

**CITY OF WOBURN  
MAY 3, 2011 - 7:30 P.M.  
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

Anderson	Gately
DiTucci	Haggerty
Drapeau	Mercer-Bruen
Gaffney	Raymond
Denaro	

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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 \$19,000.00 be and is hereby transferred from the Cemetery Salary Account #0149051-511000 to the following accounts: \$10,000.00 to Burial Sections Account #0149058-586601, \$7,000.00 to Fence Account #0149058-586602, \$2,000.00 to Tools/Supply Account #0149054-546100.

I hereby approve the above: s/William Kerns, Chairman  
I hereby recommend the above: s/Scott D. Galvin, Mayor  
I hereby reviewed the above: s/Gerald W. Surette, Auditor

s/Alderman \_\_\_\_\_

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ORDERED That the sum of \$30,500.00 be and is hereby appropriated from the Cemetery Interest Account to the New Equipment Account #0149058-586600 for a new pick-up truck.

I hereby approve the above: s/William Kerns, Chairman  
I hereby recommend the above: s/Scott D. Galvin, Mayor  
I hereby reviewed the above: s/Gerald W. Surette, Auditor

s/Alderman \_\_\_\_\_

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ORDERED That the sum of \$1,200.00 be and is hereby transferred from Election & Registration Printing Account #0116252-534305, \$300.00 from Election & Registration Voting Machine Maintenance Account #0116252-524905

and \$980.00 from Election & Registration Workers Account #0116251-512005 to Election & Registration Census Postage Account #0116254-534402.

I hereby recommend the above. s/Scott D. Galvin, Mayor  
I hereby approve the above. s/William C. Campbell, City Clerk  
I have reviewed the above. s/Gerald W. Surette, City Auditor

s/Alderman \_\_\_\_\_

**PUBLIC HEARINGS:**

On the petition by New Cingular Wireless PCS, LLC dba AT&T Mobility (AT&T), 550 Cochituate Road, Framingham, Massachusetts 01701 for a special permit pursuant to Section 5.1.80a of the 1985 Woburn Zoning Ordinances, as amended, to install three (3) panel antennas, in addition to AT&Ts existing antennas, to existing 75 foot monopole at an antenna centerline height of 64 feet, remote radio heads and surge arrestor for new network service upgrade with associated antenna and electronic equipment, fiber and coax conduits, and install additional equipment in existing AT&T equipment shelter at base of existing monopole, at 100 Sylvan Road. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permit as follows: "Ought to pass, as amended, with conditions as follows: 1. That the recommendations of the Planning Board be adopted as conditions of the special permit, and 2. That the petitioner shall contribute the sum of \$5,000.00 to the City of Woburn for the wireless communication facilities study fund.

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On the petition by New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, 550 Cochituate Road, Framingham, MA 01740 for a special permit pursuant to Sections 5.1.80b and 5.6 of the 1985 Woburn Zoning Ordinances, as amended, to install three (3) panel antennas, in addition to the existing antennas, to the existing 69 foot 5 inch utility transmission structure at an antenna centerline height of 65 feet 5 inches, remote radio heads and surge arrestor for new network service upgrade with associated antenna and electronic equipment, fiber and coax conduits, and install additional equipment in the existing AT&T equipment compound located at the base of the existing utility transmission structure at 9 Waltham Street. PUBLIC HEARING OPENED. A communication dated April 27, 2011 was received from Edmund P. Tarallo, Planning Director as follows:

Re: New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility, Inc. – 9 Waltham St. – To install 3 additional panel antennas at an antenna centerline height of 65’5” to the existing utility transmission structure with associated antenna and electronic equipment and to install additional equipment in the existing AT&T equipment compound at the base of the existing structure pursuant to Sections 5.1.80b and 5.6

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on April 26, 2011, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, regarding the property at 9 Waltham St. subject to the following conditions:

1. That the antennas shall be in accordance with plans entitled "NSTAR Woburn" last dated revision of 02/08/11;
2. That the petitioner shall post a bond for future removal; and
3. That the petitioner shall contribute \$5000 for the cost of a survey for the siting of wireless communication facilities within Woburn.

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

Sincerely, s/Edmund P. Tarallo, Planning Director

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On the petition by Pacific Packaging Products, Inc., 24 Industrial Parkway, Woburn, Massachusetts 01801 for a special permit pursuant to the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. To allow for a warehouse and distribution center pursuant to Section 5.1.42, and 2. To allow for the overnight parking of commercial vehicles pursuant to Section 5.1.57b, at 331 New Boston Street. PUBLIC HEARING OPENED. A communication dated April 27, 2011 was received from Edmund P. Tarallo, Planning Director as follows:

Re: Pacific Packaging Products Inc. – 331 New Boston Street – To allow for a warehouse and distribution center and for the overnight parking of commercial vehicles pursuant to Sections 5.1.42 and 5.1.57b

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on April 26, 2011, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Pacific Packaging Products Inc., regarding the property at 331 New Boston Street subject to the following conditions:

1. That the Special Permit shall allow five trailers to be parked overnight at the site; and
2. That all registered vehicles parked or stored overnight on the site shall be registered in the City of Woburn.

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

Sincerely, s/Edmund P. Tarallo, Planning Director

A copy of a communication dated April 25, 2011 to Edmund Tarallo, Planning Director was received from Brett F. Gonsalves, Senior Engineer, Engineering Department as follows:

Subject: 331 New Boston Street Warehouse and Distribution – Special Permit Plans  
Dated March 29, 2011 – Special Permit Application Dated April 4, 2011

The applicant is seeking permission to allow for the alteration of an existing non conforming use and allow for a warehouse and distribution center and to allow for overnight parking of commercial vehicles.

The submitted plan shows the existing building, parking locations and site utilities and appears that there is no exterior work being proposed. However, the applicant should look at the onsite drainage and see if there any opportunities to improve stormwater quality pursuant to Massachusetts Stormwater Policy.

It is the discretion of the board whether to grant the request outlined in the special permit application.

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

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On the petition by Inscribe Inc., 35 Olympia Avenue, Woburn, Massachusetts 01801 for two special permits pursuant to the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. To allow for the alteration of a pre-existing nonconforming use of light manufacturing over 15,000 square feet pursuant to Section 7.3, and 2. To allow for the reduction in the number of required parking spaces from 80 to 57 for a mixed use pursuant to Section 8.2.5, both at 9 Micro Drive. PUBLIC HEARING OPENED. A communication dated April 27, 2011 was received from Edmund P. Tarallo, Planning Director as follows:

Re: Inscribe Inc. – 9 Micro Drive – To allow for the alteration of the pre-existing nonconforming use of light manufacturing over 15,000 S.F. and for the reduction of the required number of parking spaces from 80 to 57 pursuant to Sections 7.3 and 8.2(5)

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on April 26, 2011, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Inscribe Inc., regarding the property at 9 Micro Drive subject to the following conditions:

1. That all plans shall be attested to be in compliance with the Regulations of the Americans with Disabilities Act and the Massachusetts Architectural Access Board specifically with regard to parking and access;

2. The Planning Board shall review and approve a landscaping plan and shall retain jurisdiction over the landscaping;
3. That the reduction in spaces shall be limited to Inscribe Inc any change in use will require a new review by the City Council; and
4. That the dumpster shall be enclosed by a sight impervious fence.

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

Sincerely, s/Edmund P. Tarallo, Planning Director

A copy of a communication dated April 25, 2011 to Edmund Tarallo, Planning Director was received from Brett F. Gonsalves, Senior Engineer, Engineering Department as follows:

Subject: 9 Micro Drive Alteration of a Non Conforming Use Special Permit Plans Dated 4/4/2011

The applicant is seeking permission to allow for the alteration of an existing non conforming use of light manufacturing and the reduction of the number of parking spaces.

The submitted plans show the existing building along with the parking and physical features. There appears to be no exterior changes, however, the applicant should look at the onsite drainage and see if there are any opportunities to improve stormwater quality pursuant to Massachusetts Stormwater Policy.

It will be the discretion of the board whether to grant the alteration and the reduction in parking.

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

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On the petition by Belinda M. Alfano, Trustee of 85 Green Street Realty Trust, P.O. Box 158, North Billerica, Massachusetts 01862 for a Special Permit pursuant to Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for a change in use of the existing non-conforming use and structure from a single family home to a two family home at 85 Green Street. PUBLIC HEARING OPENED. A communication dated May 2, 2011 was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: 85 Green Street, Woburn, Massachusetts

Dear Mr. Campbell:

Due to the fact that the Planning Board has not yet completed its review of the above petition, I respectfully request that the public hearing on this matter be continued from May 3, 2011 to May 17, 2011.

If you need any further information, please contact me. Thank you.

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

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On the petition by Oliver Enterprises, 278 Salem Street, Woburn, Massachusetts 01801 for a Special Permit pursuant to the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. To allow for the alteration of the existing non-conforming use and structure (single family home) to provide for an addition to the existing structure to allow for the Petitioner’s landscaping business pursuant to Section 7.3, and 2. To allow for the overnight parking of commercial vehicles pursuant to Section 5.1.57b, at 5 Hancock Street. PUBLIC HEARING OPENED. A copy of a communication dated April 25, 2011 to Edmund Tarallo, Planning Director was received from Brett F. Gonsalves, Senior Engineer, Engineering Department as follows:

Subject: 5 Hancock Street – Special Permit Plans Dated March 18, 2011

The applicant is seeking permission to allow for the alteration of an existing non conforming use and allow for a landscaping business and addition on the existing single family house.

The submitted plans show the proposed addition, storage bins and landscape areas. In addition, there are two particulate separators for drainage mitigation.

It is unclear how the separators will operate and where they are discharging to. The applicant will need to submit a drainage narrative outlining how the separators will operate, be maintained, and how they will comply with Massachusetts Stormwater management Policy.

This office will complete its review when the above mentioned information is submitted.

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

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**CITIZEN’S PARTICIPATION:** None.

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**COMMITTEE REPORTS:** None.

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**NEW PETITIONS:**

Petition for renewal of Livery License by American Classic Limousine Service, Inc., 215 Salem Street, Suite 8.

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Petition for new Livery License by Scott W. Payne dba Landjet, 165 New Boston Street.

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Petition for renewal of License to Sell Second-Hand and Personal Articles of Value and Collectibles by GameStop 3315, 103 Commerce Way.

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Petition by Crossroads Properties, LLC, c/o Cummings Properties, LLC, 200 West Cummings Park, Woburn, Massachusetts 01801 for a special permit pursuant to Sections 7.3 and 12.2.4 of the 1985 Woburn Zoning Ordinances, as amended, to construct a one-story, 6,959 gross square foot addition to an existing two-story pre-existing non-conforming structure at 299 Washington Street.

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Petition by New Cingular Wireless PCS, LLC by AT&T Mobility Corporation, 550 Cochituate Road, Framingham, Massachusetts 01701 for a special permit pursuant to Sections 5.1.80b and 5.6 of the 1989 Woburn Zoning Ordinances, as amended, to add three like antennas and accessories to an existing wireless communications site at 397 Main Street.

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## **COMMUNICATIONS AND REPORTS:**

A communication dated April 28, 2011 was received from Joanne Collins, Director, Woburn Council on Aging along with a copy of the Director's Report and the minutes of the Council on Aging for the month of April.

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A communication dated April 29, 2011 was received from Woburn Traffic Commission as follows:

Re: Traffic Issues on Commerce Way at Woburn Mall entrance

The Woburn Traffic Commission is reviewing the necessity of erecting a "do not block intersection" sign on Commerce Way at the Woburn Mall/Market Basket driveway entrance and evaluating the exclusive left turn on Commerce Way into Market Basket driveway entrance with respect to traffic flow.

At its Regular Meeting on April 21, 2011, the Traffic Commission voted to forward a communication to the City Council requesting that site changes at the Woburn Mall locus

be reviewed with the landowner under special permit review relative to the impact the changes may have had on traffic flow.

Thank you for your attention to this matter.

s/William C. Campbell, City Clerk

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A communication dated April 25, 2011 with attachments was received from Cathy Peterson, 7 Vining Court relative to the property located at 11-15 Vining Court.

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**UNFINISHED BUSINESS OF PRECEDING MEETING:** None.

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**APPOINTMENTS AND ELECTIONS:** None.

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**MOTIONS, ORDERS AND RESOLUTIONS:**

RESOLVED That the Woburn Traffic Commission investigate the feasibility of establishing fifteen minute parking spaces on Main Street in the downtown area to be effective until 10:00 p.m. each day.

s/President Denaro

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ORDERED Be It Ordained by the City Council of the City of Woburn that Title 15, Article VII of the 1989 Woburn Municipal Code, as amended entitled "Minimum Maintenance Standards for Historical Resources" be further amended by changing the numbering of each section as follows:

1. Section 15-30 "Purpose" to Section 15-35;
2. Section 15-31 "Demolition by Neglect Prohibited" to Section 15-36;
3. Section 15-32 "Original Condition" to Section 15-37;
4. Section 15-33 "Procedure" to Section 15-38;
5. Section 15-34 "Enforcement" to Section 15-39; and
6. Section 15-35 "Definitions" to Section 15-40.

This is a technical correction intending only to change the numbering of the ordinance sections.

s/Alderman \_\_\_\_\_

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