CITY OF WOBURN
MAY 5, 2026 – 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL

Roll Call

Amara	Ferullo
Demers	Mercer-Bruen
Dillon	Pappalardo
DiMambro	Viola
Toro	

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE, all in favor, 9-0.

MAYOR'S COMMUNICATIONS: None.

NEW PETITIONS:

Petition by The International School of Boston for a Special Event Permit to allow for a road race at Horn Pond on June 8, 2026.

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Petition by St. Anthony of Padua Church for Special Event Permit for St. Anthony's Festival in the Ferullo Field area on June 6, 2026.

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Petition by The Shamrock Running Club for a Special Event Permit to allow for a road race at Spence Farm on July 4, 2026, with request for waiver of umbrella liability insurance.

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Petition by the Woburn Kiwanis for Special Event Permit for a Flag Day Festival at Library Park on June 13, 2026, with request for waiver of umbrella liability insurance.

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Petition for renewal of taxi cab license for Checker Cab of Woburn Inc. at 827 Main Street.

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Petition for renewal of livery license for Checker Cab of Woburn Inc. at 827 Main Street.

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Petitions for renewal of Secondhand Dealers and Secondhand Collectors licenses for the following: Teresa's Closet, 164 Main Street; and Manzi Marketplace, 3 Green Street, Unit 1 & 2.

PUBLIC HEARINGS:

On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 58 feet of conduit and one new manhole (MH31874), west of Harlow Court, in Main Street.

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On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 50 feet of conduit and one new manhole (MH31872), west of Campbell Street, in Main Street.

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On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 75 feet of conduit in New Boston Street and 2,461 feet of conduit and two new manholes (MH32826) and (MH32837), in Presidential Way, for service to 17 Presidential Way.

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On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 12 feet of conduit in Main Street southerly from pole 1/87, at corner of Place Lane, for service to 628 Main Street.

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On the petition by 102 Main Street LLC, 44 Dix Road Extension, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69) to allow for the extension of a nonconforming use for the change of use from a dry cleaner to a private gymnasium, at 102 Main Street. PUBLIC HEARING OPENED: A communication dated March 31, 2026, was received from Thomas C. Quinn Jr., Building Commissioner, regarding "102 Main Street". Further, a communication dated April 22, 2026, was received from Attorney James A. Juliano, Juliano Law Group, 607 Main Street, Woburn, Massachusetts 01801, regarding "102 - 104 Main Street, Woburn, MA 01801". Further, a communication dated April 29, 2026, was received from John M. Cashell, Planning Director, as follows:

RE: Petitioner: Elevate Industries LLA dba GO
Property Location: 102 Main Street, Woburn, MA 01801

Dear President Toro and Members of the Council:

The Planning Department has reviewed the above-referenced Petition, which seeks a Special Permit for a change of use from a dry cleaner to a private gymnasium. Note: the prior use and the proposed use is an extension to a non-conforming use pursuant to Section 5.1.69 of the 1985 Woburn Zoning Ordinance (WZO), as amended.

The subject property is located in an R-2 Zoning District. The space was previously occupied by a dry-cleaning company (which was allowed by Special Permit in 2013). Also, in 2013, the subject property was granted a second Special Permit to Boston Brazilian Jiu-Jitsu, Inc. to operate a jiu-jitsu studio. As a condition to this Special Permit, no gym was allowed on site.

After reviewing the Petition, the Planning Department has no objection to the requested Special Permit for the proposed gymnasium will be exclusive to the members of the jiu-jitsu studio and not open to the public. Further, given the size of the proposed gym space (1,172 sf) any parking issues or traffic increases would be negligible.

Please feel free to contact me if you have any questions about this communication.

Respectfully Submitted, s/John M. Cashell, Planning Director

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On the petition by NHC Realty, Inc. – Cummings Foundation, Inc., 200 West Cummings Park, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69), Section 8.2.5, Section 15, and to amend a previously issued special permit dated February 28, 1990, to expand existing congregate housing by constructing a three-story building adding 26 new units with off-street parking relief in the Groundwater Protection District, at 21 Warren Avenue. PUBLIC HEARING OPENED: A communication dated April 21, 2026, was received from Michael A. Aveni, Principal Architect, Cummings Properties, 200 West Cummings Park, Woburn, Massachusetts 01801, as follows:

Lindsay,

As we continue to work with city officials to respond to questions raised at the Department Head meeting and the City Council hearing, we respectfully request that our next public hearing, scheduled for May 5, 2026, be rescheduled to the following regularly scheduled City Council meeting (May 19, 2026).

We continue to work with our consulting engineer and the City Engineer on an acceptable stormwater management plan. After we agree on this plan, we will resubmit the entire plan

set to your office, reschedule the Department Head meeting, and then attend a City Council Subcommittee meeting (May 11, 2026).

Sorry for any inconvenience this may cause.

Please contact me with any questions.

Thank you.

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On the petition by A Better Companion Dog Training LLC, 1 Acorn Street, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Sections 5.1(35) and (35b) to allow for the operation of a dog daycare and overnight boarding kennel facility, at 41 High Street. PUBLIC HEARING OPENED: A communication dated March 31, 2026, was received from Thomas C. Quinn Jr., Building Commissioner, regarding "41 High Street". Further, a communication dated April 15, 2026, was received from John M. Cashell, Planning Director, as follows:

RE: Petitioner: A Better Companion Dog Training LLC
Property Location: 41 High Street, Unit A, Woburn, MA 01801

Dear President Toro and Members of the Council:

The Planning Department has reviewed the above-referenced Petition, which seeks a Special Permits pursuant to Section 5.1 (35) and 5.1 (35b) of Woburn Zoning Ordinance (WZO), as amended.

This subject property is located in an I-G Zoning District. The Petition seeks to operate a dog daycare and overnight boarding kennel facility to provide supervised daytime care and overnight accommodations for dogs. The Petition proposes using Unit 1, comprising nearly 2,900 square feet, within a larger building that houses several other industrial-use units.

The granting of the requested Special Permits would support small business growth within the City and provide an essential service for cliental dog owners. However, the Planning Department believes that additional information should be provided by the Petitioner, relative to the SPGA fully understanding the ramifications of introducing a 24/7 dog kennel into a mixed-use commercial/residential neighborhood setting. For example, the City Council may want to request of the Petitioner the following additional information pertaining to this proposed use:

- Petitioner's plan to properly dispose of the dog waste, especially given the location's close proximity to residents;
- Whether employees will be on-site overnight caring for boarded dogs;
- Proposed capacity limits on the number of dogs that will be on-site at any one time;

- With no outside area proposed for the dogs, will the dogs be confined to the interior of the premises. In this regard, the Petitioner should provide a plan depicting noise mitigation concerning barking or howling of the dogs, should such noises emanate from the premises;
- The submitted Site Plan shows on-site parking; in this regard, the Petitioner should provide an estimate as to how many vehicle trips will be associated with the use and provide evidence as to how many parking spaces will be needed to sufficiently handle the number of dog owners and employee vehicles associated with the use.

Please feel free to contact me if you have any questions about this communication.

Respectfully Submitted, s/John Cashell, Planning Director

Further, a communication dated April 28, 2026, was received from Attorney James A. Juliano, Juliano Law Group, 607 Main Street, Woburn, Massachusetts 01801, regarding "40 High Street, Unit 1, Woburn, MA 01801".

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On the petition to determine whether the property located at 1 Winstead Avenue is a nuisance as the term is used in M.G.L. Ch. 139, Section 1.

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On the petition by Pulte Homes of New England, LLC, by its Attorneys, Rubin and Rudman LLP, 500 Unicorn Park Drive, Woburn, Massachusetts 01801, to amend the 1985 Woburn Zoning Ordinances, as amended, by amending Section 28 Technology and Business Mixed Use Overlay District (TBOD) to the Technology and Business/Residential Mixed Use Overlay District (TBROD), and by City Council issuance of a special permit the following described residential use may be applied for within said overlay district: Age Restricted Homeownership Units not to exceed 504 units, subject to the following occupancy restriction: all units must be occupied by individuals or families in which at least one household member is 55 years of age or older and in which no resident is 18 years of age or younger, and make associated changes. PUBLIC HEARING OPENED: A communication dated April 30, 2026, was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801, regarding "Pulte Homes of New England LLC/Proposed Zoning Amendment to TBOD".

UNFINISHED BUSINESS FROM PREVIOUS MEETINGS: None.

COMMITTEE REPORTS:

ORDINANCES, CHARTER AND RULES:

On the order to remove and replace Woburn Municipal Code, Title VII Wetlands Protection and Conservation, a committee report was received "ought to pass".

CITIZEN'S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated April 27, 2026, was received from Lindsay E. Higgins, City Clerk and Clerk of the Traffic Commission, as follows:

RE: Traffic Commission Recommendation to Disband

Dear President and Councilors:

On April 16, 2026, the Traffic Commission voted to send a communication to the City Council recommending that the Traffic Commission be disbanded. The vote to send the communication was 5-4 (Littleton, Jolly, Pappalardo, and Viola Against).

If you have any questions, you may contact the Clerk's office at the number above.

Sincerely, s/Lindsay E. Higgins, City Clerk and Clerk of the Traffic Commission

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APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

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

Whereas, Molly E. Murphy became a member of Troop 502 in Woburn, Massachusetts; and

Whereas, Molly E. Murphy chose for her Eagle Scout community service project to design and build an informational kiosk that is well-equipped for the New England weather and provide historical information and a place to post future events, as well as small bench, located on land adjacent to the Middlesex Canal; and

Whereas, Molly E. Murphy successfully passed her Eagle Scout Board of Review and was recognized at a special Court of Honor on February 15, 2026, 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 Molly E. Murphy and extends best wishes in hopes for continued future success.

s/ President Robert F. Toro, Jr., Councilor Robert J. Ferullo, Jr., Councilor Yano Amara, Councilor William J. Pappalardo, Councilor Jeffrey P. Dillon, Councilor Joseph E. Demers, Councilor Darlene Mercer-Bruen, Councilor Lou DiMambro, and Councilor Charles Viola.

Motion made and 2nd to ADJOURN.