other elements, such as snow storage areas that fall within a Riverfront Area, or changes to the amount of impervious surface on site, may not be innocuous and would warrant review by others (i.e. Conservation Commission).
5. Approval of the plan included with this application may create an immediate problem for the building's other tenant. A different Plan of Record was approved for the other tenant last year, and the current plan differs from it in some way(s). As recommended above, the City Council should determine the differences, consider whether approving a different site plan would somehow void the co-tenant's Special Permit and if so, perhaps require a coincidental application from the other tenant so that the revised Plan of Record can be incorporated and cited in its Special Permit Decision as well.

When and if the Council decides to approve this application, the Planning Department recommends it consider imposing the following conditions, in addition to any from the Special Permit Decision issued for the building's other tenant (NASDI) that may be suitable and appropriate to impose on this tenant as well:

- That Alton Acquisition II, LLC shall not be authorized to use any of the area designated on the plan as an "Area of Overnight Parking and Equipment Storage"; and
- There shall be no residential occupancy of any portion of the building (some self-storage facilities employ live-in managers).

I would be happy to answer any questions you may have about this recommendation.

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

Appearing for the petitioner was Attorney Derek Rodman, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 and he stated that the building is nonconforming because it was built in 1984 before the 1985 rezoning placed the property in the flood plain district, that the property is located in the I-P zoning district, that the use is allowed by special permit, that the petitioner will purchase the property contingent on securing this special permit, that 21,000 square feet of the building is leased by NASDI, that the petitioner will use 110,000 square feet of the building with 108,000 used for a self-storage warehouse and 2,000 square feet used for office space, that there is 54,000 square feet of existing space and an additional 54,000 square feet which will be a self-storage second story deck, and that parking is adequate to satisfy the parking requirements. Attorney Rodman offered a plan entitled "Reuse Conditions Plan #39 Olympia Ave in Woburn, Mass." dated December 14, 2014, rev. January 30, 2015, rev. August 8, 2016, rev. September 6, 2016 prepared by Hayes Engineering, Inc. and a memorandum dated September 6, 2016 entitled "Technical Memorandum, Traffic Information, Alton Acquisition II, LLC, 39 Olympia Avenue, Woburn" prepared by Hayes Engineering, Inc. for the City Council to review. Motion made and 2nd that the documents be received and made part of the record, all in favor, 9-0. William Bergeron, Hayes Engineering, Inc. 602 Salem Street, Wakefield, Massachusetts 01880 stated that the conversion to a self-storage facility decreases the amount of parking required, that there will be no exterior changes to the building, that the second story deck will be located within the current building, that snow storage areas are provided on site, there will be no use that will have less traffic generation than a self-storage facility except for a cemetery, that less parking is required than for a typical warehouse use, that the units will be built in the building, that the first story units may have a higher ceiling and larger units than the second story, that an elevator will serve the second story units, that there will be two to three employees, that the amount of traffic would be seven or eight vehicles per day, and that the amount of vehicles is incredibly low. Alderman Gately stated that he would not vote to support this petitioner, that there is a demolition company in the building, that trucks will be coming and going, and that there is no protection for the customers. Alderman Mercer-Bruen stated that there are two other self-storage facilities one-half mile away, and at some point there petitioner will have to sell boxes and other services to compete. PUBLIC COMMENTS: Lori Medeiros, 9 Marietta Street stated that she opposes the petition, that there is no need for a fourth self-storage facility within one-half mile of the locus, that the lot and parking is not conducive for the proposed use, that there are many issues that arise from these type of uses, that the landscaping is poor at the locus, that NASDI clear cut behind the property and are under an Order of Conditions to make repairs, that the proposed use is not a good use for the building, that people run businesses out of these self-storage facilities, and people are coming and going all day from these uses. Motion made and 2nd that the PUBLIC HEARING be CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON OCTOBER 18, 2016 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

On the petition by John Tremblay and Theresa Tremblay, P.O. Box 372, Burlington, Massachusetts 01801 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1 Note 15 and 7.3 as follows: 1. To allow for a garage in excess of 900 square feet pursuant to Section 5.1 Note 15 to allow for a two car attached garage on a lot with an existing detached garage; 2. To allow for an alteration of a preexisting nonconforming structure, at 10 Lexington Street. PUBLIC HEARING OPENED. A communication dated September 1, 2016 was received from Dan Orr, City Planner/Grant Writer, Woburn Planning Board as follows:

Re: Modification of special permit for various design changes to plan for construction of residential garage to exceed 900 sq. ft. in size at 10 Lexington Street/John and Theresa Tremblay (Owners and Applicants)

Dear Honorable Council:

This office has reviewed the above-referenced petition which seeks to modify an existing special permit for the purpose of incorporating the following five design changes to the Plan of Record: 1) Addition of three windows for the garage (one on the left side and two in the rear); 2) Addition of three windows for the basement on the right side of the garage (shifting one window on second floor to line up with the basement and another second floor window); 3) Removal of a door from the back left corner of the basement to allow for replacement with a window; 4) Changing the existing single door to a double French door; and 5) Addition of two-foot shed roofs over the garage doors and front doors. The applicant is filing pursuant to Section 7.3 of the Woburn Zoning Ordinances to allow for alteration of a preexisting, non-conforming structure.

The applicant also submitted a special permit application to the Zoning Board of Appeals (ZBA) to authorize this construction. In its decision (5-0-0) dated July 28th, the ZBA granted the proposed amendments to the special permit.

The Planning Department takes no exception to the proposed design changes and recommends that the City Council revise Condition #1 of its May 12, 2016 Special Permit Decision to read as follows:

1. That the Plans of Record shall be "New Home for Mr. & Mrs. John & Terry Tremblay, 10 Lexington St., Woburn, Mass;" Sheets A1-A6 (all at a scale of 1/4" = 1'0"); dated March 11, 2016 and revised May 5, 2016; drawn by Robert M. Connell, Residential Designs, 22 North Street, Wilmington, Mass.; all dated March 2016; and 'Plot Plan 10 Lexington Street, Woburn, Mass.; Scale: 1" = 30'; Prepared by Edward J. Farrell, Professional Land Surveyor, 110 Winn Street, Suite 203, Woburn, MA (781)-933-9012."

The Department further recommends Conditions #2 and #4 of the Council's previous Special Permit decision for this property remain in full force and effect, unless otherwise amended by its forthcoming decision.

Respectfully, s/Dan Orr, City Planner/Grant Writer

Appearing for the petitioner was Attorney Mark Salvati, 10 Cedar Street, Suite 26, Woburn, Massachusetts 01801 and he stated that a special permit was previously approved for this locus, that there were small changes to windows, doors and a shed roof, that the barn on the site does not change, that the Board of Appeals voted to amend the plan, that this is a large house of approximately 5,000 square feet, that the Building Department suggested this amendment, and that six parking spaces will be provided on site. PUBLIC COMMENTS: None. Motion made and 2nd that the SPECIAL PERMIT be GRANTED, AS AMENDED with the conditions as follows: 1. That Planning Board Condition 1 be adopted and Conditions 2 and 4 of the special permit issued on May 12, 2016 remain in full force and effect unless otherwise amended by this decision, all in favor, 9-0.

CITIZEN'S PARTICIPATION: None.

COMMITTEE REPORTS:

FINANCE:

On the Order to transfer the sum of \$190,873.00 from Stabilization Fund Acct to Landfill LDC Inter Connection Acct, Kennedy Middle School Acct and Green Comm. Revolving Fund Grant Projects Acct, committee report was received "ought to pass." Motion made and 2nd that COMMITTEE REPORT be ADOPTED, all in favor, 9-0.

Presented to the Mayor: September 8, 2016 **s/Scott D. Galvin Sept. 8, 2016**

On the Order to transfer the sum of \$161,850.00 from Montvale Ave Infrastructure Acct, Dunkin Donuts Montvale Ave Acct, Traffic Improv/East Woburn Acct to Montvale Ave Traffic Infrastr Acct, committee report was received "ought to pass." Motion made and 2nd that COMMITTEE REPORT be ADOPTED, all in favor, 9-0.

Presented to the Mayor: September 8, 2016 **s/Scott D. Galvin Sept. 8, 2016**

PUBLIC SAFETY AND LICENSES:

On the petition by GameStop #3315 for renewal of Secondhand Dealers and Secondhand Collectors License, committee report was received "ought to pass". Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, all in favor, 9-0.

Presented to the Mayor: September 8, 2016 **s/Scott D. Galvin Sept. 8, 2016**

On the petition by Musto Jewelers Inc. for renewal of Secondhand Dealers and Secondhand Collectors License, committee report was received “ought to pass”. Motion made and 2nd that the COMMITTEE REPORT be ADOPTED, all in favor, 9-0.

Presented to the Mayor: September 8, 2016 **s/Scott D. Galvin Sept. 8, 2016**

On the petition by Harmony Transportation Inc. for a new Livery License, committee report was received “back for action pending receipt of Police Department inspection report”. Motion made and 2nd that the Police Department inspection report be received and made part of the record, all in favor, 9-0. Motion made and 2nd that the LICENSE be GRANTED, all in favor, 9-0.

Presented to the Mayor September 8, 2016 and ten days having elapsed without same being approved, said License became effective without his signature on September 20, 2016.

NEW PETITIONS:

Petition by Capelo’s Auto Service, Inc. dba Capelo’s Auto Sales, 22 Winn Street, Woburn, Massachusetts 01801 for a new Second Class Motor Vehicle Sales License. Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, all in favor, 9-0.

Petition by Mobilite, LLC, 3475 Piedmont Road, Suite 1000, Atlanta, Georgia 30305 for a grant of right in a way to install proposed backhaul transport on proposed 75 foot utility pole at Kimball Court and Pearl Street. Motion made and 2nd that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

Petition by Woburn Hotel Owner LLC, 125 High Street, 21st Floor, Boston, Massachusetts 02110 for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.20 and 8.2.5 Mixed Use to amend a prior special permit for changes to site plan and a reduction in parking at 2 Forbes Road. Motion made and 2nd that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

Petition by Washington Donuts, Inc., 344 Washington Street, Woburn, Massachusetts 01801 for a special permit pursuant to Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the alteration and expansion of a non-conforming use (fast food restaurant) and structure (street frontage, landscape, useable open space) to replace the existing 7 foot by 22 foot refrigeration unit with a new refrigeration unit measuring 7 feet by 24 feet on a 7 foot by 25 foot concrete pad at 344 Washington Street. Motion made and 2nd that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

Petition by 318 LLC, 274 Woodlands Road, Alton Bay, New Hampshire for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Sections 5.1.22b, 5.1.69 and 7.3 to amend special permits dated September 25, 1997 as follows: 1. Special permit dated September 25, 1997 allowing for fast food establishment and ATM by deleting Condition 9 which currently allows the ATM and no more than one (1) other permitted use, and 2. Special permit dated September 25, 1997 allowing for the alteration of the existing externally illuminated nonconforming sign to allow for a modified sign that is an internally illuminated sign as well as wall signs that are internally illuminated; In addition, petitioner seeks: 1. To construct an approximately 4,000 square foot addition to the existing building at 318 Montvale Avenue and combine 314 Montvale Avenue and 318 Montvale Avenue into one lot; and 2. Continue the use of the nonconforming parking spaces on a portion of the lot as shown on the plan, at 314-318 Montvale Avenue. Motion made and 2nd that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

Petition by MetroNorth Business Center LLC, 74 Commerce Way, Woburn, Massachusetts to amend the 1985 Woburn Zoning Ordinances, as amended, as follows:

ORDERED Be it ordained by the City Council of the City of Woburn that the 1985 Woburn Zoning Ordinances, as amended, be further amended as follows: Amend Section 8.4 Design and Layout of Required Parking Facilities as follows: 1. Amend Section 8.4.1.3 by adding to the end of the fifth paragraph after the word "Planning Board" the following: "or by a Special Permit granted by the City Council pursuant to this Section 8.4.3."

By MetroNorth Business Center LLC, an individual owning land to be affected by the change or adoption

Motion made and 2nd that the MATTER be REFERRED TO PUBLIC HEARING, all in favor, 9-0.

COMMUNICATIONS AND REPORTS:

A communication dated August 12, 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 July 2016: Number of violations issued 511, Numbers of violations paid 333, Number of violations outstanding 199, Amount collected and submitted to Collectors Office \$33,094.20, Parking fines referred to the Handicap Commission \$16,100.00.

There is a backlog of 1,646 unpaid tickets dating from January 2004 to July 2016. A 21 day late notice is sent to vehicle owners who have not paid the fine. 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

Motion made and 2nd that the MATTER be RECEIVED AND PLACED ON FILE, all in favor, 9-0.

A communication dated August 22, 2016 was received from Patricia Bergeron George, Clerk of License Commission as follows:

Re: Liquor Licenses

Dear President Haggerty and Aldermen:

It is the understanding of the Woburn License Commission that the City Council may be petitioning "Home Rule Legislation" for additional liquor licenses within the City. The Commission is respectfully requesting to be notified and involved in any petitions which would result in additional licenses.

Thank you for your courtesy and consideration.

Sincerely, s/Patricia Bergeron George, Clerk of License Commission

Motion made and 2nd that the MATTER be RECEIVED AND PLACED ON FILE, all in favor, 9-0.

A communication dated August 26, 2016 with attachments was received from Tina Cassidy, Planning Board/WRA Director as follows:

Subject: Approved Updated Hazard Mitigation Plan

Attached please find a copy of the recently-approved update to the City of Woburn's Hazard Mitigation Plan. A copy has also been posted on the Planning Department's page of the City's website. Feel free to add it to yours as well.

Also attached are the formal approval letter from FEMA and a copy of the final Review Tool completed by FEMA and MEMA.

The approved Plan means the City is eligible to apply for and receive hazard mitigation grants administered by FEMA through July 11, 2021. An updated and revised Plan will

need to be submitted to FEMA before that date in order for the City's grant funding eligibility to continue uninterrupted.

Thanks to everyone who helped me and MPAC complete this Plan update. It is the first time in MAPC's experience with FEMA that a submitted Plan update was approved without being returned at least once to the local community for additional edits and corrections.

We could not have done it without you.

s/Tina Cassidy, Planning Board/WRA Director

Motion made and 2nd that the MATTER be RECEIVED AND PLACED ON FILE, all in favor, 9-0.

UNFINISHED BUSINESS OF PRECEDING MEETING:

On the notice filed by Alderman Anderson of his intention to file a motion to reconsider his voted in favor of adopting an Order to amend the 1985 Woburn Zoning Ordinances, as amended, by adding a new Section 27 entitled Technology and Business Mixed Use Overlay District (TBOD), by amending Section 6.1 Table of Dimensional Regulations, by adding the definition for Adult Day Care to Section 2 Definitions, and by amending the definitions for Research and Testing Laboratory and Biomedical Facility in Section 2 Definitions as set forth in the Journal of the March 15, 2016 Regular Meeting of the City Council. Motion made by Alderman Anderson and 2nd to allow reconsideration of his vote to approve the Order to amend the 1985 Woburn Zoning Ordinances, as amended, by adding a new Section 27 entitled Technology and Business Mixed Use Overlay District (TBOD), all in favor, 9-0. Alderman Anderson stated that after the last meeting the Planning Director and the Building Commissioner interpreted a provision in the ordinance which would have limited the petitioner's ability to construct the project, that although he does not agree with their interpretation he will offer an amendment to eliminate any confusion, and that the petitioner's attorney has no objections to this proposed amendment. Motion made and 2nd that the Order be amended by striking Section 27.6.2.1 and adding a new Section 27.6.2.1 in its place as follows:

1. Retail, personal service establishment(s), full-service and fast-food restaurants and physical training and recreational facilities that are not accessory and incidental to either (a) business(es) in a permitted office or manufacturing building and which facilities are open to and used only by employees of the building in which it is located or, (b) to a permitted residential development and which facilities are used only by the tenants of the residential development in which it is located, provided:
 - (i) The cumulative total gross floor area of all such establishments authorized in the entire District under 27.6.2 (ii)(a), (ii)(b), and (ii)(c) below shall not exceed a maximum of 250,000 square feet;

- (ii) In order to avoid having multiple large establishments in the District, the following limitations shall apply:
 - (a) There shall be no more than two establishments in the District which exceed 20,000 square feet of gross floor area and are no more than 50,000 square feet of gross floor area, one of which shall be a grocery store; and
 - (b) In addition to the establishments permitted in ii(a) above, a physical training and recreational facility shall also be allowed provided the total gross floor area of such facility is no more than 80,000 square feet.
 - (c) All other establishments must contain less than 20,000 square feet of gross floor area.

all in favor, 9-0. Motion made and 2nd that the ORDER be ADOPTED, as adopted on August 16, 2016 and further amended herein, all in favor, 9-0.

Presented to the Mayor: September 8, 2016 **s/Scott D. Galvin Sept. 8, 2016**

On the Order to hold a hearing for the purpose of revoking the Second Class Moto Vehicle Sales License held by Capelo's Garage, Inc., 22 Winn Street. Motion made and 2nd that MATTER be REFERRED TO COMMITTEE ON PUBLIC SAFETY AND LICENSES, all in favor, 9-0.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED That the Committee on Personnel take the necessary steps to fill the vacancy in the position of Clerk of Committees according to the applicable provisions of the City Charter and the Woburn Municipal Code.

s/President Haggerty and Alderman Campbell

President Haggerty thanked former Clerk of Committees Patricia Bergeron George for her years of service and wished her well in her new position. Motion made and 2nd that the ORDER be ADOPTED, all in favor, 9-0.

ORDERED That the Committee on Special Permits meet with representatives of the Lord Hobo Brewing Co. relative to a special permit issued on December 10, 2015 for the property located at 5 Draper Street.

s/Alderman Mercer-Bruen

Motion made and 2nd that the ORDER be ADOPTED, all in favor, 9-0.

ORDERED Whereas, on May 22, 2014 the General Court adopted and His Excellency the Governor approved Chapter 111 of the Acts of 2014 An Act Relative to Election Laws; and

Whereas, Section 12 of Chapter 111 of the Acts of 2014 added to the Massachusetts General Laws a new Chapter 54, Section 25B which establishes a process for early voting to take effect on and to be implemented for the 2016 biennial state election; and

Whereas, Massachusetts General Laws Chapter 54, Section 25B and the regulations promulgated thereunder at 950 CMR 47.00 requires cities and towns to hold early voting during regular business hours, to designate sufficient staffing for the orderly administration of early voting, to print or otherwise provide applications for by-mail early voting, and to mail early voting ballots upon receipt of an application from a voter thereby mandating new costs and expenditures on the city of Woburn and all cities and towns in the Commonwealth; and

Whereas, the Massachusetts General Laws Chapter 54, Section 25B imposes direct service and cost obligations upon the city of Woburn and all cities and towns in the Commonwealth; and

Whereas, 950 CMR 47.00 shall result in the imposition of additional costs upon the city of Woburn and all cities and towns in the Commonwealth; and

Whereas, the Secretary of the Commonwealth has established a program to offer so-called incentive grants to cities and towns which hold early voting hours outside regular business hours on Saturday and Sunday;

Now, Therefore, Be It Hereby Ordered by the City Council of the city of Woburn as follows:

1. That pursuant to Massachusetts General Laws Chapter 29, Section 27C, Massachusetts General Laws Chapter 11, Section 6B and any other applicable law, rule or regulation, the city of Woburn hereby petitions the Honorable State Auditor and the Division of Local Mandates to determine to the best of their ability and in a timely manner the estimated and actual financial effects on the city of Woburn and on each city and town of the Commonwealth under

Massachusetts General Laws Chapter 54, Section 25B and 950 CMR 47.00; and

2. That pursuant to Massachusetts General Laws Chapter 29, Section 27C, Massachusetts General Laws Chapter 11, Section 6B or any other applicable law, rule or regulation, the State Auditor and the Division of Local Mandates determine whether any funds received by the city of Woburn or any other city or town in the Commonwealth under a so-called incentive grant program conducted by the Secretary of the Commonwealth for holding early voting outside the regular hours of business will reduce any reimbursement that the city of Woburn or any other city or town in the Commonwealth would receive for any unfunded local mandate costs and expenditures imposed on the city of Woburn or any city or town in the Commonwealth under Massachusetts General Laws Chapter 54, Section 25B and 950 CMR 47.00.

s/President Haggerty and Alderman Concannon

Motion made and 2nd that the ORDER be ADOPTED, all in favor, 9-0.

Presented to the Mayor: September 8, 2016 **s/Scott D. Galvin Sept. 8, 2016**

ORDERED Be it Ordained by the City Council of the City of Woburn that the Mayor be and is hereby authorized to convey a portion of the property identified as Old Lexington Street, consisting of 8,874 s.f. of land and shown as Parcel A on a proposed plan entitled "Approval Not Required Old Lexington Street in Woburn Massachusetts" dated July 19, 2016, on such terms and conditions as the Mayor may determine, and further, to authorize the Mayor to take all related actions necessary and to sign all required documents to effect the disposition of such land.

s/Alderman Higgins

Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON INFRASTRUCUTRE AND PUBLIC LANDS, all in favor, 9-0.

ORDERED Be it ordained by the City Council of the City of Woburn that Title 2, Section 2-180 Base Salaries of the 1989 Woburn Municipal Code, as amended, be further amended as follows:

1. By deleting "Cell Monitors per hour \$14.17" and replacing same with "Cell Monitors per hour \$16.00";
2. By deleting "School Traffic Guards per hour \$14.00" and replacing same with "School Traffic Guards per hour \$16.00".

s/President Haggerty

Motion made and 2nd that the MATTER be REFERRED TO COMMITTEE ON ORDINANCES, all in favor, 9-0.

ORDERED Be it Ordained by the City Council of the City of Woburn that Title 18, Section 18-1(A) Public Notice of Americans with Disabilities Act (ADA) Compliance of the 1989 Woburn Municipal Code, as amended, be further amended by deleting therefrom "Phone: (781) 932-4459 Fax: (781) 937-8212" and replacing same with "Phone: (781) 897-5955 Fax (781) 897-5959".

s/President Haggerty

Motion made and 2nd that the MATTER be LAID ON THE TABLE to the next City Council meeting, all in favor, 9-0.

Motion made and 2nd to ADJOURN, all in favor, 9-0. Meeting adjourned at 8:40 p.m.

A TRUE RECORD ATTEST:

William C. Campbell
City Clerk and Clerk of the City Council