

**CITY OF WOBURN
JUNE 6, 2023 – 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 Journal and to APPROVE.

MAYOR'S COMMUNICATIONS:

A communication dated June 1, 2023 was received from His Honor the Mayor Scott D. Galvin regarding the 5 Year Capital Improvement Plan (FY 2024-FY 2028).

ORDERED That the sum of \$4,303,737.00 be and is hereby transferred as so stated:

From:	Unreserved Fund Balance Acct# 041-356000	\$4,303,737.00
To:	Various Capital Projects See Attached Breakdown FY 2024 Capital Budget	\$4,303,737.00

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

I have reviewed the above: s/Charles E. Doherty, City Auditor

s/President Michael P. Concannon

ORDERED That the following authorized, but unissued, borrowing amounts that are no longer needed to pay costs of the project or purpose for which they were originally approve are hereby rescinded:

Purpose	Date Loan Order Adopted by Aldermen	Date Loan Order Approved by Mayor	Amount Originally Appropriated	Amount to be Rescinded
Surface Drainage	07/06/2010	07/08/2010	\$6,800,000	\$6,800,000
Water Meters	06/05/2012	06/08/2012	\$6,000,000	\$5,690,000
Wyman Elementary School Replacement	11/10/2015	11/12/2015	\$35,000,000	\$1,922,573

I hereby recommend the above: s/Scott D. Galvin, Mayor
I have reviewed the above: s/Charles E. Doherty, City Auditor

s/President Michael P. Concannon

NEW PETITIONS:

Petition by Woburn Host Lions Club for special event permit for a road race at Horn Pond and area streets on October 15, 2023.

Petition by Festival on the Common for special event permit to allow festival on Woburn Common and surrounding streets on November 25, 2023.

Petition by Committee to Elect Omar Mohuddin for special event permit for a road race at Horn Pond and area streets on July 16, 2023.

Petition for renewal of Taxi Cab License for Woburn Cab Co Inc., 100 Ashburton Avenue.

Petition by John Delegas, 1 Carlson Way, Woburn, Massachusetts 01801, for a new inflammable license, for 23,000 gallons of Class B gasoline fuel (stored in a 13,000 gallon container and a 10,000 gallon container), and 9,000 gallons of diesel fuel, at 163 Salem Street.

Petition by New England Laboratory Casework, Co., Inc., 3 Arrow Drive, Woburn, Massachusetts 01801, for a special permit to allow for the following: 1. the overnight

parking of three (3) box trucks under Section 5.1(57b); 2. special permit and site plan review under Section 7.3, and Section 12.2.4 to allow for a two (2) story addition to an existing building to be used for light manufacturing, storage, and office, as well as additional site modifications, at 1 Arrow Drive.

PUBLIC HEARINGS:

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.

288 MISHRD LLC c/o Tim Casey, 430 East First Street, Boston, Massachusetts 02127, for a special permit under Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the renovation of an existing nonconforming building and reconfiguration of the rear parking area, at 288 Mishawum Road. PUBLIC HEARING OPENED: A communication dated May 31, 2023, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petition, 288 MISHRD LLC, 288 Mishawum Road, Woburn, Massachusetts

Dear Ms. Higgins:

I respectfully request that the public hearings on the above matters scheduled for June 6, 2023 be continued to the City Council meeting scheduled for June 20, 2023. My client is in the process of reviewing proposed revisions to the Site Plan.

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 Accutemp Engineering Inc., 100 Maple Street, Building B, Stoneham, Massachusetts 02180, for a special permit pursuant to Section 57b of the 1985 Woburn Zoning Ordinances, as amended, to allow for overnight parking for 2 vehicles (rack body and box van), at 271 Salem Street, Building H.

On the petition by Valentino J. Tocci, Jr., 660 Main Street, Woburn, Massachusetts 01801, for special permit under Section 5.5.1 of the Woburn Zoning Ordinances, as amended, to bring in additional fill to infill a low area that is subject to flooding, at 2 Lowell Street.

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 May 31, 2023, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petitions, CCF New Boston Property Company LLC, 216 New Boston Street/225 Merrimac Street, Woburn, Massachusetts

Dear Ms. Higgins:

I respectfully request that the public hearings on both of the above matters scheduled for June 6, 2023 be continued to the City Council meeting scheduled for June 20, 2023. The Conservation Commission public hearing was further continued to June 8, 2023. We are hopeful that the Conservation Commission hearing will be closed at the June 8, 2023 meeting.

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 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 May 31, 2023, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petitions, CCF New Boston Property Company LLC, 216 New Boston Street/225 Merrimac Street, Woburn, Massachusetts

Dear Ms. Higgins:

I respectfully request that the public hearings on both of the above matters scheduled for June 6, 2023 be continued to the City Council meeting scheduled for June 20, 2023. The Conservation Commission public hearing was further continued to June 8, 2023. We are hopeful that the Conservation Commission hearing will be closed at the June 8, 2023 meeting.

If you need any further information, please do not hesitate to contact me. Thank you.

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

UNFINISHED BUSINESS FROM PREVIOUS MEETINGS: None.

COMMITTEE REPORTS:

FINANCE:

On the order to transfer \$750,000 from Overlay Reserve Account to OPEB Trust Fund Account, a committee report was received “ought to pass”.

On the order to transfer \$204,000 from Mayor’s Utilities Account to Police Lighting Account (\$20,000); Library Lighting Account (\$24,000); DPW Electric-Traffic Account (\$8,000); DPW Gas Account (\$12,000); Library Heat Account (\$10,000); DPW Sewer-Electric Account (120,000); and DPW Water-Electric Account, a committee report was received “ought to pass”.

On the order to transfer \$1,440,547.66 from Mayor’s Salary Adjustment Account to: School Salaries Adjustment Account, a committee report was received “ought to pass”.

On the order to transfer \$172,000 from Auditor Salary (\$40,000); Assessor Salaries (\$100,000); and Planning Board Salary (\$32,000) to Treasurer Salary (\$25,000); Police Crossing Guards (\$51,000); Police Sick Leave Buy Back (\$56,000); Inspections Temporary Help (\$32,000); Health Salary (\$2,000); and Recreation Wellness Coordinator (\$6,000), a committee report was received “ought to pass”.

On the order to appropriate \$80,000 from Cemetery Interest Fund to Various Cemetery Accounts, a committee report was received “ought to pass”.

On the order to transfer \$95,000 from Fire/BLS Ambulance to Fire/Ambulance Overtime, a committee report was received “ought to pass”.

CITIZEN’S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated May 23, 2023, 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 2023 to April 2023: Number of Violations Issued 268, Numbers of Violations Paid 105, Number of Violations Outstanding 164, Amount collected and submitted to Collectors Office \$17,801.20, Parking fines referred to the Handicap Commission \$7,870.00.

There is a backlog of 1510 tickets dating from January 2004 to December 2021. 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:

A communication dated May 30, 2023 was received from His Honor the Mayor Scott D. Galvin as follows:

Dear City Clerk Higgins:

By the power vested in me as Mayor of the City of Woburn, I hereby re-appoint, Emily Lipsett, 50 Arlington Road, to the Board of Trustees for the Woburn Public Library, subject to the approval of the City Council, with a term to expire on March 1, 2025.

Respectfully, s/Scott D. Galvin, Mayor

A communication dated May 30, 2023 was received from His Honor the Mayor Scott D. Galvin as follows:

Dear City Clerk Higgins:

By the power vested in me as Mayor of the City of Woburn, I hereby re-appoint, Richard Mahoney, 135 Salem Street, to the Board of Trustees for the Woburn Public Library, subject to the approval of the City Council, with a term to expire on April 13, 2026.

Respectfully, s/Scott D. Galvin, Mayor

MOTIONS, ORDERS AND RESOLUTIONS: None.

Motion made and 2nd to ADJOURN.