**CITY OF WOBURN**
**SEPTEMBER 15, 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:**

ORDERED An Act relative to the disability retirement of Woburn police officer Robert DeNapoli.

SECTION 1. Notwithstanding any general or special law to the contrary, including paragraph (c) of Chapter 123 of 2014 which states that the yearly amount shall be equal to 80 percent of the average annual rate of compensation paid to him in the previous 12 months, and in order to promote the public good, the Woburn retirement board is directed to increase the compensation of Robert DeNapoli, a retired Woburn Police Department Officer who was seriously injured in the line of duty on September 6, 2011, from 80% to 100% as set forth in said Section (c) of Section 123 of 2014. Said benefits shall be paid and administered in accordance with section 7 of chapter 32 of the General Laws.

SECTION 2. All other retirement benefits granted under section 7 of Chapter 32 hereunder, shall remain in full force and effect.

SECTION 3. This act shall take effect upon its passage.

s/Per Request of the Mayor

---

**NEW PETITIONS:**

Petition by Woburn Redevelopment Authority and the Planning Department for a special event permit for a farmer's market at the Pocket Park and the Campbell/Everett Street Parking lot on Main Street on October 4, 2026.

**********

Petitions for 2026 renewal of Second-Class Motor Vehicles Sales Licenses by the following: David Dellarocco dba Woburn Auto Sales, 5 Crescent Avenue, #4; and Donald J. Socorelis dba Woburn Glass Co., 234 Main Street.

**********

Petition by JMF Auto Performance, 310 Main Street, for name change to "JMF Auto Performance Corp" and 2026 renewal of Second-Class Motor Vehicles Sales License.

**********

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.

**********

Petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 44 feet of conduit and one new manhole (MH31872), in Cambell Street.

**********

Petition by NSTAR Electric Company d/b/a Eversource Energy for a grant of location for the installation of approximately 137 feet of conduit, 56 feet east of New Boston Street, in Congress Way West.

**********

Petition by Bradley and Megan Shaw, 3 Pilgrim Drive, Winchester, Massachusetts 01890, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 15.6.C.vi for the construction of an accessory dwelling unit (ADU) in the Groundwater Protection District, at 14 Ash Street.

**********

On the petition by Mass General Brigham for a minor modification to special permit dated December 14, 2021 to change the front elevation sign lettering from "Urgent Care" to "Healthcare Center" and the two side elevation signs and pylon panes from "Urgent Care" to "Express Care", at 425 Washington Street, a communication regarding "Massachusetts

General Brigham, 425 Washington Street, Sign Special Permit Minor Modification" was received on September 9, 2026 from Jason Parillo, Metro Sign, 170 Lorum Street, Tewksbury, Massachusetts 01876.

---

**PUBLIC HEARINGS:**

On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 1,590 feet of conduit in Sheila Avenue, Murray Road, and Meadow Lane. PUBLIC HEARING OPENED: A communication dated September 10, 2026, was received from Alex Rozycki, P.E., City Engineer, as follows:

Subject: Sheila Avenue, Murray Road, Meadow Lane – Grant of Location

Materials Reviewed:

- "Petition of NSTAR Electric Company d/b/a Eversource Energy for Location for Conduits and Manholes", dated January 28, 2026, prepared by Trisha Morrison.
- "As-Built – Murray Road, Woburn, MA 01801", dated April 28, 2026, prepared by Oakhill Engineering LLC.

General: The petition for a Grant of Location involves installing approximately 1,013 feet of conduit on Murray Road, 184 feet of conduit on Sheila Avenue, and 393 feet of conduit on Meadow Lane. This work was completed by Eversource under emergency conditions to restore faulted lines.

- The bituminous sidewalk that was damaged by the work should be replaced and made ADA compliant to the maximum extent practicable.
- Damaged curbing shall be replaced.
- Catch basins shall be inspected and cleaned of debris from construction work • A City sewer is located below the installed conduit on Meadow Lane.
    - Documentation of the sewer condition shall be completed to determine if any damage was caused by the work.
    - Damage to the sewer shall be repaired at no cost to the City.

**********

On the petition by NSTAR Electric Company d/b/a Eversource Energy for a grant of location for the installation of approximately 170 feet of conduit in Presidential Way for service to 8A Presidential Way. PUBLIC HEARING OPENED: A communication dated September 10, 2026, was received from Alex Rozycki, P.E., City Engineer, as follows:

Subject: 8A Presidential Way – Grant of Location

Materials Reviewed:

- "Petition of NSTAR Electric Company d/b/a Eversource Energy for Location for Conduits and Manholes", dated July 15, 2026, prepared by Trisha Morrison.
- "Proposed Conduit Location – Presidential Way, Woburn, MA 01801", dated July 15, 2026, prepared by A. Vickers.

General: The petition for a Grant of Location involves installing approximately 170 feet of conduit on Presidential Way. The proposed work is roughly 2,000 feet east of the New Boston Street at Presidential Way intersection. The conduit installation is to provide electrical service to 8A Presidential Way.

- The work includes installing 2-5" PVS pipes encased in concrete.
- The proposed conduit installation involves crossing the existing sewer on Presidential Way.
    - Documentation of the sewer condition shall be completed before and after construction to determine if any damage was caused by the work.
    - Damage to the sewer shall be repaired at no cost to the City.
- ADA compliant concrete curb ramps shall be installed to the east and west of the 8A Presidential Way driveway by Eversource or the property owner.
- Sufficient erosion and sediment control measures shall be taken during construction.
- Catch basins shall be inspected and cleaned of debris from construction work.

**********

On the petition by All Restoration Solutions, Inc., 1 Winstead Avenue, Woburn, Massachusetts 01801, for special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(57b) for the overnight storage of up to seven commercial vehicles in connection with a construction company, at 6 Walnut Hill Park. PUBLIC HEARING OPENED: A committee report from the Committee on Special Permits was received "ought to pass" with the following conditions: 1. The Petitioner shall improve the site as substantially described on the Plans of Record submitted most which for this project shall be "PLOT PLAN 6 WALNUT HILL PARK WOBURN, MASS" dated June 18, 2026 and prepared by Edward J. Farrell (hereinafter the "Site Plan"); 2. Overnight parking authorized under this Special Permit shall be limited to parking spaces 1–2 and 9–13 only as shown on the Site Plan. Parking space 2 shall be reserved exclusively for overnight parking and shall not be used during normal business hours; 3. Hours of operation for the business shall be limited to those permitted under the applicable City of Woburn Zoning Ordinance, municipal ordinances, and all other applicable local, state, and federal requirements; 4. Adequate lighting shall be installed to provide safe illumination of the parking area. All exterior lighting shall be dark-sky compliant, downward-directed, and designed to minimize glare and light spill onto adjacent properties. Security cameras shall be installed and maintained to provide surveillance coverage of the parking areas, site entrances and exits, and other appropriate exterior areas of the property. Cameras shall be positioned to support site security while avoiding unnecessary intrusion on neighboring properties; 5. Any vehicle(s) kept, stored, or parked on the Premises overnight shall be properly registered and authorized in accordance with the applicable requirements of the City of Woburn; 6. All overnight parking

shall occur entirely within the property lines and shall not obstruct access to, from, or within any adjacent property; 7. No construction materials, including mulch, soil, or similar materials, shall be stored on the site; and 8. No commercial vehicle, construction vehicle, trailer, piece of equipment, or other item exceeding the size, dimensions, or gross vehicle weight rating of a standard tri-axle dump truck shall be parked, stored, or maintained on the site. This restriction includes, without limitation, tractor-trailers, semi-trailers, oversized construction equipment, shipping containers, and similar oversized vehicles or equipment. No vehicle or equipment shall be left idling except as reasonably necessary for normal start-up, safe operation, loading, unloading, or departure.

**********

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 September 9, 2026 was received from Michael A. Aveni, Principal Architect, Cummings Properties, 200 West Cummings Park, Woburn, MA 01801-6396, regarding "Revised submission of Special Permit Amendment application, 21 Warren Avenue".

**********

On the petition by CB Silva, LLC, 207 Waverly Avenue, Watertown, Massachusetts 02472, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69), Section 7.3, Section 7.4, and Section 15 to allow the alteration of an existing two-family nonconforming structure in the Groundwater Protection District, at 43-45 Church Street.

**********

On the petition by 20 Franklin Realty Trust, 5 Whitney Street, Saugus, Massachusetts 01906, if a specific and material change is found to exist, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69), Section 7.3, and Section 15.7 to raze a preexisting nonconforming three family structure to construct a new three family dwelling in the Groundwater Protection District, at 20 Franklin Street. PUBLIC HEARING OPENED: A committee report from the Committee on Special Permits was received "back for action".

**********

On the petition by Ruma's Pallet World LLC for a special permit, 124 2nd Street, Suite #2, Chelsea, Massachusetts 02150, under WZO 5.1(57a), (57b), Section 7.3, and Section 9, for the following: 1. administrative offices, light manufacturing (refurbishment of pallets including custom pallets) and storage of same; 2. storage of five (5) 53-foot trailers for

storage of pallets; 3. the overnight parking of commercial six (6) vehicles, including two (2) box trucks and four (4) semi-trailer trucks with cabs; 4. the continuation of the existing nonconforming manufacturing and storage use; and 5. within the Floodway and Floodplain District, at 30 Torrice Drive. PUBLIC HEARING OPENED: A communication dated August 11, 2026, was received from John M. Cashell, Planning Director, as follows:

RE: Petitioner: Ruma's Pallet World LLC
Property Location: 30 Torrice Drive, 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, pursuant to Sections 5.1 (57a), 5.1 (57b), 7.3 and 9 of the Woburn Zoning Ordinance (WZO), as amended.

The subject property is located in the I-P (Industrial Park) zoning district. The Petitioner seeks special permits to allow for the following:

- Petitioner's administrative offices, light manufacturing (refurbishment of pallets including custom pallets) and storage of said pallets;
- Storage of five (5) 53-foot trailers for storage of pallets that will be delivered to customer facilities along with the 53-foot trailers;
- Overnight parking of commercial vehicles, i.e., two (2) box trucks and four (4) semi-trailer trucks with cabs;
- The continuation of the existing nonconforming manufacturing and storage use; and
- The approval of all of the above uses within the Floodway and Floodplain District.

In support of this Petition, the following Site Plan-of-Record was submitted: *Parking Site Plan*, prepared by Allen & Major Associates, Inc., 100 Commerce Way, Suite 5, Woburn, MA 01801, dated 08/11/2026 (no revision date), consisting of Sheet C-101 and *Existing Conditions*, prepared by Allen & Major Associates, Inc., 100 Commerce Way, Suite 5, Woburn, MA 01801, dated 07/07/2026 (no revision date), consisting of 1 of 1.

Key Site Plan Review features included on said Plan-of-Record:

1. Property and Zoning Compliance

1. Lot Size and Dimensions
    - Minimum lot size: 40,000 sq ft (existing/proposed: 131,445 sq ft)
    - Lot width: 291.5 ft (minimum required: 40 ft)
    - Street frontage: 327.7 ft (minimum required: 125 ft)
2. Setbacks
    - Front yard: 28.4 ft (minimum required: 25 ft)
    - Side yard: 27.3 ft (minimum required: 25 ft)
    - Rear yard: 254.2 ft (minimum required: 25 ft)
3. Open Space

    - 32.7% provided (minimum required: 30%)
4. Building Height and Stories
    - Height: less than 80 ft (maximum allowed: 80 ft)
    - Stories: 2 (compliant)
5. Floor Area Ratio (FAR)
    - 32.7% (maximum allowed: 50%)

2. Parking and Accessibility

    1. Off-Street Parking
        - Required: 50 standard spaces + 11 overnight trailer stalls
        - Provided: 62 standard, 11 overnight (compliant)
    2. ADA Accessibility
        - Required: 2 accessible spaces (1 van-accessible)
        - Provided: 2 ADA van-accessible spaces
    3. Parking for Specific Uses
        - Office: 2 spaces
        - Manufacturing: 9 spaces
        - Storage/Warehousing: 39 spaces

3. Utilities and Infrastructure

    1. Utility Locations

        Existing underground utilities shown approximately; contractor responsible for exact location and protection

    2. Flood Zone
        - Entire property is in FEMA Flood Zone X (0.2% annual chance flood hazard)

4. Site Features and Conditions

    1. Exterior Storage
        - Designated exterior storage area included
    2. Overnight Parking
        - 11 overnight trailer stalls (no cabs)
    3. Landscaping
        - Landscaped area provided as required

5. Survey and Documentation

    1. Certified Survey
        - Plan based on actual ground survey (June 2026)
    2. Plan References
        - Includes locus map, property lines, easements, and utility statements

The above-cited features demonstrate compliance with zoning, parking, accessibility, and site safety requirements. Note: in addition to the above the City Council may wish to require that all exterior lighting fixtures be night sky compliant.

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

**********

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.

**********

On the petition to determine whether the property located at 33 Green Street is a nuisance as the term is used in M.G.L. Ch. 139, Section 1. PUBLIC HEARING OPENED: A communication dated August 31, 2026, was received from Timothy Donovan, Treasurer/Collector. Further, a communication dated September 1, 2026, was received from John F. Connolly, Chief Appraiser, regarding "Mailing address on file for property owner of 33 Green Street". Further, a communication dated September 10, 2026, was received from Meghan Doherty, Health Agent, regarding "33 Green Street, Woburn, MA 01801". Further, a communication dated September 10, 2026, was received from Thomas C. Quinn Jr., Building Commissioner, regarding "33 Green Street Public Nuisance".

---

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

---

**COMMITTEE REPORTS:**

**FINANCE:**

On the order transferring $19,000 from Dave and Busters (Mitigation) Acct#360058-588400 to Chapter 90/FY 27 Paving Acct#34758-586897, a committee report was received "ought to pass".

**********

On the order transferring $1,300 from Traffic Controllers & Equipment (Mitigation) Acct#360058-588190 to Salem Street Lights License Acct#0112158-589455, a committee report was received "back for action".

**********

**ORDINANCE, CHARTER AND RULES:**

On the order amending Woburn Municipal Code Section 2-180 base salary for the Benefits Coordinator, a committee report was received “ought to pass”.

**********

On the order amending Woburn Municipal Code to add new Article III Rodents to Title 6 (Sections 6-21 and 6-22), a committee report was received “ought to pass”.

**********

On the order amending Woburn Municipal Code to add Article XLIII Zoning Ordinance Review Committee (Section 2-258 et. seq.), a committee report was received “ought to pass”.

**********

**PERSONNEL:**

On the appointment of John Serson to the Board of Trustees to the Woburn Public Library, a committee report was received “ought to pass”.

**********

On the appointment of Janice Mosko to the Woburn Council on Aging, a committee report was received “ought to pass”.

**********

On the appointment of John Petrulavage to the Woburn Council on Aging, a committee report was received “ought to pass”.

**********

On the reappointment of Angela Amato to the Woburn Council on Aging, a committee report was received “ought to pass”.

**********

On the reappointment of Anne Chavez to the Woburn Council on Aging, a committee report was received “ought to pass”.

**********

**PUBLIC SAFETY AND LICENSE:**

On the petition by Peoplefit, LLC for a special event permit for a walking event at Horn Pond and area streets on October 3, 2026, with request for waiver of umbrella liability insurance, a committee report was received "ought to pass".

**********

On the petition by Woburn Host Lions Club for special event permit for a road race at Horn Pond and area streets on October 18, 2026, with request for waiver of umbrella liability insurance, a committee report was received "ought to pass".

**********

On the petition by Woburn Friends of Hospice/VNA Care for special event permit for a road race and health walk at Horn Pond and area streets on October 4, 2026, with request for waiver of umbrella liability insurance, a committee report was received "ought to pass".

---

**CITIZEN'S PARTICIPATION:** None.

---

**COMMUNICATIONS AND REPORTS:**

On the request by Eversource Energy to make a presentation regarding the Burlington Energy Project, communications dated August 31, 2026 and September 10, 2026, were received from Jason W. Wright, Community Relations, Eversource Energy regarding "City Council Agenda – 9.15th".

---

**APPOINTMENTS AND ELECTIONS:** None.

---

**MOTIONS, ORDERS AND RESOLUTIONS:**

ORDERED By the power vested in the City Council pursuant to Section 1 of Chapter 103 of the Acts of 2005, the City Council hereby reappoints Richard. C. Jolly, 12 Day Circle, Woburn, to the Woburn Traffic Commission as the Resident Representative with a term to expire on December 5, 2028.

s/President Robert F. Toro, Jr.

**********

ORDERED By the power vested in the City Council pursuant to Section 1 of Chapter 103 of the Acts of 2005, the City Council hereby reappoints Peter Socorelis, 19 Donna Road, Woburn, to the Woburn Traffic Commission as the Business Representative with a term to expire on December 5, 2027.

s/President Robert F. Toro, Jr.

**********

ORDERED Be it Ordained by the City Council of the City of Woburn, that the City vote to accept the provisions of M.G.L. c.59, §5C½, which provides for an additional real estate exemption for taxpayers who are granted personal exemptions on their domiciles under M.G.L. c.59, §5, including certain blind persons, veterans, surviving spouses and seniors, to an additional exemption of 100% of the personal exemption, to be effective for exemptions granted for any fiscal year beginning on or after fiscal year 2028.

s/Councilor Joseph E. Demers

**********

ORDERED WHEREAS, pursuant to M.G.L. c. 54, § 25B(b)(3) and Chapter 92 of the Acts of 2022, the Votes Act, that the City of Woburn, having approximately 30,702 registered voters, by a vote of the City Council may for the November 3, 2026 State Election reduce its in-person early voting weekday hours for week one (October 19, 2026 to October 23, 2026) to at least fifty percent (50%) of its regular business hours; and

WHEREAS, the City of Woburn regular business hours for Woburn City Hall consists of 36.5 hours with fifty percent (50%) equaling 18.25 hours; and

WHEREAS, during the September 1, 2026 State Primary Election in-person early voting period there were 330 voters compared to the 4,364 ballots that were mailed out;

NOW THEREFORE, Be it Ordained by the City Council of the City of Woburn, that the in-person early voting period weekday hours for week one (October 19, 2026 to October 23, 2026) for the November 3, 2026 State Election are as follows:

| | |
|---|---|
| Tuesday, October 20, 2026 | 9:00 a.m. to 4:30 p.m. |
| Wednesday, October 21, 2026 | 9:00 a.m. to 4:30 p.m. |
| Friday, October 23, 2026 | 9:00 a.m. to 1:00 p.m. |

s/Councilor Jeffrey P. Dillon

---

Motion made and 2nd to ADJOURN.