

**CITY OF WOBURN
NOVEMBER 1, 2022 – 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Campbell	Ferullo
Demers	Gately
Dillon	Mercer-Bruen
DiMambro	Viola
Concannon	

VOTED to dispense with the reading of the previous meeting’s Journals and to APPROVE.

MAYOR’S COMMUNICATIONS: None.

NEW PETITIONS:

Petitions for renewal of First Class Motor Vehicles Sales Licenses by the following: Lawless Inc., 196 Lexington Street; and WMK, LLC dba Mobility Works, 299 F&H Washington Street.

Petitions for renewal of Second Class Motor Vehicles Sales Licenses by the following Lawless Inc., 196 Lexington Street; McSheffrey Auto Sales, Inc., 878 Main Street; Wassim (Sam) Nicolas dba Woburn Square Mobil, 23 Pleasant Street; Thomas Keane dba Woburn Classic Auto Sales, 13 Fowle Street; Adamo Rufo dba Route 16 Auto Broker, 280 Salem Street; Velozo Enterprises, Inc. dba Rogers Radiator, 936 Main Street; and Anchor Auto Sales, Inc., 3 Breed Avenue.

Petition by Sanctuary Medicinals, 130 Commerce Way, Woburn, Massachusetts 01801, for special permit pursuant to Section 32.3 of the 1985 City of Woburn Zoning Ordinance, as amended, to amend the current special permit to allow for adult use marijuana, at 130 Commerce Way.

Petition by Veir Inc, 6 Gill Street, Suite D, Woburn, Massachusetts 01801, for special permit to allow for: (1) accessory storage of 1 container and 2 trailers pursuant to Section 5.1(57a) of the 1985 City of Woburn Zoning Ordinance, as amended; and (2) and accessory use for

scientific research pursuant to Section 5.1(66) of the 1985 City of Woburn Zoning Ordinance, as amended, at 6 Draper Street.

Petition by PPC Event Services, Inc., 36 Cabot Road, Woburn, Massachusetts 01801, for a special permit to allow for: (1) a modification to the Landowner's Decision and Notice of Special Permits dated August 22, 2022, and January 26, 2012 to update the plan date; (2) an increase in the overnight parking of commercial vehicles from forty-four (44) to seventy-eight (78) pursuant to Section 5.1(57b) of the 1985 City of Woburn Zoning Ordinance, as amended; and (3) the approval of office space of approximately 24,095 square feet pursuant to Section 5.1(30b) of the 1985 City of Woburn Zoning Ordinance, as amended, at 36 Cabot Road.

PUBLIC HEARINGS:

On the petition by National Grid for a grant of right in a way to install approximately 1900 feet of 2-inch, plastic gas main in New Boston Street for both new and replacement mains as shown in and accordance with plans.

On the petition by National Grid for a grant of right in a way to install approximately 60 feet of 4-inch, plastic gas main in Grape Street to connect to an existing main in Albany Street as shown in and accordance with plans.

Rumsford Linscott, LLC, 200 West Cummings Park, Woburn, Massachusetts 01801, for special permit pursuant to Section 7.3 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for a single-story building addition totaling 4,994 gross square feet to a preexisting nonconforming structure, at 35 Cabot Road.

On the petition by Trio Community Meals LLC, 100 Valley Drive, Pearl, Mississippi 39208, for a special permit pursuant to Section 5.1(57b), Section 7.3 and Section 9 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for a modification to the Landowner's Decision and Notice of Special Permit dated May 19, 2020, to allow for an increase in the overnight parking of commercial vehicles from twenty (20) to twenty-eight (28), at 39 Olympia Avenue.

On the petition by Corporate Chefs LLC, 39 Olympia Avenue, Woburn, Massachusetts 01801, for a special permit pursuant to Section 5.1(42), Section 5.1(57b), Section 7.3 and Section 9 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for: (1) a wholesale establishment, warehouse and distribution center; (2) overnight parking of seven (7) commercial motor vehicles (vans); and (3) for the continued use of the nonconforming parking and loading docks, at 39 Olympia Avenue.

On the petition by CCF New Boston Property Company LLC, 185 Dartmouth Street, Suite 402, Boston, Massachusetts 02116, for Special Permits pursuant to Section 5.1(30b); Section 5.1(41a); Section 5.1(53), Section 8.3.1, and Site Plan Review pursuant to Section 12.2.4 to allow for a two (2) story building containing approximately 133,738 sf of net floor area with the following uses: Office (approximately 39,229 sf); Manufacturing (approximately 33,514 sf); and Lab Use (approximately 58,845 sf) with accessory high hazard use and the parking of ninety-two (92) vehicles on an adjacent lot located at 225 Merrimac Street, at 216 New Boston Street. PUBLIC HEARING OPENED: A communication dated October 13, 2022, was received from John E. Corey, Jr. P.E., City Engineer, regarding “216 New Boston Street Special Permit.”

On the petition by CCF New Boston Property Company LLC, 185 Dartmouth Street, Suite 402, Boston, Massachusetts 02116, for Special Permits pursuant to Section 5.1(30b); Section 5.1(41a), and Site Plan Review pursuant to Section 12.2.4 to allow for a four (4) story building containing approximately 174,812 sf of net floor area with the following uses: office (approximately 67,056 sf) and Lab Use (approximately 100,584 sf), as well as the Petitioner is proposing to construct a parking garage to accommodate approximately 451 parking spaces, at 225 Merrimac Street. PUBLIC HEARING OPENED: A communication dated October 13, 2022, was received from John E. Corey, Jr. P.E., City Engineer, regarding “216 New Boston Street Special Permit.”

On the petition by U-Haul Co. of Massachusetts and Ohio, Inc., 31 Olympia Avenue, Woburn, Massachusetts 01801, for special permit pursuant to Section 7.3 and site plan review under Section 12 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for: 1. a modification of Special Permits dated September 1, 2011 and July 9, 2015; 2. the alteration of the existing nonconforming use and structure under Section 7.3 to allow for a one story addition containing approximately 19,831 gross square feet of gross floor area for the storage of U-Boxes, an increase of U-Boxes from 816 to 1200, and an increase in self-storage units from 802 to 1202; 3. Site Plan Review under Section 12 since there is an increase of gross floor area in excess of 5,000 square feet (19,831 square feet); and 4. the construction of the addition within the Flood Plain District under Section 9, at 31 Olympia Avenue. PUBLIC HEARING OPENED: A communication dated October 18, 2022, was

received from Lt. Joseph Foley, Woburn Fire Prevention, Woburn Fire Department, regarding “31 Olympia Ave – UHaul Proposal for Warehouse Addition.”

Further, a communication dated October, 2022, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 as follows:

RE: Modification of Special Permit Decision of U-Haul Co. of Massachusetts and Ohio, Inc., 31 Olympia Avenue, Woburn, Massachusetts

Dear Ms. Higgins:

On behalf of U-Haul of Massachusetts and Ohio, Inc., I respectfully request that the above referenced Petition be given leave to withdraw without prejudice. If you need any further information, please do not hesitate to contact me. Thank you.

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

On the petition by TDC Development Group, LLC, 125 High Street, Boston, Massachusetts 02110, to amend the 1985 City of Woburn Zoning Ordinance, as amended, to add new Section 32 Life Sciences and Business Overlay District (LBOD) located at Woburn Assessors’ Map 29, Block 01, Lot 2; Map 29, Block 01, Lot 3; Map 29, Block 01, Lot 4; and Map 29, Block 01, Lot 5; and to amend the zoning map for the four parcels of land known as Middlesex Canal Park (29-01-02), Middlesex Canal Park (29-01-03), 25 Middlesex Canal Park (29-01-04), 15 Middlesex Canal Park (29-01-05), together containing approximately 32.96 acres of land as shown on a plan entitled “Zoning Amendment Plan” dated July 6, 2022 from the B-I zoning district to Life Sciences and Business Overlay District (LBOD) proposed zoning district.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

COMMITTEE REPORTS:

INFRASTRUCTURE AND PUBLIC LANDS:

A committee report was received “ought to pass” for the following:

ORDERED Whereas, Corporal Charles J. Robertson was born in Woburn on August 15, 1917; and

Whereas, Corporal Charles J. Robertson enlisted in the United States Army effective January 4, 1941; and

Whereas, Corporal Charles J. Robertson served our nation honorably in the European theater of combat during World War II with the 66th Regiment 2nd Army Division; and

Whereas, Corporal Charles J. Robertson was killed in action on July 27, 1944 in France, as verified through military records and archives by the Veterans Service Department in conjunction with the United Veterans Council;

Now, Therefore, the City Council of the City of Woburn hereby Orders that an appropriate veterans memorial square be erected at the intersection of Water Street and Robertson Way in honor of Corporal Charles J. Robertson.

s/Michael P. Concannon, President, Councilor Robert J. Ferullo, Jr., Councilor Joanne E. Campbell, Councilor Richard F. Gately, Jr., Councilor Jeffrey P. Dillon, Councilor Joseph E. Demers, Councilor Lou DiMambro, Councilor Darlene Mercer-Bruen, and Councilor Charles Viola

PUBLIC SAFETY AND LICENSE:

A committee report was received “ought to pass” for the following:

Petitions for renewal of First Class Motor Vehicles Sales Licenses by the following: M&L Transit Systems, Inc., 60 Olympia Avenue; and Northeast Tree, Inc., 62 Holton Street.

A committee report was received “ought to pass” for the following:

Petitions for renewal of Second Class Motor Vehicles Sales Licenses by the following: Kenneth L. O’Connor dba City Line Motors, 30 Rear Torrice Drive; and Cargotiators LLC d/b/a Cargotiator Auto Sales, 104 Winn Street.

CITIZEN’S PARTICIPATION:

Petition by Jenna Francis, 12 James Street, Woburn, Massachusetts 01801, to discuss Know Your Neighbor Woburn.

COMMUNICATIONS AND REPORTS:

A communication dated October 18, 2022, 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 January 2022 to September 2022: Number of Violations Issued 463, Numbers of Violations Paid 218, Number of Violations Outstanding 171, Amount collected and submitted to Collectors Office \$34,017.40, Parking fines referred to the Handicap Commission \$7,900.00.

There is a backlog of 1570 tickets dating from January 2004 to December 2020. 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

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS: None.

Motion made and 2nd to ADJOURN.