

**CITY OF WOBURN
SEPTEMBER 19, 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 September 13, 2023 was received from His Honor the Mayor Scott D. Galvin as follows:

RE: Audit year end 6/30/22

Dear President Concannon and Council members:

Powers and Sullivan will be available at your next regularly scheduled City Council meeting on Tuesday, September 19, 2023 at 7:00 pm to discuss the results of the FY22 City audit for the year ending 6/30/22. This presentation will last 15 minutes with a Q&A session to follow.

Sincerely, s/Scott D. Galvin, Mayor

A communication dated September 13, 2023 was received from His Honor the Mayor Scott D. Galvin as follows:

Re: Status of request to dispose Fire Station #3

On May 2, 2023 I submitted an order requesting authority to dispose fire station #2 and fire station #3. The City Council authorized the sale of fire station #2 but took no action with regard to #3. An auction has been scheduled for October 25, 2023 at 1:00 pm on site to sell fire station #2 to the highest bidder.

I am requesting a committee meeting be scheduled to act on the original order for authorization to sell fire station #3, which could be included with the above scheduled

auction of station #2. All auction proceeds will be used to defray cost of \$7 million bond authorized to remodel remaining stations.

Sincerely, s/Scott D. Galvin, Mayor

A communication dated September 7, 2023 was received from Casey Hagerty, Economic Development Manager, regarding “Opting in to Mass Development’s PACE Program”.

ORDERED WHEREAS, pursuant to M.G.L. c. 23M, as amended, (the “PACE Act”), the Commonwealth has established a commercial sustainable energy program known as the Massachusetts Property Assessed Clean Energy Program (“PACE Massachusetts”) to provide a financing mechanism (“PACE financing”) to private owners of commercial and industrial properties for certain qualifying commercial energy improvements; and

WHEREAS, PACE Massachusetts is administered by the Massachusetts Development Finance Agency (“MassDevelopment”), in consultation with the Massachusetts Department of Energy Resources; and

WHEREAS, under PACE Massachusetts, the owner of the commercial or industrial property benefitting from the improvements is required to repay the PACE financing through the payment of a betterment assessment (a “PACE betterment assessment”) placed on such benefitted property by the municipality in which the benefitted property is located; and

WHEREAS, in order for an owner of commercial or industrial property to participate in PACE Massachusetts, Section 2 of the PACE Act requires that the municipality in which such property is located must elect to participate in PACE Massachusetts; and

WHEREAS, the City Woburn has determined that it is in Woburn’s best interest to participate in PACE Massachusetts as a “participating municipality,” as provided in the PACE Act, to permit the owners of commercial and industrial properties located in Woburn to access PACE financing for qualifying commercial energy improvements through PACE Massachusetts.

Now therefore, be it Ordained by the City Council of the City of Woburn that the City Council with the approval of the Mayor, hereby approves Woburn’s participation in PACE Massachusetts pursuant to the PACE Act, and authorizes the Mayor to enter into a PACE Massachusetts Municipal Assessment and Assignment Agreement (the “Agreement”) with MassDevelopment, pursuant to which Woburn will agree, (i) to levy PACE betterment assessments and impose PACE betterment assessment liens on

benefitted properties located in Woburn, in the amounts determined by MassDevelopment to be sufficient to repay the PACE financing, (ii) to assign the PACE betterment assessment liens to MassDevelopment which may in turn assign to the providers of the PACE financing as collateral for such PACE financing, (iii) to include on the property tax bills for the benefitted properties the installment payments necessary to repay the PACE betterment assessments, in the amounts and at the times as determined by MassDevelopment, (iv) to collect and pay over to MassDevelopment or its designee, the PACE betterment assessment installment payments, as and when collected, and (v) to enforce, to the extent required by the Agreement, the PACE betterment assessments and liens; the Agreement to be substantially in the form presented to the City Council, with such changes, modifications and insertions as the Mayor may approve as being in the best interest of Woburn. The Treasurer/Collector is authorized to levy such PACE betterment assessments and impose the PACE betterment assessment liens on behalf of Woburn without further authorization by the City Council.

Per request of the Mayor

A communication dated September 13, 2023 was received from His Honor the Mayor Scott D. Galvin as follows:

Hurld Park is being designed and constructed as a 11.3-acre climate resilient park with a lower elevation (north section), flood resilient restored wetland, stream, floodplain and walking trails. The upland (south section) is being designed as a heat resilient park with recreation and community gathering space.

The Hurld Park has been awarded a State earmark of \$300,000 sponsored by State Representative Richard Haggerty for the redevelopment, design and construction work.

We have also been awarded an FY 24 Municipal Vulnerability Preparedness (MVP) grant from the Commonwealth in the amount of \$180,500.00. This MVP funding will allow us to reach 90% construction drawings for the heat resilient portion of the site.

In accordance with the provisions of M.G.L. c.44 §53A, I am requesting that the City Council vote to accept Woburn's eligible grant share of funds awarded \$180,500.00(MVP) and \$300,000 (State Earmark).

I will be available to discuss this matter in committee.

Sincerely, s/Mayor Scott D. Galvin

ORDERED Be it Ordained by the City Council of the City of Woburn, that the Mayor be and is hereby authorized pursuant to M.G.L. c.44, §§53A to accept a state earmark in the amount of \$300,000.00, and an FY24 Municipal Vulnerability Preparedness (MVP) grant from the Commonwealth in the amount of \$180,500.00, for the Hurd Park, and that the same be expended without further appropriation.

Per request of the Mayor

A communication dated September 13, 2023 was received from His Honor the Mayor Scott D. Galvin as follows:

In accordance with the provisions of M.G.L. c.44 §53A, I am requesting that the City Council vote to accept Woburn's eligible grant share of funds awarded by the State 911 department as follows:

\$113,840.44 to Woburn Police Department for fees, training and personnel costs
\$110,000.00 to Woburn Fire Department for emergency medical dispatch
\$153,170.00 to Woburn Police Department to support 911 services.

I will be available to discuss this matter in committee.

Sincerely, s/Mayor Scott D. Galvin

ORDERED Be it Ordained by the City Council of the City of Woburn, that the Mayor be and is hereby authorized pursuant to M.G.L. c.44, §§53A to accept Woburn's eligible grant share of funds awarded by the State 911 Department as follows:

\$113,840.44 to Woburn Police Department for fees, training and personnel costs;

\$110,000.00 to Woburn Fire Department for emergency medical dispatch; and

\$153,170.00 to Woburn Police Department to support 911 services; and

that the same be expended without further appropriation.

Per request of the Mayor

A communication dated September 13, 2023 was received from Ellen Callahan Doucette, City Solicitor, as follows:

Re: Order to Revise Title 3, Section 3-6 – Disposition of Surplus Property

I submit for the Council's consideration an Order to delete Title 3, Revenue and Finance, Section 3-6 currently entitled Disposal of Old and Unnecessary Material, and to insert a new Section 3-6 Disposition of Surplus Property.

The purpose for the Order is to make the WMC consistent with the provisions of G.L. c.30B, §15 which provides that, "(f) For a supply with an estimated net value of less than \$10,000, the procurement officer shall dispose of such supply using written procedures approved by the governmental body". The current ordinance makes no distinction between the value of surplus property, but also requires that any decision regarding the disposition of surplus property be approved by the City Council which is unnecessary if procedures are adopted but also, with respect, inefficient.

As proposed, and in accordance with c.30B, §5, surplus property valued at over \$10,000 must be sold through the issuance of an IFB (Invitation for Bid) or by trade-in. Property valued at less than \$10,000 is subject to the new language provided in the proper Order which are "written procedures" in accordance with §15(f). A copy of c.30B, §15 is also attached hereto.

Please note that these procedures do not apply to the sale or disposition of real property which requires City Council authorization pursuant to G.L. c.40, §3.

The proposed Order was shared with and approved by the Mayor and the Purchasing Agent. I am available to discuss with the Council if necessary.

Sincerely, s/Ellen Callahan Doucette

ORDERED Be it Ordained by the City Council of the City of Woburn, that the Woburn Municipal Code, as amended, be further amended by revising Title 3, Revenue and Finance, Article I, Fiscal Procedures Generally, by deleting the current Section 3-6, Disposal of old and unnecessary material, in its entirety, and by inserting the following new section:

3-6 Disposition of Surplus Property

- A. Purpose. M.G.L. c.30B, §15(f) provides for a governmental body to dispose of tangible property no longer useful to the governmental body but having resale or salvage value. Tangible property includes, but is not limited to, motor vehicles, machinery, computer equipment, and furniture. The estimate of value shall be based upon a reasonable investigation and determination of the value of similar property being offered for resale or salvage by other public or private sellers.

- B. Surplus Property Valued Over \$10,000. Surplus property with a value in excess of \$10,000 shall be disposed of by the issuance of an invitation for bid issued by the Purchasing Agent in accordance with c.30B, §5. Surplus property valued over \$10,000 may also be traded in as part of the purchase of other property if it is listed for trade-in in the invitation for bids or requests for proposals.
- C. Surplus Property Valued Less Than \$10,000.
1. Items such as motor vehicles or heavy equipment may be traded in to reduce the purchase price of new, replacement vehicles or equipment.
 2. Other surplus tangible property should first made available to other City Departments or to the School Department.
 3. If there is no interest in the surplus property by other City Departments, it may be disposed of using “sound business practices” taking into consideration the cost and time associated with the disposition. “Sound business practices” are defined as activities including but not limited to: posting items for sale on the City’s website or posting items for sale using sites such as “Municibid”.
 4. If there is still no interest shown, the item(s) may be junked, scrapped, or otherwise disposed of.
- D. Surplus property shall be disposed of on an “as is” basis, with no warranty of any kind, express or implied. The City of Woburn reserves the right to accept and reject all bids/offers.
- E. All money received from the sale of surplus property shall be deposited to the City’s general fund.
- F. All Departments shall retain the ability to destroy and/or discard outright any supplies, materials or equipment that are broken, unusable, or unsellable.
- G. As a Green Community, reuse and recycling is strongly encouraged.
- H. Charitable Donations. Surplus property may be disposed of at less than fair market value to another governmental agency or any organization that has an IRS tax exempt status by reason of its charitable nature.
- I. This ordinance does not apply to the sale or disposition of real property.

Per request of the Mayor

A communication dated September 13, 2023 was received from Ellen Callahan Doucette, City Solicitor, as follows:

Re: Order to Repeal Title 16 – Sexual Harassment Policy and Procedure

I submit for the Council’s consideration an Order to repeal Title 16 of the Woburn Municipal Code.

Title 16 was drafted in 1996 in response to the requirement that cities and towns adopt a sexual harassment policy. For reasons which are not clear, it was made part of the Woburn Municipal Code.

The better practice is for all personnel policies to be issued by the Mayor with notice to employees and union representation, that are reviewed regularly and updated as necessary. As such, there is no justification for its continued inclusion in the WMC.

Sincerely, s/Ellen Callahan Doucette

ORDERED Be it Ordained by the City Council of the City of Woburn, that Title 16, Sexual Harassment Policy and Procedure, of the Woburn Municipal Code, as amended, be repealed in its entirety; and that Title 16 be marked as reserved for future use.

s/Councilor Joseph E. Demers
Per request of the Mayor

A communication dated September 11, 2023 was received from His Honor the Mayor Scott D. Galvin as follows:

Re: Section 26 – Solar Photovoltaic Installations – Water Treatment Facility/PFAS addition

I am proposing that we install a modest 26 KW solar array on the new PFAS treatment building which would produce approximately 19.3 Megawatt Hours per year (or 19,300 kilowatt hours per year). That would offset about 2% of the electrical usage at the plant, with an estimated annual electrical power savings of \$2,700/year. The SRF program, which is financing the construction, has incentives for renewable energy that will potentially provide principal forgiveness for the installation cost. If that happens, the upfront cost of the solar would be \$0. Otherwise, the payback period if the city pays the full upfront cost is roughly 15 years.

Section 5.1(87) of the Table of Use Regulations of the Woburn Zoning Ordinance (“WZO”), prohibits the installation of roof-mounted solar panels on the proposed PFAS filter structure/addition at the Water Treatment Plant, which is located in the Open Space (O-S) zoning district.

Further, while Section 5.1(87) specifically prohibits roof-mounted systems, Section 26.2, Applicability, has conflicting language. Section 26.2 applies to all solar energy systems and modifications thereto, stating that, “solar energy systems on municipal and school properties, except for O-S (Open Space), may be allowed in all zoning districts, but only by Special Permit from the City Council,” but then permitting “roof-mounted solar installations in all zoning districts, including municipal and school properties” by right.

To address the aforementioned conflict, I am submitting the attached zoning amendment to the City Council. The effect of this amendment is to specifically authorize the installation of roof-mounted solar energy systems on all buildings located in the O-S zoning district. Please note that a GIS survey performed by the Engineering Department shows that the only buildings in the O-S district are in fact municipal buildings, and two buildings owned by the Woburn Golf & Ski Authority.

I will be available to further address this issue at the Public Hearing.

Sincerely, s/Mayor Scott Galvin

ORDERED Be it Ordained by the City Council of the City of Woburn, that the Woburn Zoning Ordinance as amended, be further amended as follows:

by revising Title 26, Solar Photovoltaic Systems, as follows (deletions in ~~striketrough~~, additions in **bold**):

26.2 Applicability

This ordinance applies to all solar energy systems, and to physical modifications that materially alter the type, configuration, or size of these systems or related equipment. **Ground-mounted s**Solar energy systems ~~on municipal and school properties, except for O-S (Open Space), may be~~ are allowed in all zoning districts, **with the exception of the O-S (Open Space) district, but only by** upon the issuance of a Special Permit from the City Council. **Such and said** solar energy systems shall comply with all setback requirements as outlined in Section 26.5. Roof-mounted solar ~~installations~~ **energy systems are permitted by right** in all zoning districts, ~~including municipal and school properties shall be a by right use not requiring a special permit or site plan review.~~

and by revising Section 5.1, Table of Use Regulations, (87) by deleted “-“ and inserting “X”, so that Roof-mounted solar systems are permitted as of right in the O-S zoning district, as follows:

		R-1	R-2	R-3	R-4	B-N	B-H	B-D	B-1	I-P	IP-2	I-G	S-1	S-2	O-P	OP-93	O-S	Notes/other Sections
	Solar Photovoltaic Systems																	
87	Roof-Mounted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Section 26

Per request of the Mayor

A communication dated September 15, 2023 was received from His Honor the Mayor Scott D. Galvin as follows:

Dear President Concannon and
Members of the Woburn City Council

Approximately 1,000 migrant families have been entering the Commonwealth every month, resulting in Governor Healey’s declaration of a state of emergency. Unless there are changes at the Federal and State level, this is an unsustainable crisis that will continue to challenge the Commonwealth, the City of Woburn, and other cities and towns required to share in the challenges of providing housing, education and other basic services for these migrant families.

Federal inaction on immigration reform has created, and worsened, a nationwide immigration crisis at the border, including the approval of asylum applications for migrant refugees to enter the United States, but with an irrational delay in the approval of their working papers for up to 18 months making migrants ineligible for employment. Immediate and meaningful bi-partisan immigration reform is needed now.

General Law Chapter 23B, §30, Emergency Housing Assistance Program, commonly referred to as the “right to shelter” law, requires the state Department of Housing and Community Development (recently renamed the Executive Office of Housing and Livable Communities) to provide emergency housing assistance for families with children and pregnant women, who are homeless. This law was well intentioned when approved in the 1980s to address homelessness. However, the purpose and intent of the right to shelter law when drafted and approved, was clearly not to accommodate the magnitude of homeless housing needs presented by this migrant crisis.

The Commonwealth is housing over 6,000 migrant families in hotels located in over 80 cities and towns across the state, including Woburn. Local approval is not required nor has the Commonwealth requested it. To date, five hotels have contracted directly with the Executive

Office of Housing and Livable Communities to provide housing for 155 migrant families, with 65 school aged children, and 75 children under the age of 5 at the cost of \$180.00 /day.

One of the hotels, which has agreed to house up to 110 families, is being managed by a non-profit housing entity responsible for serving as a liaison between the migrants, state agencies, the school department and the City. The other hotels will be staffed by National Guard members with similar responsibilities.

School aged children who are classified as homeless are entitled to an education under McKinney-Vento federal law, which defines homeless students as those lacking a fixed, regular, and adequate nighttime residence, and requires that school districts enroll such students immediately. Woburn Public Schools administration, staff and teachers have proactively risen to the challenge of enrolling and accommodating the school age children of these migrant families. Of the school age children, 10 are being educated at the WMHS, 16 at the middle schools, and 38 in the elementary schools.

The State will reimburse the City \$104/day for student educational expenses, equaling \$18,000.00 /year for each student. DESE will provide another \$1,000 for each enrolled student. Based on the newly enrolled migrant students, the City will be reimbursed \$1,235,000 for educational expenses.

The impact on City services for Police and Fire is being monitored and at this time, is minimal.

A standing weekly meeting is held in my office with the Superintendent of Schools, the Police Chief, the Fire Chief, the Auditor, the Building Commissioner, the City Nurse and State officials to discuss ongoing issues and solutions to the challenges we are dealing with. Be assured that we are monitoring and reviewing all educational and costs incurred by the City on a monthly basis, and will demand and ensure that the Commonwealth reimburses the City for any expenses in excess of the reimbursements discussed above.

As Mayor, I also serve as the elected District 4 Representative for the Massachusetts Mayor's Association and I am a member of the MA Municipal Association Board of Directors, where I have been a strong advocate of the need for all communities to equitably share in the challenges presented by the recent surge in migrants into the Commonwealth, including the requirement to educate migrant children- notwithstanding McKinney-Vento.

I will be available to further discuss in committee.

Sincerely, s/Scott D. Galvin, Mayor

NEW PETITIONS:

Petition by Woburn Kiwanis for a Special Event Permit to allow “Flag Day in Fall” at Library Field on September 30, 2023.

Petition for renewal of First Class Motor Vehicles Sales Licenses by M&L Transit Systems, Inc., 60 Olympia Avenue.

Petitions for renewal of Second Class Motor Vehicles Sales Licenses by the following: David Dellarocco dba Woburn Auto Sales, 5 Crescent Avenue, #4; Bob McSheffrey Auto Sales, 880 Main Street; Woburn Classic Auto Sales, 13 Fowle Street; McSheffrey Auto Sales Inc., 878 Main Street; ACT Leasing, Inc., 215 Salem Street; Kenneth L. O’Connor dba City Line Motors, 30 Rear Torrice Drive; and Ollie’s Service Center, 310 Main Street.

Petition by IV5 60 Olympia Ave LLC for a new inflammable license for above ground - Ten (10) 32 1/2 lb propane gas tanks, one (1) 100 lb acetelyne, one (1) 100 lb oxygen, one (1) 10,000 gallon storage tank containing 10,000 gallons of diesel fuel, and two (2) 500 gallon waste oil tanks above ground, at 60 Olympia Avenue.

Petition by NStar Electric Company, d/b/a Eversource Energy for grant of right in a way to install approximately 14 feet of conduit north easterly from pole 282/25 in Beach Street.

Petition by NStar Electric Company, d/b/a Eversource Energy for grant of right in a way to install approximately 100 feet of conduit from pole 28/1 at 64 Beach Street to Loker Lane and to install approximately 474 feet of conduit northerly from Maple Avenue to the end of Loker Lane.

Petition by NStar Electric Company, d/b/a Eversource Energy for grant of right in a way to install a new J/o pole 583/11a approximately 174 feet from Arrow Avenue on Wildwood Avenue.

Petition by James T. Wall, Trustee, 145 Russell Street, Woburn, Massachusetts 01801, for a special permit under WZO Section 5.5(56) to allow for nine foot garage doors, at 145 Russell Street.

Petition by Autoworx Inc., 921 Main Street, Woburn, Massachusetts 01801, for a special permit under WZO Section 5.1(44) and to amend a previously issued special permit dated May 27, 2021 to remove Condition No. 2 to allow for a spray booth, at 921 Main Street.

Petition by Woburn Water Department, Woburn, Massachusetts 01801, for a special permit under WZO Section 5.1(79) for the construction and upgrade to the Horn Pond Water Treatment Plant, at 5 Cove Street.

PUBLIC HEARINGS:

On the petition by Lawless Inc., 196 Lexington Street, Woburn, Massachusetts 01801, for a special permit request that the Landowner’s Decision and Notice of Special Permit dated May 11, 2017 (the “Decision”) be amended as follows: 1. Condition 3 shall be amended to allow for vehicle repairs (mechanical and/or body work) in Building C on the Property. The prepping and equipping of new motor vehicles shall continue in Building B pursuant to the Decision; 2. Condition 4 which states that: “The use of the Property shall be limited to the prepping of new motor vehicles and the parking of some” shall be deleted; 3. That the Plan of Record shall be amended by adopting a revised Plan of Record entitled “Parking Layout Plan”, 8 Draper Street, Woburn, MA dated September 27, 2021 prepared by Allen & Major Associates, 100 Commerce Way, Woburn, MA 01801 (the “Plan”). Please note that the revised Plan has incorporated changes shown on the Plan of Record to the Landowner’s Decision and Notice of Special Permit dated December 28, 2017 to Lord Hobo Brewing Company and Draper Management LLC, at 8 Draper Street. **PUBLIC HEARING OPENED:** A communication dated August 10, 2023, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 regarding “Lawless Inc. Remand”.

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.

On the petition by NStar Electric Company, d/b/a Eversource Energy for grant of right in a way to install approximately 341 feet of conduit from Pole 282/10, located on Beach Street, to private property.

On the petition by NStar Electric Company, d/b/a Eversource Energy for grant of right in a way to install approximately 574 feet of conduit from Pole 625/1, east of Forest Park Road, to end of Thomas Street.

On the petition by NStar Electric Company, d/b/a Eversource Energy for grant of right in a way to install approximately 44 feet of conduit from MH7828 in Main Street to one new manhole MH31872 in Campbell Street.

On the petition by NStar Electric Company, d/b/a Eversource Energy for grant of right in a way to install approximately 96 feet of conduit from MH19547 in Main Street to one new manhole MH31874 in Franklin Street.

On the petition by NStar Electric Company, d/b/a Eversource Energy for grant of right in a way to install one new hip guy on existing pole P151/3, in Mishawum Road.

On the petition by LCS-Woburn Venture Property Owner LLC, c/o Woburn Venture Property Owner LLC, 300 Beagan Way, Woburn, Massachusetts 01801, for a new inflammable license for 786 gallons of Class 1A gasoline fuel, stored in vehicle gas tanks, at A5 Hill Street, a.k.a. 300 Began Way.

On the petition by RAM 0 Cross Street LLC, 304 Cambridge Road, Woburn, Massachusetts 01801, to amend Section 20 Woburn Loop Bikeway/Greenway Overlay District of the WZO by revising Section 5(i) and adding new Section 5(j) Buffer Requirements and new Section 7 Associate Criteria. PUBLIC HEARING OPENED: A communication dated September 13, 2023, was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PLANNING BOARD REPORT/RECOMMENDATION: PROPOSED REVISIONS TO SECTION 20 OF THE WOBURN ZONING ORDINANCE (WOBURN LOOP BIKEWAY/GREENWAY OVERLAY DISTRICT) / RAM 0 CROSS STREET LLC

Dear Council:

At meetings of the Planning Board held on August 22, 2023 and September 12, 2023, members of the Board conducted a public hearing on the above-referenced zoning text amendments. Following the hearing and subsequent deliberations, the Board voted 4-2 (Doherty, Donovan, Bolgen, and Turner in favor, Callahan and Edmonds opposed) to respectfully recommend the Council:

1. Adopt, as submitted, the following as a new Section 20.5.j:

“Section 5(j): Buffer Requirements: Buffer Requirements set forth in Section 5.7 shall not be applicable to the above Allowed Uses;”

2. Adopt the following as a new Section 20.7, as revised by the Planning Board (Planning Board suggested revisions shown in **bold** font below):

Section 7. Associated Criteria

- 1.) *All proposals shall be subject to Section 12, Site Plan Review, as applicable;*
- 2.) *All proposals shall be subject to Section 9, Floodway and Flood Plain Districts, as applicable;*
- 3.) *All proposals shall be subject to Section 15, Groundwater Protection District, as applicable, **except that the Planning Board shall be the Special Permit Granting Authority for Groundwater Protection Overlay District special permits for projects permitted under the provisions of the Woburn Loop Bikeway/Greenway Overlay District;***
- 4.) *All proposals shall be subject to Section 26, Solar Photovoltaic Installations, as applicable;*
- 5.) *All proposals shall be subject to the following subsections of Section 11, Special Permits and Variances, as applicable:*
 - (a) *Section 11.1, Purpose;*
 - (b) *Section 11.2, Authority;*
 - (c) *Section 11.3, Procedures for Special Permits;*
 - (d) *Section 11.4, Contents of the Application for Special Permits;*
 - (e) *Section 11.5, Conditions for Special Permits;*
 - (f) *Section 11.6, Additional Conditions for Special Permits for Specific Uses and Conditions;*
 - (g) *Sections 11.11, Affordable Housing Requirement; and*
 - (h) *Section 11.12, Modification of Special Permits.*
- 6.) *Signage in the Woburn Loop Bikeway/Greenway Overlay District shall be as authorized by the Planning Board via an approved site plan or Special Permit Plan of Record.*

3. Add the following to the end of Section 20.5(i) (Planning Board suggested revisions shown in **bold** font below):

“unless the Planning Board authorizes a lesser frontage after finding:

- (i) **The frontage is at least eighteen feet (18') in width; and**
- (ii) **The frontage provides safe access/egress to and from the site by emergency vehicles.**

Section 5.2.1.4 shall not be applicable in cases where satisfactory evidence is provided to the Planning Board proving that an alternative vehicular access has serviced the lot for at least 20 years prior to the date of application for a Special Permit under this Section 20."

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

On the petition by Sun Tree Estates, LLC, by Mark Bobrowski and Christopher J. Alphen, Blatman, Bobrowski, Haverty & Silverstein, LLC, 9 Damonmill Square, Suite A4A, Concord, Massachusetts 01742, for a special permit under Sections 5.1(12) and 8.3.1 of the 1985 Woburn Zoning Ordinances, as amended, as well as relief under the Dover Amendment, to allow for a child care center and shared parking with adjacent premise, at 205 and 213 Cambridge Road. PUBLIC HEARING OPENED: A communication dated August 11, 2023, was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PLANNING DEPARTMENT COMMENTS ON SPECIAL PERMIT PETITIONS FOR PROPERTY LOCATED AT 205 and 213 CAMBRIDGE ROAD / SUN TREE ESTATES, LLC

Dear Council:

The Planning Department has completed its review of the above-referenced Petition which seeks special permits in accordance with Sections 5.1(12) (Child Care Center) and 8.3.1 (authorization of off-site parking) of the Woburn Zoning Ordinance (WZO). Both lots involved in the Petition are zoned R-1, and according to the City's GIS are located within a Groundwater Protection District. Inclusion in the protection district will necessitate another special permit in accordance with Section 15.6(c)(vi) of the WZO and the Petition does not reference one. No portion of the property is located within a flood zone, according to GIS.

The proposal to establish a child care center at 205 Cambridge Road involves demolishing the existing building on that site and constructing a new, roughly 12,000 sq. ft structure in its place. An existing 2-story dwelling at 213 Cambridge Road will remain and continue to be used for residential purposes. The single-family dwelling has its own 2 parking spaces as required by the WZO for that use, and the residential lot will also contain about 10 parking spaces and a parking lot access aisle for the day care. The Petition includes a request for either a special permit or relief pursuant to the Dover Amendment to authorize the day care to have some of its parking spaces on the adjacent residential lot. Staff believes Section 8.3.1 of the WZO does

not allow the Council to authorize off-site parking in an R-1 zoning district and as a result, authorization under the aegis of the Dover Amendment would instead be needed.

The narrative included in the Petition indicates the development will also need relief under the Dover Amendment because the child care lot will have slightly less than the 50% landscaped usable open space required (45.3%) and less than the required 25' side setback requirement in the westerly side yard (the actual setbacks in that side yard would be as small as 15.6' and 23.1').

Planning staff reviewed the Petition with Inspectional Services Director Tom Quinn and offers the following observations and comments:

- Fundamentally, the Building Commissioner takes issue with the proposed deficiencies in the minimum building front and rear setback and minimum open space requirements, and believes the project would also need relief from the minimum rear and front setback requirements for both playground canopies for other permitted uses in the R-1 Zoning District unless relief is also authorized under the Dover Amendment.
- The proposed toddler area includes a playground canopy that is partially within the 25' front setback requirement. The canopy is a building as defined in the WZO and as such violates the front setback requirement because it's only about 18' from the lot line. Relief from the front setback requirement will therefore also be necessary. Given its proximity to the road, staff wonders if this play area is sufficiently protected from possible errant motor vehicles. Should bollards or some other form of barrier be provided?

It is not clear what material the canopy be made of but the plans indicate the canopy will be a vibrant shade of blue. Can a less invasive color be chosen, given its visibility from Cambridge Road?

- In connection with the site's location within a Groundwater Protection District, the Petitioner should amend its request to incorporate it into the Petition. As a reminder, the Council must determine, pursuant to Section 15.7(c), that the proposed use:
 - In no way, during construction or thereafter, adversely affect[s] the existing or potential quality or quantity of water that is available in the Groundwater Protection District (GPD); and
 - Is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation and other water-related natural characteristics of the site to be developed.

Planning staff defers to the Engineering Department for guidance on the findings above.

- The driveway for the child care facility is 24' in width and the driveway for the single-family dwelling is 12'. Both are less than the maximum allowable (28' and 24' respectively), but the Petitioner will need to verify whether the driveways' proposed

intersections with Lexington Street will require street opening permits from the Massachusetts Department of Transportation (MADOT).

- The Petitioner proposes to construct 48 parking spaces for the child care facility. The Petitioner must provide satisfactory documentation during the special permitting process that proves this number of parking spaces is sufficient to accommodate all users of the proposed facility, including staff, parents, and delivery drivers.

Related to parking, there is no mention on the plans or supporting documents that indicates the child care facility intends to have transportation or other day care-related vehicles stored on site. The Inspectional Services Department considers busses and transportation vans to be considered commercial vehicles, and if any are expected to be parked overnight on the property the Council will need to authorize that activity. The Council cannot authorize overnight commercial vehicle parking in a residential zoning district, so relief under the Dover Amendment would be required for such parking. Vehicle specifications (dimensions) must be provided, the plan revised to show the locations of the overnight commercial vehicle parking spaces, and proof provided showing there will still be sufficient parking to meet zoning requirements without including the commercial vehicle spaces in the calculation.

- The plan includes the location and specifications for a free-standing sign (described on plans as a “monument sign”) and the specifications for 2 temporary construction signs (described on plans as “temporary project signs”). Free-standing signs are permitted in the R-1 District but are limited to 10 sq. ft. in size by the provisions at Section 13.6.2.2 of the WZO. The proposed free-standing sign is almost three times that size (approximately 28 sq. ft. of area). Temporary construction signs are also permitted by right, but are capped at a total area of 32 sq. ft. by the provisions at Section 13.10.b of the WZO. The temporary signs proposed in the Petition total twice that amount, or about 64 sq. ft.

Staff urges the Council to require the Petitioner to adhere to the maximum dimensional requirements cited above for the signage.

The proposed free-standing sign (described on plans as a “monument sign”) is located within the front setback and therefore violates the provisions of Sections 6.1 (Table of Dimensional Regulations) and 13.4.1 (General Requirements for Signs). Relief under the Dover Amendment will be needed to site the sign in the location proposed on the plans.

Finally, all signage will be subject to a separate permitting process through the Inspectional Services Department.

Will free-standing sign obscure the view of exiting drivers and prevent them from seeing Northbound pedestrians on the sidewalk?

With respect to the signs, they may not be internally illuminated or have flashing, animated, or intermittent illumination. There are insufficient details in the plan set to determine if the proposed method of sign illumination is acceptable.

- The majority of curbing is proposed to be Cape Cod berm and Planning staff recommends the Council consider requiring vertical granite curbing instead, consistent with its decisions on other special permits on account of its durability/ease of maintenance and aesthetic qualities.
- The fencing that serves as screening around the trash container should be opaque, and some form of effective screening should be installed around the electrical transformer to obscure it from view from Cambridge Road.
- There are no proposed snow storage areas shown on the plans. The plans should be revised to show such areas so the Engineering Department can evaluate their sufficiency and for purposes of potential future enforcement.

If the Council ultimately decides to grant the requested special permit after receiving all outstanding information and revised plans, Planning staff recommends imposing the following as conditions of approval:

1. That all submitted relevant plans be cited in the Special Permit decision as the Plan(s) of Record; and
2. That the Petitioner be required to file all Plans of Record with the Inspectional Services Department.

If members of the Council have any questions or concerns regarding the foregoing, please feel free to contact me.

Respectfully, s/Tina P. Cassidy, Planning Director

Further, a communication dated August 21, 2023, was received from John E. Corey, Jr. P.E., City Engineer as follows:

Subject: Special Permit – 305 Cambridge Rd., Day Care Facility

We are in receipt of the special permit application, Site Plans and Landscaping plan for the above referenced project. There was no drainage study, site development statement or traffic study submitted in conjunction with the filing.

We have reviewed the submitted materials and offer the following comments:

General Site: As depicted on sheet C-3, there would be two curb cuts into the site. The first one would serve the school facility and scales to be 24 feet wide. The second would serve the single-family dwelling and scales to be 12 foot wide. This section of Cambridge Rd. is under MassDOT jurisdiction, and as such, curb cuts are subject to MassDOT specifications. Turning radii on the curb cuts, as well as any work in the state right of way are subject to MassDOT approval. A MassDOT permit will be required for this work.

The site plan depicts 48 parking spaces with two of these being handicap van spaces near the entry door. A computation of parking required, based on the size and uses should be provided to substantiate the number of parking spaces.

A 6-foot-high perimeter fence is shown within the front setback for the toddler play area. The applicant should check with the building department as to whether or not this can be permitted as part of the special permit or whether it would require a variance.

Water System: The applicant depicts three separate connections to the existing 6-inch cast iron main in Cambridge Rd. on the site utility plan. There is a proposed 6-inch connection for a fire hydrant to be located adjacent to the driveway. The location of the fire hydrant should be reviewed with the fire department.

There is a proposed 6-inch connection for the fire service line to the building. Generally, the water department requires a cut in tee with a three-way valve configuration. However, the proximity of the connection to Day Circle might only require two-line valves. The applicant should consult the Water Department as to the number of valves required. A fire flow test may be required by the water department and depending upon the results of the fire flow test, the applicant may be required to connect the fire service connection and the hydrant to the existing 12-inch cast iron main in Cambridge. The Water Department will be able to give guidance in this matter.

Lastly, there is a 2-inch copper domestic water service depicted with a shut off in the sidewalk. The applicant should review the requirement for location and access to the water meter to be located within the facility.

Sewer Service: The applicant has depicted a proposed 6-inch PVC sewer service connection to the existing 8-inch VC clay sewer at an existing manhole near the main driveway. The orientation of the proposed sewer connection would be in conflict with the existing sewer flow direction. General practice is to install the sewer service at an angle downgradient of the flow direction.

The Department of Public Works should be consulted as to the location of the proposed sewer service.

Drainage System: The applicant shows a formal drainage system on sheet C-5 consisting of catch basins, with deep sumps and grease hoods, drain manholes, water quality separators and an infiltration system to convey collected stormwater runoff from the site. There is an overflow shown to the adjoining parcel.

Test pits were obtained at the site to demonstrate the transmissivity of the existing soil.

Stormwater computations should be submitted to indicate the storm frequency and duration on which the system was designed. Calculations for water quality should also be submitted.

There is a concern relative to the overflow outlet from the infiltration system to the adjoining Reeves School parcel. The plan indicates that the discharge will be above an existing retaining wall, which we feel is problematic. We assume that the proposed rate of discharge will be equal or less than that encountered under existing conditions. However, the future condition would concentrate flow to a single discharge point rather than the existing condition of sheet flow over a greater area. It would appear that the proposed outlet could be connected to the school drain line within a short distance of the proposed outlet location. This would require approval by the School Committee, but we believe this should be explored.

Traffic: A traffic study has not been submitted for the project. Although it appears that sight distances for egressing the site are not restricted, a statement that this is in fact true should be submitted. During AM and PM peak hours, traffic queues regularly back up past Day Circle. This would make it extremely difficult to make a left turn out of the site while waiting for a gap in the north bound que and traffic heading south bound.

The daily trips entering and exiting the site and the time of day are important in assessing the safety of the driveway to the facility. We would recommend that a basic traffic study be prepared to assess the impacts of the driveway and interior traffic circulation.

Lastly, the parcel is located within a Zone 2 Groundwater Protection District. Uses within this district require a special permit. We did not see this use noted in the special permit application.

We trust the foregoing information suffices for your current needs. Should you have any questions or comments, please do not hesitate to contact this office.

Further, a communication dated September 12, 2023, was received from Attorney Mark Bobrowski, Blatman, Bobrowski, Haverty & Silverstein, LLC, Attorneys At Law, 9 Damonmill Square, Suite 4A4, Concord, Massachusetts 01742, regarding “Proposed Goddard School, 205 and 213 Cambridge Road”.

Further, a communication dated September 12, 2023, was received from Judith Stafford, 215 Cambridge Road, Woburn, Massachusetts 01801.

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 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 September 13, 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:

Enclosed please find for filing a copy of a memorandum prepared by Beals Associates Inc. on behalf of the Petitioner, 288 MISHRD LLC. The memorandum addresses the most vocal issues from the August 15, 2023 public hearing: the traffic peer review and the parking provided on site. Please note that copies of the memorandum are simultaneously being hand delivered to all City Council members.

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

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

Further, a communication dated September 13, 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 hearing on the above matter scheduled for September 19, 2023 be continued to the City Council meeting scheduled for October 3, 2023. The Peer Review on the Traffic Study has not yet been completed.

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); 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 August 8, 2023 was received from Horsely Witten Group to Theresa Murphy, Conservation Administrator, and

forwarded on to the City Council, regarding “Wetlands and Stormwater Peer Review for Notice of Intent – Report #4, 216 New Boston Street Woburn, MA, MassDEP File No. 348-0849”. Further, a communication dated August 31, 2023 was received from Horsely Witten Group to Theresa Murphy, Conservation Administrator, and forwarded on to the City Council, regarding “Wetlands and Stormwater Peer Review for Notice of Intent – Report #5, 216 New Boston Street Woburn, MA, MassDEP File No. 348-0849”. Further, a communication dated July 6, 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 September 19, 2023 be continued to the first City Council meeting scheduled for October 3, 2023. The Conservation Commission public hearing finally was closed on September 7, 2023 and the Order of Conditions will issue no later than September 28, 2023.

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 August 8, 2023 was received from Horsely Witten Group to Theresa Murphy, Conservation Administrator, and forwarded on to the City Council, regarding “Wetlands and Stormwater Peer Review for Notice of Intent – Report #4, 216 New Boston Street Woburn, MA, MassDEP File No. 348-0849”. Further, a communication dated August 31, 2023 was received from Horsely Witten Group to Theresa Murphy, Conservation Administrator, and forwarded on to the City Council, regarding “Wetlands and Stormwater Peer Review for Notice of Intent – Report #5, 216 New Boston Street Woburn, MA, MassDEP File No. 348-0849”. Further, a communication dated July 6, 2023, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 as follows:

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Dear Ms. Higgins:

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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:

ORDERED Be it Ordained by the City Council of the City of Woburn, that:

Whereas, the City of Woburn, after thorough investigation, has determined that the work activity consisting of the following project described as:

Horn Pond Water Treatment Plant PFAS Removal (DWSRF 12538)

is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Clean Water Trust (the Trust) of the Commonwealth of Massachusetts, pursuant to M.G.L. Chapter 21 and Chapter 29C, are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT ORDAINED:

1. that the Mayor is hereby authorized on behalf of the City of Woburn to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the City of Woburn for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the City of Woburn in connection with this application;
2. that the purpose of said loan(s), if awarded, shall be to fund construction activities associated with the above referenced project; and

3. that if said award is made, the City of Woburn agrees to pay those costs which constitute the City of Woburn's required share of the project cost.

s/President Michael P. Concannon
Per request of the Mayor

COMMITTEE REPORTS:

ORDINANCES, CHARTER AND RULES:

On the order amending WMC by adding Section 2-147A Community Gardens Coordinator, a committee report was received "ought to pass".

On the order amending WMC Section 2-180 Base Salaries to include Community Gardens Coordinator, a committee report was received "ought to pass".

On the order amending WMC Sections 2-193(A), 2-193(A)(22), 2-194(A), and 2-194(I) regarding creating the position of Facilities Manager, a committee report was received "ought to pass".

On the order amending WMC Section 2-180 Base Salaries to include Facilities Manager, a committee report was received "ought to pass".

On the order amending WMC Title 2, by adding Article XLI Substance Misuse Prevention and Community Support Coordinator, a committee report was received "ought to pass".

On the order amending WMC Section 2-180 Base Salaries to include Substance Misuse Prevention and Community Support Coordinator, a committee report was received "ought to pass".

On the order amending WMC Title 12 Streets, Sidewalks & Public Places by adding Article XVI. Grant of Location Permits, a committee report was received “ought to pass”.

On the order amending WMC Section 2-5 to include an exemption for School Crossing Guards, a committee report was received “ought to pass”.

CITIZEN’S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated September 13, 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 August 2023: Number of Violations Issued 530, Numbers of Violations Paid 224, Number of Violations Outstanding 238, Amount collected and submitted to Collectors Office \$33,539.40, Parking fines referred to the Handicap Commission \$16,270.00.

There is a backlog of 1502 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: None.

MOTIONS, ORDERS AND RESOLUTIONS:

RESOLVED Whereas, Eagle Scout is the highest honor for Boys Scouts of America; and

Whereas, Woburn resident, Matthew Frizzell, became a member of Troop 502 in Woburn, Massachusetts; and

Whereas, Matthew Frizzell chose for his Eagle Scout community service project to raise fund for, supply materials for, and construct a Gaga Ball Pit (organized dodgeball) for the Woburn Boys and Girls Club; and

Whereas, Matthew Frizzell completed his service project and it was turned over to the Club for the youth of Woburn to enjoy in October 2022; and

Whereas, Matthew Frizzell successfully passed his Eagle Scout Board of Review on December 7, 2022 and was recognized at a special Court of Honor on August 20, 2023 for attaining the rank of Eagle Scout.

Now, Therefore, Be It Resolved by the City Council of the City of Woburn that the Woburn City Council recognizes the achievements and accomplishments of Matthew Frizzell and extends best wishes in hopes for continued future success.

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, Councilor Charles Viola

RESOLVED Whereas, Eagle Scout is the highest honor for Boys Scouts of America; and

Whereas, Woburn resident, Daniel Ayanian, became a member of Troop 502 in Woburn, Massachusetts; and

Whereas, Daniel Ayanian chose for his Eagle Scout community service project to raise fund for, supply materials for, and construct a decorative planter wall at the George A. Campbell American Legion Post 101; and

Whereas, Daniel Ayanian completed his service project and it was turned over to the Legion beautifying the front entrance where many Woburn events are held in April of 2023; and

Whereas, Daniel Ayanian successfully passed his Eagle Scout Board of Review on June 12, 2023 and was recognized at a special Court of Honor on August 20, 2023 for attaining the rank of Eagle Scout.

Now, Therefore, Be It Resolved by the City Council of the City of Woburn that the Woburn City Council recognizes the achievements and accomplishments of Daniel Ayanian and extends best wishes in hopes for continued future success.

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, Councilor Charles Viola

RESOLVED BE IT RESOLVED, that a communication be sent to His Honor the Mayor inviting him to the Committee on Liaison to discuss updates on recently placed homeless migrant families in several hotels across Woburn by the Commonwealth under the “Right to Shelter” law.

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, Councilor Charles Viola

RESOLVED Whereas, the storm drain in the roadway at the corner of Country Club Road and Cambridge Road has sunk lower than appropriate creating a dangerous condition for motor vehicles and pedestrians during rainstorms and during the winter months forming ice patches; and

Whereas, the Superintendent of Public Works has determined that the area is in the right of way under the jurisdiction of MassDOT Highway Division.

Now, therefore, be it resolved by the City Council of the City of Woburn that a communication be sent to the MassDOT Highway Division District 4 requesting that the condition be repaired as soon as practicable.

s/ Councilor Joanne E. Campbell

RESOLVED That the Committee for Infrastructure and Public Lands meet in October to receive an update from City Engineer Corey regarding the timing adjustments for the traffic lights along the Washington Street Corridor.

s/Michael P. Concannon, President,
Councilor Darlene Mercer-Bruen

Motion made and 2nd to ADJOURN.