

**CITY OF WOBURN  
MAY 7, 2024 – 7:00 P.M.  
REGULAR MEETING OF THE CITY COUNCIL  
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Campbell	Mercer-Bruen
Demers	Pappalardo
DiMambro	Toro
Ferullo	Viola

Dillon

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VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE.

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**MAYOR'S COMMUNICATIONS:**

ORDERED That the sum of \$255,000.00 be and is hereby transferred as so stated:

From: Mayor Salary Adjustment	\$255,000.00
Acct# 0112151-511019	

To: WHMS Teachers Salaries	\$255,000.00
Acct# 0219071-511010	

Reason: Custodian Contract Settlement

I hereby recommend the above: s/Michael P. Concannon, Mayor

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

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ORDERED That the sum of \$2,053,000.00 be and is hereby transferred as so stated:

From: Fire/BLS Ambulance	\$2,053,000.00
Acct# 31359-595000	

To: Fire Regular Salary	\$865,000.00
Acct# 0122051-51000	

Fire Overtime	\$996,000.00
Acct# 0122051-513100	

Apparatus Maintenance Acct# 0122054-544400	\$30,000.00
Fire Holiday Acct# 0122051-514500	\$63,000.00
Fire Sick Leave Buy Back Acct# 0122051-515400	<u>\$99,000.00</u>
Total	\$2,053,000.00

I hereby recommend the above: s/Michael P. Concannon, Mayor

I hereby approve the above: s/Donald Kenton, Chief, Fire Department

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

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**ORDERED** Be it Ordained by the City Council of the City of Woburn, pursuant to M.G.L., c.164, §134, that the City be and is hereby authorized to initiate the process to aggregate the electricity load of the residents and businesses in the City and for other related services, independently, or in joint action with other municipalities, retaining the right of individual residents and businesses to opt-out of the aggregation; and to authorize the Mayor to execute all documents necessary to accomplish same.

Per Request of the Mayor

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**NEW PETITIONS:**

Petition by New England Orienteering Club for a Special Event Permit for a map and compass sport event at Horn Pond, parking lot, and Arlington Road on August 25, 2024 with request for waiver of umbrella liability insurance.

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Petition for renewal of Taxi Cab License for Woburn Cab Company Inc at 100 Ashburton Avenue.

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Petition for renewal of Livery License for Harmony Transportation Inc. at 8 Conn Street.

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On the petition by 8-10 Green Street LLC, 25 Pond Brook Circle, Weston, Massachusetts 02493, requesting extension of special permit at 0 Green Street and 8-10 Green Street until July 30, 2026, a communication dated April 23, 2024, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801, regarding “Landowner’s Decision and Notice of Special Permit dated July 30, 2020 issued to 8-10 Green Street LLC”.

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On the petition by Veir Inc., 3 Gill Street Suite D, Woburn, Massachusetts 01801, requesting extension of special permit at 6 Draper Street until May 12, 2025, a communication dated April 29, 2024 was received from Attorney James A. Juliano, Juliano Law Group, 607 Main Street, Woburn, Massachusetts 01801, regarding “6 Draper Street, Woburn, MA 01801”.

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**PUBLIC HEARINGS:**

On the presentation and public comment period regarding the MBTA Communities Multifamily Law’s new zoning requirements and guidelines and how they affect the City of Woburn.

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On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install one new joint owned pole, 591/25A, approximately 110 feet south of pole 591/26, on Commerce Way.

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On the petition by Connoisseurs Products Corp., 17 Presidential Way, Woburn, Massachusetts 01801, for a special permit under Sections 5.1(30b), 5.1(40ab), 5.1(42), 7.3, and 12 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the alteration of an existing nonconforming use and building, for the continued use of office, light manufacturing, and warehouse space with parking by: (1) constructing a one story addition approximately 41,750 sq. ft.; (2) reducing the number of parking spaces from 223 to 215 under Section 8.2.5; and (3) increasing the number of loading docks from four to seven under Section 7.3, at 17 Presidential Way. PUBLIC HEARING OPENED: A communication dated April 23, 2024, 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 of Connoisseurs Products Corp.  
17 Presidential Way, Woburn, Massachusetts

Dear Lindsay:

On behalf of my client, Connoisseurs Products Corp., I hereby request leave to withdraw without prejudice Paragraph 2 of Exhibit A of the Special Permit Petition which states as follows: "The Petitioner requests a Special Permit pursuant to Section 8.2.5 to allow for a reduction in required parking spaces from 223 parking spaces to 215." Thank you.

Very truly yours, s/Joseph R. Tarby III

Further, a communication dated April 24, 2024 was received from Deputy Chief George Poole, Fire Department, as follows:

Good afternoon Lindsay,

I regard to the two questions:

1. Whether the Geotech style material/grass is sufficient for fire truck access:

Chief Kenton has determined that the proposed "Geotech Style material/grass" (GrassPave<sup>2</sup>) will be sufficient for fire truck access. The Woburn Fire Department would like the area where the product will be installed to be clearly marked with signage etc. and will need assurance that the access road to be created will be properly maintained and accessible through all four seasons. i.e. snow plowing and snow storage.

2. Whether a fire hydrant should be added to the rear of the building:

The Woburn Fire Department requires the addition of a fire hydrant at the rear of the building. The Woburn Fire Department will defer to the Water Department for hydraulic requirements and other installation requirements such as main size, looped vs. dead ended, etc.

Thank you, s/George Poole

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On the petition by Hannaford & Dumas Corporation, 26 Conn Street, Woburn, Massachusetts 01801, for a special permit pursuant to Section 5.1(40ab); Section 5.1 (42); Section 5.1 (57b); Section 7.3; Section 8.2.5 and Section 15 to allow construction of a two (2) story addition approximately 6,960 square feet of additional gross floor area, with overnight parking of one (1) box truck with a reduction of parking, at 24-26 Conn Street.

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On the petition by Woburn Planning Board, to amend the 1985 Woburn Zoning Ordinance, as amended, to allow murals citywide in Non-Residential Zoning District by: (1) adding the definition of Mural to Section 2 Definitions; (2) revise the definition of Sign in Section 2 to distinguish between signs & mural; (3) revise Section 5.1 by inserting a new line 78a; and (4) revise notes to 5.1, Table of Use Regulations, by adding a new Note 28. PUBLIC HEARING

OPENED: A communication dated April 24, 2024, was received from Casey Hagerty, Economic Development Manager, as follows:

RE: Request “Leave to Withdraw Without Prejudice the Proposed “Mural” Zoning Amendments

Dear Madam City Clerk:

At the public hearing of the Planning Board held on 23 April 2024, the board voted unanimously by the quorum present to respectfully request that the City Council vote to allow “leave to withdraw without prejudice” the following proposed zoning ordinance amendments to the 1985 City of Woburn Zoning Ordinance, as amended:

To allow murals in the area of the City exclusive to the Downtown Business District (B-D) by: (1) adding the definition of Mural to Section 2 Definitions; (2) revise the definition of Sign in Section 2 to distinguish between signs & mural; (3) revise Section 5.1 by inserting a new line 78a; (4) revise notes to 5.1, Table of Use Regulations, by adding a new Note 28.

Sincerely, s/Casey Hagerty, Economic Development Manager

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**UNFINISHED BUSINESS FROM PREVIOUS MEETINGS: None.**

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**COMMITTEE REPORTS:**

**PERSONNEL:**

On the appointment of Kathleen A. Lucero to the Board of Trustees for the Woburn Public Library, a committee report was received “ought to pass”.

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**PUBLIC SAFETY AND LICENSE:**

On the petitions for renewal of Livery License for Boston Express Livery Service Inc. at 165 New Boston Street, Suite 275, a committee report was received “ought to pass”.

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**CITIZEN’S PARTICIPATION: None.**

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**COMMUNICATIONS AND REPORTS:**

A communication dated April 24, 2024, was received from Anne Speicher, Executive Director, Woburn Retirement Board as follows:

Dear Ms. Higgins,

The Woburn Retirement Board held a meeting on Wednesday, April 24, 2024 at 8:30 am in the ground-floor conference room of the City Hall, located at 10 Common Street, Woburn.

During the meeting the Retirement Board voted to grant a cost-of-living adjustment to eligible retirees.

On a MOTION by Ms. Lundin, duly SECONDED by Mr. Surette, it was VOTED to APPROVE and GRANT a cost-of-living adjustment (COLA) to eligible retirees pursuant to Section 51 of Chapter 127 of the Acts of 1999 and Sections 101 and 408 of Chapter 159 of the Acts of 2000, and Section 19 of Chapter 188 of the Acts of 2010. Said COLA to be paid at the rate of 3% applied to the first \$18,000 of a retirement allowance, and effective July 1, 2024.

With the City Council approval along with former Mayor Galvin, the Woburn Retirement Board was able to increase the base amount up to a maximum of \$18,000 this year. The retirees of the City of Woburn are extremely grateful for this.

Thank you, Woburn Retirement Board, s/Anne Speicher, Executive Director

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A communication dated May 1, 2024, was received from Richard M. Haggerty, State Representative, 30th Middlesex District Woburn- Reading, as follows:

Subject: House Budget Fiscal Year 25 Funding for the City of Woburn

Dear Mayor Concannon and Council President Dillon,

I am pleased to announce that my colleagues and I in the Massachusetts House of Representatives passed the House Fiscal Year 2025 (FY25) budget funded at \$58 billion.

The City of Woburn was allocated over \$7.2 million in Unrestricted General Government Aid (UGGA) funding and over \$14.7 million in Chapter 70 education funding. The education funding delivered by the Commonwealth to the City of Woburn would represent a 7.8% increase in the FY25 budget.

Furthermore, I was happy to secure direct funding of \$175,000 in the House budget, with \$75,000 earmarked for the City of Woburn Senior Center for a new van and capital needs and \$100,000 to the James L. McKeown Boys and Girls Club of Woburn also for a new van and capital improvements.

It is likely this direct funding will move through the Senate and onto the Governor. I will update you as the budget process plays out. Thank you for your time and consideration.

Sincerely, s/Richard M. Haggerty, State Representative, 30th Middlesex District Woburn-Reading

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**APPOINTMENTS AND ELECTIONS:**

A communication dated May 1, 2024 was received from His Honor the Mayor Michael P. Concannon as follows:

Dear City Clerk Higgins:

By the power vested in me as Mayor of the City of Woburn, I hereby re-appoint, Meg Ann Meaney, 3 Dearborn Terrace, Woburn, MA, to the Board of Trustees for the Woburn Public Library, subject to approval by the Woburn City Council, with a term of three (3) years, to expire on April 13, 2027.

Respectfully, s/Michael P. Concannon, Mayor

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A communication dated April 25, 2024 was received from His Honor the Mayor Michael P. Concannon as follows:

Dear City Clerk Higgins:

By the power vested in me as Mayor of the City of Woburn, I hereby reappoint John Sawyer, 14 Frank Street Court, to the Woburn Board of Cemetery Commissioners, subject to approval by the City Council, with a term to expire on March 18, 2026.

Respectfully, s/Michael P. Concannon, Mayor

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A communication dated May 1, 2024 was received from His Honor the Mayor Michael P. Concannon as follows:

Dear City Clerk Higgins:

By the power vested in me as Mayor of the City of Woburn, I hereby appoint, Edmund F. McGrath, 21 Tremont Street, Woburn, to the Woburn Board of Cemetery Commissioners, subject to approval by the Woburn City Council, with a term of five (5) years to expire on April 1, 2029.

This appointment is to fill the seat of Christopher Kisiel who recently resigned.

Respectfully, s/Michael P. Concannon, Mayor

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**MOTIONS, ORDERS AND RESOLUTIONS:**

ORDERED That pursuant to Section 2-184(D) of the 1989 Woburn Municipal Code, as amended, the City Council review the salaries of non-union department heads.

s/President Jeffery P. Dillon

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ORDERED That the Committee on Finance, as a Committee of the Whole, meet with School Committee representatives to discuss the School Department Budget.

s/Councilor Charles Viola

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Motion made and 2<sup>nd</sup> to ADJOURN.