

**CITY OF WOBURN
OCTOBER 2, 2007 - 7:30 P.M.
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

Denaro	Gately
Drapeau	Gonsalves
Dwyer	Mercer-Bruen
Galvin	Doherty

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

MAYOR'S COMMUNICATIONS:

ORDERED That the sum of \$5,000.00 be and is hereby appropriated as so stated from Free Cash Acct #01-356000 \$5,000.00 to City Clerk Election Tables Acct #0116258-585000.

I hereby approve the above the above: s/Thomas L. McLaughlin, Mayor
I hereby recommend the above: s/William Campbell, City Clerk
I have reviewed the above: s/Gerald W. Surette, City Auditor

PUBLIC HEARINGS:

On the petition by NSTAR Electric Company and Verizon, New England Inc. for a grant of right in a way to install conduit in Forest Park Road a distance of approximately 33 feet from pole 11/47 approximately 130 feet south of Alfred Street. PUBLIC HEARING OPENED. A communication was received from Thomas C. Quinn, Deputy Superintendent of Public Works as follows: " Plan is correct. 1. Forest Park Road must be saw cut, 2. Road must be open for school bus passage, 3. Police details in place before any detours, and 4. Notify Lutheran Church – Day Care – School."

On the petition by Francis Velozo and Joann Velozo, Trustees of Main Street Realty Trust, 70 Georgia Road, Tewksbury, Massachusetts 01876 for a special permit pursuant to Sections 7.3 and 5.1.44 of the 1985 Woburn Zoning Ordinances, as amended, so as to construct and utilize a four bay addition on to their existing automotive repair/radiator parts and service station business 936 Main Street. PUBLIC HEARING OPENED. A copy of a communication dated September 25, 2007 to Edmund Tarallo, Planning

Director was received from Brett F. Gonsalves, Senior Engineer, Engineering Department as follows:

Subject: 936 Main Street Four Bay Addition Special Permit – Special Permit Application
Dated August 20, 2007 – Revised Plans Dated August 24, 2007 (received August 25, 2007)

This office has reviewed the special permit application and site plans for the above referenced location and offers the following comments.

The special permit application is requesting a four bay addition to an existing automotive repair facility. There is an existing zoning line that bisects the property and building. The easterly side is situated in the BH zoning district and the westerly portion lies within the R2 zoning district.

There are no proposed changes to the existing utilities or site grading. The provided parking summary table shows that the site requires 20 parking spaces and that there are 38 parking spaces are proposed.

This office takes no exception with the special permit application or site plan as submitted.

If you or the board have any questions concerning this information, do not hesitate to contact this office.

A communication dated September 26, 2007 with attachment was received from Attorney John D. McElhiney, Esquire, McElhiney and Matson, 607 Main Street, Woburn, Massachusetts 01801 as follows:

Re: Special Permit – Francis and Joann Veloza, Trustees – 936 Main St., Woburn, MA

Dear Members of the Council:

In preparation for the public hearing on this matter, I am submitting herewith ten (10) sets of a Revised Plan, prepared by Duran Associates, with a latest Revision Date of 9-24-07. This plan incorporates some minor modifications to the parking layout and edge of pavement, and is the plan on which the Planning Board based its recommendation.

Thank you for your attention to this matter.

Sincerely, s/John D. McElhiney

IN FAVOR: A communication dated September 14, 2007 was received from John Ciriello stating that he was in favor of the petition and requesting that a six foot cedar wood stockade fence be erected and maintained perpetually across the entire length of the rear and back sides of the property.

On the petition by Graybar Electric Company Inc., 34 N. Meramec Avenue, St. Louis, Missouri 63105 for two special permits pursuant to 1985 Woburn Zoning Ordinances, as amended as follows: 1. Pursuant to Section 5.1.42 to allow for warehouse and distribution use and 2. Pursuant to Section 5.1.57b to allow for the parking of commercial vehicles, both at Lot 6C, Draper Street. PUBLIC HEARING OPENED. A copy of a communication dated September 25, 2007 to Edmund Tarallo, Planning Director was received from Brett F. Gonsalves, Senior Engineer, Engineering Department as follows:

Subject: 6C Draper Street Outside Storage and Hour Change Special Permit – Special Permit Application Dated July 16, 2007 – Previous Memo Dated July 31, 2007 – Plans Dated August 5, 2004

This office has reviewed the special permit application and plans for the above referenced location and offers the following comments.

The special permit indicates that the building will be used for warehouse and office with outside storage. The applicant is seeking modification of a previously approved special permit on June 18, 2007 to modify hours of operation and for outside storage. The site plan also shows the area which the outside storage will be located.

This office takes no exception to the special permit application and site plan as submitted.

A communication dated September 27, 2007 with attachment was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Graybar Electric Company Inc./Draper Realty LLC, Lot 6C, Draper Street, Woburn, Massachusetts

Dear Bill:

Enclosed please find ten (10) copies of revised site plan which have been revised to provide for 82 parking spaces. If you have any questions, please let me know. Thank you.

Very truly yours, s/Joseph R. Tarby III

Attached thereto was a plan entitled “Site Plan in Woburn, Mass.” dated August 5, 2004 with latest revision date September 21, 2007 prepared by Hayes Engineering, Inc.

On the petition by Robert Adams and Greg Adams, c/o Attorney Mark J. Salvati, 10 Cedar Street, Suite 26, Woburn, Massachusetts 01801 for a special permit pursuant to Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to replace two multi-family buildings with one building containing five dwelling units at 239 Main Street.

PUBLIC HEARING OPENED. A copy of a communication dated September 10, 2007 to Edmund Tarallo, Planning Director was received from Brett F. Gonsalves, Senior Engineer, Engineering Department as follows:

Subject: 239-241 Main Street – Proposed 5 Townhouse Special Permit – Special Permit Application Dated 4/10/07 – Plans Dated April 9, 2007 & 11/1/2006 – Previous Memo Dated May 7, 2007 – Previous Memo Dated June 25, 2007 – Previous Memo Dated July 31, 2007

This office has reviewed the special permit application for the above referenced location and offers the following comments.

Water

The site plan shows a proposed 4” ductile iron fire service and a 2” type K copper water service that will service the building. These services conform to the City of Woburn standards and this office takes no exception to the services as shown.

Sewer

The site plan shows a 6” PVC connection for the sanitary sewer service. This service conforms to the City of Woburn standards and this office takes no exception to the sewer as shown.

Drain

The applicants engineer is proposing two drywell manholes to mitigate the onsite drainage. One drywell will infiltrate the roof runoff and the other will mitigate the site runoff with an overflow to the existing municipal drain line in Main Street.

The supplied drainage computations only account for a 2 year storm with a notation stating that larger rainfalls will be handled by the overflow.

The engineer will need to supply additional information for this office to complete its review. They are the following:

- Pre and post drainage area maps
- Narrative on the existing and proposed drainage conditions and how the onsite drainage will be mitigated.
- Computations for mitigating the onsite drainage for the 20 year storms.

Miscellaneous

The proposed parking layout shows 7 compact parking spaces on the northerly side of the lot, one compact space on the southerly side adjacent from the 7 spaces and two spaces in the garage. It would appear that there is only 20 feet between parking space #8 and parking spaces #1, #2 and #3. Vehicles in these spaces may have a difficult time exiting the parking spaces.

There is no parking summary table to determine the required number of spaces for the proposed use and if there needs to be standard and handicap spaces required. This table along with a zoning regulation table will need to be shown on the plan.

This office will complete its review of this project when the above referenced materials are submitted.

If you or the board have any questions concerning this information, do not hesitate to contact this office.

A copy of a communication dated September 25, 2007 to Edmund Tarallo, Planning Director was received from Brett F. Gonsalves, Senior Engineer, Engineering Department as follows:

Subject: 239-241 Main Street – Proposed 5 Townhouse Special Permit – Special Permit Application Dated 4/10/07 – Plans Dated April 9, 2007 & 11/1/2006 – Previous Memo Dated May 7, 2007 – Previous Memo Dated June 25, 2007 – Previous Memo Dated July 31, 2007

This office has reviewed the special permit application for the above referenced location and finds that there have been no changes since our previous memo dated September 10, 2007.

If you or the board have any questions concerning this information, do not hesitate to contact this office.

On the petition by Woburn Armory LLC, 286 Main Street aka 300 Main Street, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.69 and Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for change, extension and alteration of the Woburn Armory building to allow twenty-five (25) residential dwelling units at 286 Main Street aka 320 Main Street. PUBLIC HEARING OPENED. A copy of a communication dated September 25, 2007 to Edmund Tarallo, Planning Director was received from Brett F. Gonsalves, Senior Engineer, Engineering Department as follows:

Subject: 268 Main Street – Armory Special Permit – Special Permit Applications Dated July 30, 2007 – Drainage and Utilities Report Dated July 2007 – Development Impact Statement Dated July 2007 – Plans Dated July 12, 2007

This office has reviewed the special permit application and plans for the above referenced location and offers the following comments.

The special permit application proposed the conversion of the existing armory building into 25 residential units on a 38, 344 s.f. parcel.

Water

The proposed building will be serviced by a 6" fire service and 4" domestic water service. The plan shows the water in connection to be determined by the city water department. This connection will need to be cut in type and not a tapping sleeve and valve.

Sewer

The utility and grading plan shows that the existing sewer service will be reused if found to be in adequate condition and size. This office take no exception to the reuse of this connection.

Drainage

The grading plan shows a grass swale on the northerly property line. This swale was designed for mitigating drainage problems on the abutting property. There is a proposed channel through a landscape berm which will allow runoff to be directed to the drainage swale and into the underground infiltration system. There is a 6" PVC drain line that connects the grass swale to a proposed drain manhole. The applicant's engineer should consult with the plumbing inspector to verify this drain line conforms to the City of Woburn's plumbing code.

This office takes no exception to the drainage calculations as submitted.

Traffic

The traffic report shows a total of 17 vehicles for the AM Peak hour and 19 vehicles for the PM Peak Hours and a daily total of 198 vehicles. This office concurs with its findings.

Infiltration/Inflow Fees

The Development Impact Statement outlines the proposed water and sewage usage and the calculated connection/mitigation fees based on Title V. This amount will need to be paid prior to issuance to a building permit.

Mitigation Fees

The developer's attorney has indicated that the applicant will provide 3% of the cost of the project improvements towards traffic and traffic related problems in and along Main Street. A number of issues could be addressed with these funds including:

- Impressed crosswalks for traffic calming.
- Improvements to traffic signal equipment.
- Satellite parking facilities being designed by the WRA

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

On the petition by 112 Commerce Way LLC, c/o National Development, 2310 Washington Street, Newton Lower Falls, Massachusetts 02462 for special permits pursuant to Section 5.1.22, 5.1.23 and 5.1.29 of the 1985 Woburn Zoning Ordinances, as

amended, to allow for: 1. a retail shopping center in excess of 15,000 square feet (47,010 square feet); and 2. a fast food restaurant at 112 Commerce Way. PUBLIC HEARING OPENED. A communication dated September 27, 2007 with attachments was received from Allen & Major Associates, Inc. along with a plan entitled "112 Commerce Way – Layout Sheet C-2" dated September 25, 2007, a plan entitled "112 Commerce Way – Detail Sheet D-6" dated September 25, 2007, a plan entitled "112 Commerce Way – Exhibit A – Half Scale – Color" dated September 25, 2007, and a plan entitled "112 Commerce Way – Exhibit B – Half Scale – Color". A communication dated October 1, 2007 with attachment was received from Allen & Major Associates, Inc. along with a plan entitled "112 Commerce Way – Layout Sheet C-2" dated September 28, 2007.

CITIZEN'S PARTICIPATION: None.

COMMITTEE REPORTS: None.

NEW PETITIONS:

Petition by Allied Building Products Corp., 15 East Union Avenue, East Rutherford, New Jersey 07073 for special permits pursuant to Section 5.1.42, 5.1.43 and 5.1.57b of the 1985 Woburn Zoning Ordinances, as amended, to allow for a wholesale establishment, warehouse and distribution center, outside storage of new or used building materials and equipment and the accessory parking of commercial motor vehicles at 41 Atlantic Avenue.

COMMUNICATIONS AND REPORTS:

A communication dated September 26, 2007 with attachments was received from Joanne Collins, Director, Woburn Council on Aging, along with a copy of the Director's Report for September and the minutes of the September Council on Aging meeting.

A communication dated September 27, 2007 was received from Donald J. Borchelt, Executive Director, Woburn Redevelopment Authority (WRA) along with a copy of the information package for the September meeting of the WRA and advising that the next meeting of the WRA will be held on October 30, 2007 at 5:00 p.m. in the WRA Office.

A communication dated September 27, 2007 was received from Charles Culhane, Veterans Director, as follows:

Re: Request for a Memorial Squares

I have received a request to designate Coolidge Road and Main Street as a Memorial Square for Corporal Charles J. McMahon, USMC, KIA April 25, 2007 in Vietnam. He was the last soldier killed in action from Woburn in Vietnam during the evacuation of the Embassy in Siagon. Corporal Charles J. McMahon was a member of the Woburn High Class of 1972.

A second memorial square dedication will take place at Sturgis Street & Beacon Street in honor of SFC Keith A. Callahan, US Army, KIA January 24, 2007 in Iraq. SFC Keith A. Callahan was a member of the Woburn High School Class of 1993.

Dear Honorable Members I would appreciate your attention regarding this matter and welcome any comments you may have. I would also like to thank you for your continued cooperation with this office. Please feel free to contact me if you should have any questions.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED That the City Council meeting scheduled for November 20, 2007 and all public hearings scheduled for that meeting shall be moved to the new date of November 19, 2007 at 7:30 p.m. in the Council Chamber.

s/Alderman _____

ORDERED That the City Council shall hold a Regular Meeting on Tuesday, October 30, 2007 at 7:30 p.m. in the Council Chamber, meaning and intending to replace the meeting scheduled for November 6, 2007 that has been canceled due to the Municipal Election.

s/Alderman _____

RESOLVED That the Superintendent of Public Works repave Barbara Circle side to side for its entire length and to replace the sidewalks with concrete sidewalks and granite curbing.

s/Alderman Dwyer

RESOLVED That the Traffic Commission determine the feasibility of installing no heavy trucking signs at both the Lexington Street and the Burlington Street ends of Akeson Road.

s/President Doherty

RESOLVED Whereas, Gregory Thomas was as active member of many community activities in the city, including Woburn Little League and Woburn Youth Hockey, both as a coach and member of the Woburn Youth Hockey Board of Directors; served as chair of committees at the Annunciation Greek Orthodox Church of Woburn; and was a devoted family man;

Now, therefore, the City Council in memory of Gregory Thomas extends it condolences to his family upon his untimely death.

s/Alderman Drapeau

Motion made and 2nd to ADJOURN.