

**CITY OF WOBURN  
JULY 10, 2012 - 6:30 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 \$150,000.00 be and is hereby transferred as so stated from BLS Receipts Acct #31359-59500 \$150,000.00 to Ambulance Maintenance Acct #0122054-544300 \$50,000.00, Ambulance Salaries Acct #0122051-513100 \$100,000.00.

I hereby recommend the above: s/Paul Tortolano, Chief, Fire Department  
I have reviewed the above: s/Gerald W. Surette, City Auditor  
I hereby approve the above: s/Scott D. Galvin, Mayor

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

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**PUBLIC HEARINGS:**

On the petition by Alderman Gaffney concerning the structure or structures located in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts known and numbered as 602 Main Street, Woburn, Massachusetts, for the purposes of determining whether said structure or structures are a public nuisance, a nuisance to the neighborhood, a dilapidated or dangerous building or other structure, as said terms are used in Massachusetts 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.

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On remand pursuant to an Order of the Land Court in the Matter of A.L. Prime Energy Consultant, Inc. d/b/a A.L. Prime Energy v. Charles E. Doherty, Member of Woburn

Council City of Woburn, et. al. found at Docket No. 08-MISC-370678(KFS), concerning the petition by A.L. Prime Energy, 319B Salem Street, Wakefield, Massachusetts 01880 for a special permit pursuant to Sections 5.1.46a, 5.1.46b and 5.1.22a of the 1985 Woburn Zoning Ordinances, as amended, to allow for a self service gasoline station and convenience store with hours in excess of 7:00 a.m. to 10:00 p.m. at 1 Hill Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: “ought to pass, with the conditions as follows:

1. Petitioner must provide an easement along the property line of the Project Site starting just west of the western driveway and going up to the east-northeast corner of the Project Site, reset all of the curbing, and push it further back.
2. Petitioner must install an impressed asphalt crosswalk from the Project Site to a new handicap ramp in the sidewalk on the opposite side of Hill Street to provide pedestrian access from the commuter lot to the Project Site.
3. Petitioner must install an impressed asphalt as a median divider to separate the traffic heading north on Hill Street from traffic heading south on Hill Street into the Project Site and other businesses on Hill Street.
4. Petitioner must construct a new sidewalk along Hill Street from Montvale Avenue to the Project Site.
5. Petitioner must construct a sight triangle to improve the safety of people exiting the Project Site from the driveways of the gas station area.
6. Petitioner must secure approval for and complete roadway improvements for the Hill Street approach to the Project Site, including an exclusive right-turn lane and center islands to define the two lanes approaching Montvale Avenue at the Hill Street intersection.
7. That protective bollards be placed along the front of the store portion of the property.
8. That a snow removal plan be filed with the Department of Public Works.
9. That the dumpster located at the Project Site shall be screened.
10. That this Special Permit is limited to the petitioner and is not transferable.
11. That all ADA guidelines shall be met.”

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On the petition by Jatun Management Co., LLC, 853 Turnpike Street, #241, North Andover, Massachusetts 01845 for a special permit pursuant to Sections 5.1.29 and 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for a fast food restaurant and building signage at 305 Mishawum Road. PUBLIC HEARING OPENED. A communication dated June 28, 2012 was received from Planning Director Edmund P. Tarallo, Woburn Planning Board as follows:

Re: Jatun Management Co., LLC – 305 Mishawum Rd. – To allow for a fast food restaurant and building signage pursuant to Sections 5.1.29 and 7.3

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on June 26, 2012, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Jatun

Management Co., LLC, regarding the property at 305 Mishawum Road to allow for a fast food restaurant and building signage pursuant to Sections 5.1.29 and 7.3 in accordance with the Site Plan revised 6/22/12 subject to the following conditions:

1. Subject to the approval by the City of Woburn Traffic Commission, City Engineer and Superintendent of Public Works, the petitioner shall install a “Do Not Block Driveway” sign and associated striping on Mishawum Road at the entrance to 299 Mishawum Road similar to the signage and striping shown on the photo submitted; and
2. That the southern driveway to the site shall be “enter only” and the northern driveway to the site shall be “exit only.”

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

Sincerely, sEdmund P. Tarallo, Planning Director

A copy of a communication dated June 26, 2012 from Brett F. Gonsalves, Senior Engineer, Engineering Department to Edmund Tarallo, Planning Director as follows:

Subject: 305 Mishawum Road – Dunkin Donuts Special Permit – Revised Site Plans  
Dated June 22, 2012

This office is in receipt of supplemental information delivered this date with limited time for a review. Do the new parking spaces meet the setback requirements for property lines?

It would appear that the location of the handicap parking spaces as shown on the revised plan may inhibit safe traffic flow at the entrance off the access road. The applicants engineer should look to see if an alternative location for the handicap space may provide for safer access.

This office has not received any additional information regarding the traffic queuing as mention in my previous memo dated June 11, 2012.

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

A communication dated June 27, 2012 with attachment was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petition of Jaton Management LLC, 305 Mishawum Road, Woburn, MA

Dear Bill:

In connection with the above-referenced Special Permit Petition, enclosed please find ten (10) copies of a signage plan. Please contact me if you have any questions. Thank you.

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

A communication dated July 3, 2012 with attachment was received from Attorney Joseph R. Tarby, III, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petition of Jaton Management LLC, 305 Mishawum Road, Woburn, MA

Dear Bill:

Enclosed please find for filing ten (10) copies of additional traffic data that was requested by Ed Tarallo, Planning Board Director and presented to the Planning Board at its meeting on June 26, 2012. If you need any additional information please do not hesitate to contact me. Thank you.

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

A report was received from the Committee on Special Permit as follow: "back for action and that the Plan of Record be the plan entitled 'Special Permit – Site Plan – 305 Mishawum Road, Woburn, MA' dated 6/22/2012 and prepared by Goldmith, Prest & Ringwall, Inc.'

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On the petition by Paul Carneiro, 49 Olive Street, Methuen, Massachusetts 01844 for a special permit pursuant to Section 5.1.44 of the 1985 Woburn Zoning Ordinances, as amended, to allow for auto body repair at 3 Green Street. PUBLIC HEARING OPENED. A communication dated June 28, 2012 was received from Planning Director Edmund P. Tarallo, Woburn Planning Board as follows:

Re: Paul Carneiro – 3 Green St. – To allow an automobile and truck repair garage pursuant to Section 5.1.44

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on June 26, 2012, the Planning Board continued this matter until the August 7, 2012 meeting to allow time for the departments to review the additional material submitted.

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

Sincerely, s/Edmund P. Tarallo, Planning Director

A communication was received from the petitioner Paul Carniero as follows:

To: The Council

Could you please postpone the hearing to August 14, 2012 due to more information needed.

Thank you, s/Paul Carniero

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On the petition by Pier 1 Imports, Inc., 101 Pier 1 Place, Fort Worth, Texas for a special permit pursuant to Section 7.3, 8.7.2.10 and 13.5 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the alteration of the existing nonconforming structure and use; use of a previously used loading dock as a loading ramp; and alterations to the petitioner's nonconforming signage; said alterations include but are not limited to exterior design elements, entry doors, loading ramp and new signage, all at 425 Washington Street. PUBLIC HEARING OPENED. A communication dated June 28, 2012 was received from Planning Director Edmund P. Tarallo, Woburn Planning Board as follows:

Re: Pier 1 Imports, Inc. – 425 Washington St. – To allow for the alteration of the existing nonconforming structure and use; use of previously used loading dock as a loading ramp; and alterations to the nonconforming signage. Said alterations also include but are not limited to exterior design elements, entry doors, loading ramp, and new signage pursuant to Sections 7.3, 8.7.2.10, and 13.5

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on June 26, 2012, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Pier 1 Imports, Inc., regarding the property at 425 Washington Street to allow for the alteration of the existing nonconforming structure and use; use of previously used loading dock as a loading ramp; and alterations to the nonconforming signage pursuant to Sections 7.3, 8.7.2.10, and 13.5 subject to the following conditions:

1. That the parking plan shall be in accordance with Sheet 1 of 1 dated 6/12/12 except as modified in the area abutting the side of the Pier I Imports store as shown on the sheet SAD-1 dated 4/3/12 site plan including modification of parking, loading, and dumpster enclosures in that area;
2. That all conditions of the original Special Permit granted September 18, 2001 shall remain in full force and effect unless modified by this Special Permit; and
3. That a landscaping plan shall be provided to and approved by the Planning Board.

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 Lannan Family LLC, 831 Rogers Street, Lowell, Massachusetts 01852 for a special permit pursuant to Sections 7.2 and 15 of the 1985 Woburn Zoning Ordinances, as amended, to alter the existing non-conforming vehicle service showroom and administrative building by demolishing a portion of the building and constructing a building addition and to allow for property within the Groundwater Protection Overlay District to have more than 15% of the site as impervious cover, at 40 Winn Street. PUBLIC HEARING OPENED. A communication dated June 28, 2012 was received from Planning Director Edmund P. Tarallo, Woburn Planning Board as follows:

Re: Lannan Family LLC – 40 Winn Street – To allow for the alteration of the existing nonconforming structure by demolishing 5,200 S.F. of the existing building and constructing a 5,000 S.F. addition in a Groundwater Protection District pursuant to Sections 7.3 and 15

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on June 26, 2012, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Lannan Family LLC, regarding the property at 40 Winn Street to allow for the alteration of the existing nonconforming structure by demolishing 5,200 S.F. of the existing building and constructing a 5,000 S.F. addition in a Groundwater Protection District pursuant to Sections 7.3 and 15 subject to the following conditions:

1. That hoods shall be installed on all the existing catch basins which currently do not have any subject to the approval of the City Engineer;
2. That a narrative including the pre and post development runoff conditions shall be included in the drainage report and said narrative shall be submitted to the City Engineer prior to issuance of a building permit; and
3. That a landscaping plan shall be provided to and approved by the Planning Board.

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 June 26, 2012 from Brett F. Gonsalves, Senior Engineering, Engineering Department to Edmund Tarallo, Planning Director was received as follows:

Subject: 40 Winn Street – Lannan Chevrolet Special Permit – Plans Dated 5/1/2012 –  
Special Permit Application Dated June 2012

The applicant submitted a special permit application for the extension or alterative of an existing non conforming use by demolishing approximately 5,200 sf of the existing building and to construct approximately a 5,000 sf addition to the existing building.

Upon review of the site plans and special permit application, this office offers the following comments.

#### Water

Sheet C-3 shows a proposed 4” CLDI fire protection line along with an 1½” domestic water line which will service the existing building. There is a notation on the plan stating to cut and cap the existing water service at the main.

This office takes no exception to the water services as shown.

#### Sewer

Sheet C-3 shows a proposed 6” PVC sewer service which connects to the existing sewer service in Winn St.

This office takes no exception to the sewer service as shown.

#### Drainage

The applicant has submitted drainage report which outlines how the proposed improvements will be mitigated.

The plan shows that the proposed impervious cover will be mitigated through a series of proposed catch basins connecting to an underground infiltration system. The drainage report outlines that the proposed catch basins will have deep sumps, hoods and will meet stormwater management requirements for redevelopment.

However there is an opportunity to improve stormwater quality by installing hoods on all the existing catch basins which currently do not have any. This will improve stormwater quality prior to discharge into the 36” box culvert which outlets to Library Field.

The drainage report provides for the proposed 2, 10, 25 and 100 year post development sub-catchments. A narrative including the pre and post development runoff conditions should be included in the report.

The above mentioned items are minor and can be submitted prior to the issuance of a building permit.

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

A communication dated July 9, 2012 was received from Superintendent of Public Works John F. Duran as follows:

Subject: Lannan Chevrolet- 40 Winn Street

I am providing this memorandum pursuant to the request for the Special Permit for the subject property. I have reviewed the plans prepared by Griffin Engineering and have met with their Project Engineer on July 6, 2012. I have requested that the plans dated June 2012 be clarified to show the replacement of the concrete sidewalks along Winn Street in the disturbed areas. In addition, handicap ramps should be added for ADA compliance and a crosswalk should be provided for access to the easterly side of Winn Street.

I concur with the memo on utilities and drainage from Brett Gonsalves of the Engineering Department to the Planning Director dated June 26, 2012. An "As-Built Plan" shall be prepared and delivered to the Woburn DPW and Engineering Departments upon completion.

The revised plans dated July 6, 2012 adequately address my concerns. Any other matters could be addressed at the Building Permit level, if necessary. If you have additional questions or concerns please feel free to call me on this matter.

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On the petition by Enterprise Rent-A-Car Company of Boston, LLC, 248 Mishawum Road, Woburn, Massachusetts 01801 for a special permit pursuant to Section 5.1.45 of the 1985 Woburn Zoning Ordinances, as amended, to modify a special permit issued February 4, 1992, which currently allow the sale of automobiles and trucks, to include commercial trucks with fixed trailers, at 248 Mishawum Road. PUBLIC HEARING OPENED. A communication dated June 28, 2012 was received from Planning Director Edmund P. Tarallo, Woburn Planning Board as follows:

Re: Enterprise Rent-A-Car Company of Boston, LLC – 248 Mishawum Rd. – To modify existing Special Permit dated February 4, 1992 to further allow for the sale and rental of commercial trucks with fixed trailers pursuant to Section 5.1.45

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on June 26, 2012, the Planning Board continued this matter until the August 7, 2012 meeting to allow additional time for the departments to review the new plans submitted.

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

Sincerely, s/Edmund P. Tarallo, Planning Director

A communication dated June 25, 2012 with attachment was received from Becky L. Marcinkevich, Regional Operations Manager, Enterprise Rent-A-Car Company of Boston, LLC, 248 Mishawum Road, Woburn, Massachusetts 01801 as follows:

Dear President Denaro and Aldermen:

Enterprise Rent-A-Car has submitted an application to the City Council requesting a special permit to include the use of commercial trucks with fixed trailers at the property we lease at 248 Mishawum Road. Based on feedback from the Planning Board and Fire Chief we revised our initial parking plan that was included with our application packet and would like to replace that with the attached plan, which will be reviewed at the next Planning Board meeting.

Should you have any questions, please feel free to contact me at (617) 593-9537.

Very truly yours, s/ Becky L. Marcinkevich, Regional Operations Manager

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On the petition by Hannaford & Dumas Corporation, 26 Conn Street, Woburn, Massachusetts 01801 for a special permit pursuant to Sections 5.1.42, 7.3, 8.7.10 and 15 of the 1985 Woburn Zoning Ordinances, as amended, to modify a special permit issued January 31, 2012 to allow for the alteration of the existing nonconforming structures and use as follows: 1. The construction of two additions providing for a combined total of approximately 14,388 additional gross floor area to be used for office (7,000 s.f. g.f.a.), warehouse space (16,448 s.f. g.f.a.), and light manufacturing (20,046 s.f. g.f.a.), 2. Construction of the additions within the Groundwater Protection District, and 3. Allow for loading space to front on Conn Street, at 24-26 Conn Street. PUBLIC HEARING OPENED. A copy of a communication dated June 26, 2012 from Brett F. Gonsalves, Senior Engineer, Engineering Department to Edmund Tarallo, Planning Director as follows:

Subject: 24 & 26 Conn Street – Special Permit – Plans Dated May 2012 – Special Permit Application Dated June 1, 2012

The applicant has submitted a special permit application to allow for the construction of two additions and to allow for loading space to front on Conn Street.

Upon review of the submitted materials, this office offers the following comments.

#### Water & Sewer

The existing conditions plan shows water and sewer service that are located between #24 and #26 Conn Street. This is the same location where the proposed 1 story addition is to be located. The plan does not show how the existing services will be relocated or the location of any proposed utility connections. The plan will need to show the location of any proposed utility connections on the plan. Any existing services that will not be reused will need to be cut and capped at their respective mains.

Drainage

The site layout plan shows proposed site drainage being mitigated via openings in the curbing in two different locations. There are no accompanying drainage calculations that outline pre and post drainage computations.

Calculations will need to be that demonstration that post development runoff conditions do not exceed predevelopment conditions.

There is a note on the plan stating that the site is subject to an activity and use limitation which may restrict improvements to the site. Are the proposed building locations within the limits of the AUL?

Will the drainage openings impact the abutting properties by discharging site runoff onto the adjacent properties?

A drainage narrative will need to be submitted outlining the pre and post runoff conditions for the 2, 10 and 100 year storm events, as well as how the site will comply with stormwater management requirements.

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

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 859 Main Development, LLC, 57 Russell Street, Woburn, Massachusetts 01801 for a special permit pursuant to Sections 11.3.12 and 22 of the 1985 Woburn Zoning Ordinances, as amended, to modify a special permit issued January 12, 2012 to allow change from previously approved 98 unit condominium development to allow construction of a 49 unit condominium building on Main Street with 40 townhomes for a total of 89 residential units, at 859 Main Street. PUBLIC HEARING OPENED.

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On the petition by Alderman Mercer-Bruen concerning the structure or structures located in the City of Woburn, County of Middlesex, Commonwealth of Massachusetts known and numbered as 34 Orange Street a/k/a 29 Hawthorne Street, Woburn, Massachusetts, for the purposes of determining whether said structure or structures are a public nuisance, a nuisance to the neighborhood, a dilapidated or dangerous building or other structure, as said terms are used in Massachusetts 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.

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**CITIZEN’S PARTICIPATION:** None.

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**COMMITTEE REPORTS:**

**FINANCE:**

On the Order to transfer the sum of \$19,674.00 from Ward 5 Infrastructure Account and \$25,326.00 from Cummings Property Mitigation Account to Dewey Ave Sewer Improvements Account, committee report was received “ought to pass.”

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**ORDINANCES:**

On the Order to add amend the 1989 Woburn Municipal Code, as amended, by adding a new Section 2-160 entitled “Recreation Wellness Coordinator” to Title 2 of the 1989 Woburn Municipal Code, as amended, and to amend Title 2, Section 2-180 by adding a salary line for Recreation Wellness Coordinator, committee report was received “back for action with the recommended amendment to add the words ‘not to exceed \$45,000.00 including contractual obligations’ .”

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On the Order to amend the salary line for “Human Resources, Clerk” in Title 2, Section 2-180 of the 1989 Woburn Municipal Code, as amended, committee report was received “ought to pass.”

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On the Order to amend the salary lines for City Auditor, City Clerk, Clerk of City Council, Clerk of Board of Registrars of Voters, Human Resources Director, Library Director, City Solicitor, and Superintendent of Public Works, committee report was received “ought to pass.”

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**NEW PETITIONS:**

Petition by Cambridge Road Auto Service, Inc. dba Woburn Plaza Shell, 293 Cambridge Road for renewal of Second Class Motor Vehicle Sales License.

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Petition by SECO Properties LLC, 215 Lexington Street, Woburn, Massachusetts 01801 for a special permit pursuant to Sections 5.1.5, 7.3 and 9 of the 1985 Woburn Zoning Ordinances, as amended, to allow for two (2) dwelling units above the first floor of the office building at 57 Russell Street.

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Petition by Scott L. Seaver, 215 Lexington Street, Woburn, Massachusetts 01801, an individual owning land to be affected by change or adoption, to amend Section 25 of the 1985 Woburn Zoning Ordinances, as amended, as follows:

ORDERED Be it Ordained by the City Council of the City of Woburn as follows: That Section 25, Upper Main Street Overlay (UMS) District of the 1985 City of Woburn Zoning Ordinance as amended be amended as follows:

1. Section B.1 Scope of Authority be amended by deleting the “250” and replacing with “200” so that said Section shall read as follows:

The Upper Main Street Overlay (UMS) District is hereby established as an overlay district. The UMS shall only be applied to properties zoned R-3 that have frontage along Route 38 (Main Street) of at least 200 feet and are at least 500 feet from the Wilmington Town line. Inclusion of any property into the UMS shall also require a zoning map change consistent with the rules and regulations of the Woburn Zoning Ordinance.

2. Section F. Dimensional and Density Regulations, Paragraph 1, Lot area, frontage and yards, Minimum Lot Frontage be amended by replacing “250 feet” with “200 feet” so that said Section shall read as follows:

Lot area, frontage and yards.

Minimum Lot Area; 4 acres  
Minimum Lot Frontage: 200 feet  
Minimum Front Yard Setback: 25 feet  
Minimum Side Yard Setback: 25 feet  
Minimum Rear Yard Setback: 30 feet

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A communication dated May 31, 2012 was received from Christopher Conway, Director of Facilities, Anika Therapeutics, Inc., 236 West Cummings Park, Woburn, Massachusetts 01801 as follows:

Re: Termination of Permits for Anika Therapeutics, Inc., 236 West Cummings Park, Woburn, MA

Dear Office of the City Clerk,

Anika Therapeutics, Inc. (Anika), located at 236 West Cummings Park, Woburn, MA currently holds a certificate of registration with the City of Woburn for a Flammable Materials Storage License. As of June 30, 2012 Anika will no longer be leasing space at this facility; therefore, Anika will no longer require this registration.

Please consider this letter Anika's notification to the City of Woburn that the registration for the Flammable Materials Storage License should be terminated as of June 30, 2012.

For your reference, please find attached a copy of the original license and a copy of the current Certificate of Registration. Please also find attached a letter to the Office of the State Fire Marshal terminating the license.

If you require any additional information or have any questions, please do not hesitate to contact me directly.

Regards, s/Christopher Conway, Director of Facilities

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Re: Dole & Bailey, Inc., 16 Conn Street, Woburn, Massachusetts

Dear Mr. Campbell:

Please be advised that I represent Dole & Bailey, Inc. ("Dole & Bailey") in connection with its Landowner's Decision and Notice of Special Permit issued by the City Clerk on October 23, 2008 as amended by Notice of Extension dated August 5, 2010 (the "Special Permit"). As a result of current economic conditions the build out of the accessory retail area has not yet commenced.

Therefore, on behalf of the Petitioner, I respectfully request that the City Council extend the time period for the Petitioner to exercise its rights under the Special Permit for an additional two (2) year period to October 23, 2014.

Should you need any further information, please do not hesitate to contact me. Thank you.

Very truly yours, s/Joseph R. Tarby III

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**COMMUNICATIONS AND REPORTS:**

A communication dated July 2, 2012 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 June 2012.

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A communication dated June 27, 2012 was received from City Treasurer/Collector Timothy J. Donovan as follows:

Dear President Denaro:

Respectfully, I am requesting to be placed on the agenda for the August regular meeting of the City Council to present a summary status of the City of Woburn tax title properties.

To assist in this presentation, the City's tax title Attorneys, Robert Kerwin and John Finnegan of Tarlow, Breed, Hart & Rogers, P.C., will be present to provide the analysis and to answer any questions the Council may have about tax title accounts.

I appreciate your accommodation of this request.

Sincerely, s/Timothy J. Donovan

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A communication dated June 20, 2012 was received from the Surface Transportation Board entitled "Decision" relative to the New England Transrail, LLC petition.

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A communication dated June 28, 2012 was received from Jane E. Hoyt, Plant Manager, Kraft Foods, 1 Hill Street, Woburn, Massachusetts 01801 as follows:

Dear President Denaro:

In response to the letter we received from the Woburn City Clerk, dated June 11, 2012, Kraft Foods respectfully requests an opportunity to review progress on our Odor Abatement Plan and address any inquiries related to recent complaints received.

We would like to suggest that the Kraft Foods Ad Hoc Committee reconvene at your convenience, sometime in the near future, as this has provided an effective forum to share status and discuss this matter. I look forward to hearing from the Council on this request.

Thank you for your time and consideration.

Sincerely, s/Jane E. Hoyt, Plant Manager

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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:**

**ORDERED** That in accordance with Massachusetts General Laws Chapter 54, as amended, the City Clerk is hereby authorized and directed to notify and to warn such of the inhabitants of the City of Woburn as are qualified to vote in Primaries to assemble at the polling places in their respective wards as

designated herein, on THURSDAY, the SIXTH DAY OF SEPTEMBER, 2012 from 7:00 a.m. to 8:00 p.m., then and their to cast their votes in the State Primary for the candidates of political parties DEMOCRATIC, REPUBLICAN AND GREEN-RAINBOW for the following offices:

SENATOR IN CONGRESS ..... FOR THIS COMMONWEALTH  
 REPRESENTATIVE IN CONGRESS ..... FIFTH DISTRICT  
 COUNCILLOR..... THIRD DISTRICT  
 SENATOR IN GENERAL COURT..... FOURTH MIDDLESEX DISTRICT  
 REPRESENTATIVE IN GENERAL COURT...15<sup>th</sup> MIDDLESEX DISTRICT (Wards 1, 7)  
 REPRESENTATIVE IN GENERAL COURT...30<sup>th</sup> MIDDLESEX DISTRICT (Wards 2, 3, 4, 5, 6)  
 REGISTER OF DEEDS .....MIDDLESEX DISTRICT  
 CLERK OF COURTS.....MIDDLESEX COUNTY  
 SHERIFF (TO FILL VACANCY) .....MIDDLESEX COUNTY

<u>Ward-Precinct</u>	<u>Polling Place Location</u>
1-1	Joyce Middle School Library, 55 Locust Street
1-2	Clapp Elementary School Cafeteria, Hudson Street and Arlington Road
2-1	Shamrock Elementary School Gymnasium, 60 Green Street
2-2	Shamrock Elementary School Gymnasium, 60 Green Street
3-1	Hurd Elementary School Gymnasium, 75 Bedford Road
3-2	Hurd Elementary School Gymnasium, 75 Bedford Road
4-1	Wyman Elementary School Auditorium, Main Street and Eaton Avenue
4-2	White Elementary School, 36 Bow Street
5-1	Goodyear Elementary School Gymnasium 41 Central Street
5-2	Goodyear Elementary School Gymnasium 41 Central Street
6-1	Altavesta Elementary School Gymnasium, 990 Main Street
6-2	Altavesta Elementary School Gymnasium, 990 Main Street

7-1 Reeves Elementary School Gymnasium, 240  
Lexington Street

7-2 Reeves Elementary School Gymnasium, 240  
Lexington Street

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

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