

**CITY OF WOBURN
DECEMBER 6, 2011 - 7:30 P.M.
REGULAR MEETING OF THE CITY COUNCIL**

Roll Call

Anderson	Gately
DiTucci	Haggerty
Drapeau	Mercer-Bruen
Gaffney	Raymond
Denaro	

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

Pursuant to an Order of the President of the City Council, the following matter was placed as the first item on the agenda:

ORDERED Be it Ordained by the City Council of the City of Woburn that the 1985 Woburn Zoning Ordinances, as amended, be further amended by deleting the first sentence under Paragraph 3.3.2 under Section 23 Commerce Way Corridor Overly District and replacing same with the following:

A Concept Review Committee shall be established by the Woburn City Council and shall be comprised of three members of the City Council and two members of the Planning Board.

s/Alderman _____

MAYOR'S COMMUNICATIONS:

A communication dated December 1, 2011 with attachments was received from Mayor Scott D. Galvin as follows:

Dear Members of the City Council:

I am forwarding an ordinance to change the salary for Marie Lingblom, administrative assistant to the Mayor, from \$48,960.00 to \$57,000.00. As many of you know, Marie handles numerous duties. The salary increase recognizes these efforts, and is in line with the salary of mayoral assistants in prior administrations.

I am also forwarding for your consideration an Ordinance allowing nonunion department heads to receive the same salary increase and benefits as those negotiated by department heads in the Teamsters Union.

I would be happy to discuss each of these requested changes in further detail at an Ordinance Committee meeting.

Sincerely, s/Scott D. Galvin, Mayor

Attached thereto were the following two proposed Orders:

ORDERED Be It Ordained by the City Council of the City of Woburn that Title 2, Article XXVIII, Section 2-180 of the 1989 Woburn Municipal Code, as amended, be further amended by deleting the salary line for Administrative Assistant to the Mayor in its entirety and replacing same with the following:

Administrative Assistant to the Mayor\$57,000.00

s/Alderman _____

ORDERED Be it ordained by the City Council of the City of Woburn that the 1989 Woburn Municipal Code, as amended, be further amended as follows:

1. By striking from the first sentence of Section 2-189(C) the words “department heads”, by amending the words “union contract” in the first sentence to “the City Hall Workers Union Contract” and by adding a new second sentence as follows: “All non-union department heads shall be entitled to the same rate of increase as is negotiated by the Department Head Union Contract.”
2. By adding in the first paragraph of Section 2-190(A) after the words “non union employees” the words “, except department heads” and by adding a new second sentence to the first paragraph as follows: “All non-union department heads shall be entitled to the Vacation Leave, Bereavement Leave, Personal Days and Education Incentive Benefits as negotiated in the Department Head Union Contract.”
3. By striking from the first sentence of Section 2-190(B) the words “, except department heads,” and by adding a new second sentence as follows “All non-union department heads shall be entitled to the Sick Leave, Accumulation of Sick Leave and Buy Back of Sick Leave as negotiated in the Department Head Union Contract.”
4. The effective date of this ordinance shall be July 1, 2011.

s/Alderman _____

ORDERED Supplemental Appropriation – That the sum of \$204,000.00 be and is hereby appropriated as so stated to Veteran’s Cash Aid Acct #0154357-577000 \$204,000.00

I hereby approve the above: s/Scott D. Galvin, Mayor
I hereby recommend the above: s/Lawrence Guiseppe, Veteran’s Agent
I have reviewed the above: s/Gerald W. Surette, City Auditor

s/Alderman _____

ORDERED That the sum of \$455,000.00 be and is hereby appropriated as so stated from Overlay Reserve Acct #01-322000 \$455,000.00 to OPM/Walnut Hill Parking Deck Acct #0112158-588111 \$105,000.00, Design/Walnut Hill Parking Deck Acct #0112158-588112 \$350,000.00, \$455,000.00

I hereby approve the above. s/Scott D. Galvin, Mayor
I have reviewed the above: s/Gerald W. Surette, City Auditor

s/Alderman _____

PUBLIC HEARINGS:

On the petition by Alderman Gaffney relative to the structure or structures located at 602 Main Street, Woburn for the purposes of determining whether said building or buildings are a nuisance, a nuisance to the neighborhood, a dilapidated or dangerous building or buildings or other structure, as said terms are used in Mass. General Laws Ch. 139, Sec. 1, and if so, enter an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation. PUBLIC HEARING OPENED.

On the petition by Alderman Gately relative to the structure or structures located at 320 Main Street aka 286 Main Street, Woburn, Massachusetts commonly referred to as the Woburn Armory Building for the purposes of prescribing the disposition, alteration or regulation of said structure or structures located in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts, as said terms are used in Mass. General Laws Ch. 139, Sec. 1, and entering any enforcement Order or Orders as the City Council deems necessary to remedy the condition of the property, said property on October 19, 2010 having been declared a public nuisance, a nuisance to the neighborhood, and dilapidated or dangerous buildings or other structures after public hearing and ordered to

be brought into decent standard by the and at the expense of the landowner, the condition of the property having not been improved. PUBLIC HEARING OPENED. A communication dated December 1, 2011 with attachments was received from Carol Seitz, Chair, Woburn Historical Commission as follows:

Ladies and Gentlemen,

The Woburn Historical Commission understands that the Council will be considering a declaration of public nuisance against the owner of the Woburn Armory at its December 6th meeting. We want to respectfully remind you that the Massachusetts Historical Commission holds a covenant on that property, which means that the agency must be consulted on any decision involving work other than routine maintenance. Please see the attached Covenant.

The Commission also notes that the provisions of the recently-passed Minimum Maintenance Ordinance could be invoked as an alternative to a declaration of public nuisance. This Ordinance allows the Woburn Historical Commission to issue an order requiring the owner of a deteriorated property to make repairs. A copy of the Ordinance is attached.

Provisions of the Ordinance, which include penalties for failure to comply, are triggered via a complaint to the Historical Commission. If the Council wishes, the Commission can consider this complaint to have been made and after formally finding the building to be both significant and deteriorated, issue an order to repair to the owners of the property with a copy to the Massachusetts Historical Commission. This would set the process in motion, and if the owner did not choose to respond, allow the City of Woburn to proceed with repairs at the owner's expense.

We look forward to hearing from you regarding how you wish to proceed. The Commission is ready to be of assistance in order to ensure that we both protect the citizens of Woburn and maintain the integrity of our city's architectural heritage.

Very truly yours, s/Carol Seitz, Chair, Woburn Historical Commission

A communication dated December 2, 2011 was received from Brona Simon, State Historic Preservation Officer, Executive Director, Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, Massachusetts 02125 as follows:

Re: Woburn Armory, 320 Main Street aka 286 Main Street, Woburn

Dear Council President Denaro:

This is regarding the Woburn Armory (Armory). The Massachusetts Historical Commission (MHC) received a notice that the Woburn City Council (City Council) will hold a public hearing regarding the Armory pursuant to G.L. c. 139,, on December 6, 2011. Although the City Council did not present any questions directly to the MHC,

Carol Seitz of the Woburn Historical Commission notified MHC that the City Council has questions regarding the historic covenant held by MHC on the Armory and inquired whether MHC would be able to attend the December 6, meeting. Unfortunately, MHC staff are unable to attend the City Council meeting. Due to limited staff and resources, MHC staff do not make it a practice of attending meetings of local government agencies. I hope this correspondence will address any questions that the City Council may have regarding the historic covenant held by MHC.

The armory is listed in the Inventory of Historic and Archaeological Assets of the Commonwealth and is individually eligible for listing in the National and State Registers of Historic Places. The Armory was transferred out of state ownership by the Division of Capital Asset Management (DCAM). As transfer of the property without adequate restrictions on the deed would adversely affect the Armory, the historic covenant was placed on the property. See G.L. c.9, §§26-27C; see also 950 CMR 71. MHC provided the Woburn City Clerk with a copy of the historic covenant, as well as other related documents, in October, 2010.

Pursuant to the historic covenant which runs with the land and is binding on all future owners, all proposed alterations to the property must be submitted to the MHC for review and approval. In 2006, the MHC reviewed a proposed project submitted by the owner of the Armory. That proposed project involved the renovation of the property for a new apartment or condominium building. At that time, the proposed project involved demolition of only the drill shed due to the conclusion that the retention of the shed was not feasible as a result of its compromised condition. However, the remainder of the proposed project design did not involve demolition and MHC determined that it was compatible with the historic qualities of the Armory. Unfortunately, the proposed project as approved by MHC was never completed by the property owner.

It recently came to MHC's attention that contact person for the property had changed. By letter dated October 27, 2011, MHC contacted Joseph J. D'Ovidio of the Woburn Armory LLC in order to arrange a site visit pursuant to the terms of the historic covenant which provides that MHC shall have the right to inspect the premises upon reasonable notice to determine whether the property owner is in compliance. As of today, MHC has not received a response from the property owner.

That Armory is a historically significant building and every effort should be made to preserve the site.

Sincerely, s/Brona Simon, State Preservation Officer, Executive Director
Massachusetts Historical Commission

On the petition by 859 Main Development, LLC, 57 Russell Street, Woburn, Massachusetts 01801 for a special permit pursuant to Section 22 of the 1985 Woburn Zoning Ordinances, as amended for a proposed 98 unit condominium development at 859

Main Street. PUBLIC HEARING OPENED. A communication dated December 5, 2011 with attachment was received from City Engineer John Corey as follows:

Subject: 857 Main St. – 98 Condominium Units, Mitigation Proposal

Based on our review of the above referenced mitigation proposal, the developer has submitted a revised proposal that addresses the concerns that we had previously.

A copy of the revised proposal has been enclosed.

The engineering department believes that the revised proposal addresses the project impacts that have been identified during the review of the special permit for the project and we recommend acceptance by the City Council.

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

Attached thereto was a document from Melanson Development Group, Inc. and Seaver Construction as follows:

St. Anthony's Mitigation

Calculation

98 Units at 1000 sq. ft. average per unit	98,000 sq. ft.
Common Areas, 25%	24,500 sq. ft.
Total	122,500 sq. ft.

122,500 sq. ft. x \$100 sq. ft.	12,250,000.00
Sitework	700,000.00
Club House	<u>300,000.00</u>
Hard Cost Total	\$13,250,000.00

$\$13,250,000 \times 3\% + \$397,500.00$

Project Specific Mitigation Work

Watermain work/Paving	145,000.00
Walking Path Construction	15,750.00
Land Value – Front Lane/Rear Path	60,840.00
Traffic	175,910.00

Total Mitigation	\$397,500.00
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A communication dated November 18, 2011 was received from Edmund P. Tarallo, Planning Director, Woburn Planning Board as follows:

Re: 859 Main Development, LLC – 859 Main Street – To construct a 98 unit condominium development pursuant to Section 22 and all other applicable sections of the zoning ordinance

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on November 15, 2011, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of 859 Main Development, LLC, regarding the property at 859 Main Street to allow for the construction of a new 98 unit condominium development pursuant to Section 22 and all other applicable sections of the zoning ordinance subject to the following conditions:

1. That the Plans of Record shall be the plans consisting of consist of Sheets 1 & 2, and 6, 7, & 8 dated January 27, 2011 and Sheets 3, 4, & 5 dated January 27, 2011 revised 5/23/11 entitled “Proposed 98 Unit Condominium Development, 859 Main Street, Woburn, Massachusetts” by Keenan Survey, 8 Winchester Place, Winchester, MA 01890(“Plans”);
2. That the affordable housing requirement of Section 11.11 shall be met;
3. That the height of the building shall be three stories and shall not be greater than 42’ in height;
4. That compliance with the off-street parking space requirements of Section 22.G.1.e shall be complied with;
5. An electronic copy of the as-built plan shall be submitted to Engineering upon completion of the project;
6. That the fire hydrant shall be relocated after the proposed fire and domestic services;
7. That the sewer flow will require permitting through Mass DEP;
8. That provision shall be made to the satisfaction of the Engineering Department that the overflow pipes be provided from the infiltration chambers to the resource area for storm events in excess of 100 years;
9. That the applicant shall replace the existing 6” water main on Main Street with approximately 210’ of 10” CLDI water main to the southerly property line of the property;
10. That the existing concrete sidewalk on Main St. at the southerly property line shall be continued as concrete through the frontage of the property to the satisfaction of the DPW Director;
11. That a new walking trail shall be constructed at the rear of the property along the wetland and Middlesex Canal and access easements shall be provided and approved prior to construction to the trail and for the trail;
12. That \$200,000 shall be set aside from the mitigation for this project to address the optimization of timing and sequencing of the new traffic volumes at the Main@Alfred/Elm Streets intersection near the Rte. 128 Rotary and to establishing a review process for traffic flows at the entrance/exits of the project six (6) months after occupancy including the determination of the Woburn Chief of Police in conjunction

with the Woburn Traffic Commission the need for a police detail to control peak hour traffic to minimize delays and/or the installation of a fully-actuated traffic control signal installation if warranted; or any roadway/traffic improvements needed on Main St. between Alfred St. and School St.;

13. That the 15' wide easement shown on the Plan as the "Route 38 widening easement" running along the Main Street frontage of the property shall be provided to the City for the widening of Main Street;
14. That the one-way pair of driveways that designate the easternmost as one-way in and the westernmost as one-way out shall be a permanent condition of this approval and the signage shall be as shown on the Plan;
15. That all trash shall be stored in the trash area designated on the Plans and if a dumpster is required its location and screening shall be approved by the Planning Board;
16. That Planning Board approval for more than one residential structure on a lot shall be obtained in accordance with the subdivision regulations of the Woburn Planning Board;
17. That the Planning Board shall retain jurisdiction over the landscaping; and
18. That vertical granite curbing shall be required along the entrance driveway from Main Street up to the entrance to the garage for the first building on both sides of the entrance drive and along the exit driveway from Main Street to the 20' foot radius after the first building as shown on the Plan" on both sides of the exit drive.

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 report was received from the Committee on Special Permits as follows: "That the Special Permit be granted with the attached conditions pending mitigation package to be received by 12/6/2011 City Council Meeting -

CITY COUNCIL COMMITTEE ON SPECIAL PERMITS
IN THE MATTER OF 859 MAIN STREET DEVELOPMENT, LLC
(to construct 98 unit condominium development)

CONDITIONS PER MEETING OF 11/28/2011

1. That the Plans of Record shall be the plans consisting of consist of Sheets 1 & 2, and 6, 7, & 8 dated January 27, 2011 and Sheets 3, 4, & 5 dated January 27, 2011 revised 5/23/11 entitled "Proposed 98 Unit Condominium Development, 859 Main Street, Woburn, Massachusetts" by Keenan Survey, 8 Winchester Place, Winchester, MA 01890("Plans");
2. That the affordable housing requirement of Section 11.11 shall be met;
3. That the height of the building shall be three stories and shall not be greater than 42' in height;

4. That compliance with the off-street parking space requirements of Section 22.G.1.e shall be complied with;
5. An electronic copy of the as-built plan shall be submitted to Engineering upon completion of the project;
6. That the fire hydrant shall be relocated after the proposed fire and domestic services;
7. That the sewer flow will require permitting through Mass DEP;
8. That provision shall be made to the satisfaction of the Engineering Department that the overflow pipes be provided from the infiltration chambers to the resource area for storm events in excess of 100 years;
9. That the applicant shall replace the existing 6" water main on Main Street with approximately 210' of 10" CLDI water main to the southerly property line of the property;
10. That the existing concrete sidewalk on Main St. at the southerly property line shall be continued as concrete through the frontage of the property to the satisfaction of the DPW Director;
11. That a new walking trail shall be constructed at the rear of the property along the wetland and Middlesex Canal and access easements shall be provided and approved prior to construction to the trail and for the trail;
12. That monies shall be set aside from the mitigation as agreed upon by the City Engineer for this project to address the optimization of timing and sequencing of the new traffic volumes at the Main@Alfred/Elm Streets intersection near the Rte. 128 Rotary and to establishing a review process for traffic flows at the entrance/exits of the project six (6) months after occupancy;
13. That the 15' wide easement shown on the Plan as the "Route 38 widening easement" running along the Main Street frontage of the property shall be provided to the City for the widening of Main Street;
14. That the one-way pair of driveways that designate the easternmost as one-way in and the westernmost as one-way out shall be a permanent condition of this approval and the signage shall be as shown on the Plan;
15. That all trash shall be stored in the trash area designated on the Plans and if a dumpster is required its location and screening shall be approved by the Planning Board;
16. That Planning Board approval for more than one residential structure on a lot shall be obtained in accordance with the subdivision regulations of the Woburn Planning Board;
17. That the Planning Board shall retain jurisdiction over the landscaping; and
18. That vertical granite curbing shall be required along the entrance driveway from Main Street up to the entrance to the garage for the first building on both sides of the entrance drive and along the exit driveway from Main Street to the 20' foot radius after the first building as shown on the Plan" on both sides of the exit drive;
19. That a snow removal plan be filed with the Department of Public Works;
20. That the property shall be developed in a condominium form of ownership administered by a condominium unit owners' trust/association. The Condominium Trust / Association Instrument shall contain a provision that states: "*That the construction and operation of the condominium is governed by a Special Permit*

issued by the Woburn City Council on (insert date), a copy of which is available for review at the Office of the City Clerk.”

21. That the Condominium Trust / Association Instrument shall contain a provision that states:
22. *“The terms and conditions of the Special Permit shall be enforced by the trustees of the condominium trust/association to the extent necessary to compel compliance including, if necessary, pursuing proceedings at law or in equity against any person or persons violating or attempting to violate any such condition or restriction, either to compel compliance, or to restrain the violation or to recover damages. If the Trustees fail to enforce said conditions and/or restrictions, any Unit Owner may bring a proceeding at law or in equity against any person or persons or Trust/Condominium Association in violation thereof to enforce compliance with said conditions or restrictions.*
23. *This provision is in addition to, and not in lieu of, the City’s right to pursue similar enforcement proceedings.”*

On the petition by Ava Donuts LLC, 293 Cambridge Road, Woburn, Massachusetts 01801 for a special permit to modify a special permit issued December 9, 2004, as modified by a special permit issued June 20, 2005, as modified by a special permit issued on August 10, 2006, pursuant to Sections 5.1.23, 5.1.29, 5.1.63a, 5.1.69, 7.3, 8.2.5, 8.6.3, 11, 13.5 and 15 of the 1985 Woburn Zoning Ordinances, as amended, to allow for modifications to the approved site plan as modified to include modifications to the existing landscaping, portions of the parking areas, alteration of the existing nonconforming pylon sign, a Drive-up Customer Service Facility, and to allow for 666 parking spaces, at 350 Cambridge Road. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: “back for action pending modification of plan to reflect 674 parking spaces and conditioned upon signage as shown on plan.” A communication dated December 5, 2011 with attachment was received from Attorney Joseph R. Tarby, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petition of Ava Donuts LLC, 350 Cambridge Road, Woburn, MA

Dear Mr. Campbell:

Please be advised that I represent Ava Donuts LLC in connection with the above-referenced Special Permit Petition. On Monday, November 28, 2011, my client and I met with the Special Permits Committee. At the meeting, the Committee requested revised plans showing the revisions to the drive through lane that were discussed at the meeting as well as a revised Site Plan showing a total of 674 parking spaces.

Enclosed please find for filing eleven (11) copies of the following plans:

1. Conceptual Improvements Plan showing the removal of seven parking spaces and replacing same with landscaping;

2. Weekday Morning Peak Hour Queue Summary Plan;
3. Plan entitled "Special Permit Plan Drive Through Window Addition Horn Pond Plaza, 350 Cambridge Road, Woburn, Massachusetts" dated July 27, 2011, revised October 17, 2011, revised November 28, 2011 and revised December 1, 2011 prepared by Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, Massachusetts 01915.

If you need anything else, please let me know. Thank you.

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

On the petition by Seaver Properties, LLC, a landowner affected by the change to amend the 1985 Woburn Zoning Ordinances, as amended, by further amending Section 5 Notes to 5.1 Table of Use Regulations by adding "25. Automobile and truck repair garages located in a S-1 Zoning District" and by amending Section 5.1, line 44, Table of Use Regulations by replacing the "-" with a "P" in the S-1 Zoning District and inserting: Note 25 under the heading: "Notes; Other Sections" [NOTE: For a full recitation of the proposed Ordinance see City Council Journal for September 20, 2011]. PUBLIC HEARING OPENED. A communication dated November 30, 2011 was received from Edmund P. Tarallo, Planning Director, Woburn Planning Board as follows:

Re: Seaver Properties LLC – Zone Change – To Amend Section 5.1, line 44, Table of Use Regulations by replacing the "-" with a "P" in the S-1 Zoning District and inserting: Note 25 under the heading: "Notes; Other Sections" and amending Section 5 Notes to 5.1 Table of Use Regulations by adding a note 25. Automobile and truck repair garages located in a S-1 Zoning District

Dear Mr. Campbell and Members of the City Council:

At the Planning Board meeting held on November 29, 2011, the Board voted to forward an unfavorable recommendation to the City Council regarding the above captioned zone change because the Use of "automobile and truck repair garages" in an S-1 Zoning District is not compatible with the zoning district. However, if the Council was to approve the zone change because of the limiting impact of the change then the following amendments are recommended:

Note 25: c. should be "The repair facility shall have frontage on a state controlled roadway."

d. should be "No portion of the structure shall be located within forty (40) feet of a residential dwelling."

If you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely, s/Edmund P. Tarallo, Planning Director

CITIZEN’S PARTICIPATION: None.

COMMITTEE REPORTS:

FINANCE:

On the Order to transfer the sum of \$200,000.00 from BLS Ambulance Receipts Account to Ambulance Salaries Account, committee report was received “ought to pass.”

On the Order for a supplemental appropriation in the sum of \$316,861.97 for Union Salary Settlement, committee report was received “back for action pending receipt of a breakdown of the amount from the Mayor.”

On the Order to accept Clause 56 of G.L. c. 59, §5, the National Guard or Military Reservists Tax Relief Order, committee report was received “back for action pending receipt of information from the Veterans Agent after consultation with the Board of Assessors.”

POLICE AND LICENSES:

On the Petition for renewal of First Class Motor Vehicle Sales License by Azure Dynamics, Inc., committee report was received “ought to pass.”

Petitions for renewal of Second Class Motor Vehicles Sales Licenses by Anchor Auto Sales, Inc.; Capelo’s Garage, Inc.; Enterprise Rent-a-Car Company of Boston, LLC; Francis Garbino dba Tom’s Auto Body; EC Inc. dba Xpress Fuel; Robert McSheffrey dba Bob McSheffrey Auto Sales; Kenneth L. O’Connor dba City Line Motors; Nicolas Saba dba Montvale Service; and Jeffrey Pollock dba Exclusive Automobiles, committee report was received “ought to pass.”

Petition for renewal of Third Class Motor Vehicle Sales License by Woburn Truck and Auto, Inc., committee report was received “ought to pass.”

Petition by Mourad Elbaciti dba Taxi Ride for a new Taxi Cab License for one (1) vehicle, committee report was received “ought to pass.”

NEW PETITIONS:

Petition for renewal of First Class Motor Vehicle Sales License by Lawless Chrysler Jeep, Inc., 196 Lexington Street.

Petitions for renewal of Second Class Motor Vehicle Sales License by Joseph P. Mahoney Company, Inc., 293 Salem Street; McSheffrey Auto Sales, Inc., 878-880 Main Street; Tracy M. Batten dba Tracy's Auto, 62R Winn Street; and Wassim (Sam) Nicolas dba Woburn Square Mobil, 23 Pleasant Street.

Petition to transfer Inflammable License at 400 Unicorn Park Drive from Acquiport Unicorn, Inc. to ND/CR Unicorn LLC, c/o National Development, 2310 Washington Street, Newton Lower Falls, Massachusetts 02462.

Petition to transfer Inflammable License at 500 Unicorn Park Drive from Acquiport Unicorn, Inc. to ND/CR Unicorn LLC, c/o National Development, 2310 Washington Street, Newton Lower Falls, Massachusetts 02462.

Petition for a special permit by 102 Main Street LLC, John Flaherty, Manager, 28 West Street, Woburn, Massachusetts 01801 pursuant to Sections 5.1.69 and 7.3 of the 1985 Woburn Zoning Ordinances, as amended, for the alteration of a pre-existing nonconforming structure to allow a two-family residence as well as renovation of entire building façade at 102-104 Main Street.

Petition for a special permit by Shoebuy.com Inc., 101 Arch Street, Boston, Massachusetts 02110 for a special permit pursuant to Sections 5.1.57a and 5.1.57b of the 1985 Woburn Zoning Ordinances, as amended, to allow for the overnight parking of commercial vehicles/commercial trailers at 36 Cabot Road.

Petition by Peterson Party Center Inc., 139 Swanton Street, Winchester, Massachusetts for a special permit pursuant to Sections 7.3 and 5.1.69 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the addition of eleven (11) loading docks to the front existing building and to modify the Special Permit dated August 11, 2011 by deleting the reference to the "Emergency Parking Plan" Sheet SK-1 dated 6/24/11" in Condition 2 and replacing with the plan filed with this petition entitled "Proposed Parking Layout" Sheet PK-1 dated November 15, 2011 as the plan of record, for the property located at 36 Cabot Road.

Petition by City of Woburn, Woburn City Hall, 10 Common Street, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.79 of the 1985 Woburn

Zoning Ordinances, as amended, to allow for the construction of a sixty (6) space municipal parking area at end of Mann's Court.

COMMUNICATIONS AND REPORTS:

A communication dated November 28, 2011 was received from Charles L. O'Connor, Parking Clerk, Police Headquarters, 25 Harrison Avenue as follows:

In accordance with Massachusetts General Laws Chapter 90, Section 20½, I am submitting a report to you on the parking violations in the City of Woburn for the period ending October 2011: number of parking violations issued 1,163, number of violations paid 551, number of violations outstanding 383, amount collected and submitted to the Office of the Collector \$42,357.60. There exists a backlog of 5,563 tickets for 1982 through 2010. Demand will be sent until all tickets have been paid. Parking violations referred to the Handicapped Commission to date \$9,000.00.

Respectfully submitted, s/Charles L. O'Connor, Parking Clerk City of Woburn

A communication dated December 1, 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 November.

A communication dated November 9, 2011 with attachment was received from Gerald Bell, Manager, Community Services Unit, Department of Housing and Community Development, 100 Cambridge Street, Suite 300, Boston, Massachusetts 02114 relative to 2011-2012 Fuel Assistance and Cold Relief Brochure.

A communication was received from MaryAnn Chorlton, Chairman, Lions' Horn Pond Day advising that the three Lions Clubs of Woburn will hold the 2nd Annual Lions Horn Pond Day on June 9, 2012.

UNFINISHED BUSINESS OF PRECEDING MEETING:

A communication from President Denaro was filed on November 16, 2011 at 12:19 p.m. as follows:

Re: Traffic Regulation – Central Street

Dear Mr. Campbell:

Pursuant to Rule 13 of the Rules and Orders of the City Council, please be advised that I will move for reconsideration of my vote made last night, namely November 15, 2011, in support of the motion to adopt, as amended, a no parking regulation on Central Street, at the next regular or special meeting of the City Council. This is my notice as a member of the prevailing party pursuant to that rule made within 24 hours of the adjournment of the said meeting.

Therefore, I request that you retain possession of the papers until the next regular or special meeting of the City Council pursuant to said rule.

Very truly yours, s/Paul J. Denaro, President, Woburn City Council

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED WHEREAS, there presently exists a vacant parcel of land located in the City of Woburn, Massachusetts on Green Street near the intersection with Main Street and the abandoned railroad bed further identified with Assessors' Map ID Number 59-04-04 containing approximately 5,800 square feet of land more or less; and

WHEREAS, said vacant parcel of land is in a blighted and poor condition of the property, including overgrown weeds, debris and junk;

NOW, THEREFORE, BE IT ORDERED be the City Council of the City of Woburn that the City Clerk and Clerk of the City Council schedule a public hearing pursuant to Mass. General Laws Ch. 139, Sec. 1, et. seq., and give notice thereof to the owner of said vacant parcel of land, said hearing to be conducted for the purposes of determining whether said vacant parcel of land is a nuisance or a nuisance to the neighborhood, as said terms are used in Mass. General Laws Ch. 139, Sec. 1, and if so, enter an order adjudging it to be a nuisance to the neighborhood, or dangerous, and prescribing its disposition, alteration or regulation.

s/Alderman Gately

From Traffic Commission:

ORDERED That Section 5.12.5 and Section 10.1.22 of the Woburn Traffic Regulations be amended by deleting the penalty for handicapped parking violations from "\$100.00" and replacing same with "\$300.00".

RESOLVED Whereas, Joseph T. Crowley, Jr. was elected to the Woburn School Committee on November 2, 1971, subscribed the oath of office at Inaugural ceremonies on January 5, 1970 at Woburn High School, served three consecutive terms, and did not seek an additional term; and

Whereas, Joseph T. Crowley, Jr. was again elected to the Woburn School Committee on November 3, 1981, subscribed the oath of office at Inaugural ceremonies on January 4, 1982 at Woburn City Hall, and has served continuously as Member of the Woburn School Committee since that time; and

Whereas, Joseph T. Crowley, Jr. was elected by his peers to serve as President of the Woburn School Committee and served as Chair and Member of all major sub-committees of the School Committee; and

Whereas, Joseph T. Crowley, Jr. as a Member of the Woburn School Committee was responsible for ensuring the continued improvement of the Woburn Public School system, including improved curriculum , providing essential resources and guiding a school building process; and

Whereas, Joseph T. Crowley, Jr. received special recognition and awards during his career for his contributions to the students, faculty and staff of the Woburn Public School system, including the Massachusetts Association of School Committees Life Achievement Award in 2006;

Now, Therefore, Be It Resolved by the City Council of the City of Woburn that the Woburn City Council recognizes the many achievements, accomplishments and contributions of Joseph T. Crowley, Jr. to the citizens of the City of Woburn during his tenure as a Member of the Woburn School Committee, thanks him for his service to the community, and extends the best wishes of the community for continued health, happiness and success upon his retirement.

s/President Denaro

Motion made and 2nd to ADJOURN.