

**CITY OF WOBURN
DECEMBER 4, 2012 - 7:00 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.

MAYOR'S COMMUNICATIONS:

A communication dated November 29, 2012 was received from His Honor the Mayor as follows:

Dear President Denaro and Members of the City Council:

I am submitting for your review an order to accept the provisions of M.G.L. c.32B, s.20, and establish an Irrevocable OPEB Trust Fund.

As you know, GASB 45 requires all municipalities to disclose the present value of their incurred OPEB (Other Post Employment Benefits) costs for both current retirees and active employees already eligible for benefits; defining the contribution that must be set aside today in order to continue providing these benefits over time.

As of June 30, 2011, the City has an unfunded OPEB liability of \$234,982,000. In addition to the annual budgetary appropriation for health insurance, an additional annual contribution (ARC) of more than \$3 million would be required to tackle Woburn's outstanding OPEB liabilities.

By accepting M.G.L. c.32B, s.20, we will begin the task of recognizing this massive liability that every single city and town in the Commonwealth of Massachusetts must also recognize and address.

Respectfully, s/Scott D. Galvin

Attached thereto was the following:

ORDERED Be it ordained that the City Council of the City of Woburn hereby accepts and adopts the provisions of M.G.L. c.32B, §20, and establishes the "Other Post-Employment Benefits Trust Fund" to be referred to as the "OPEB Trust Fund" in accordance with Chapter 68, Section 57 of the Acts of 2011, that the sum of \$1,143,428.99 be appropriated as the initial investment to the OPEB Trust Fund, and that to meet this appropriation, that the sum of \$1,143,428.99 be appropriated from Reserve for Medicare Part D subsidy account number 01-357500.

s/President Denaro

PUBLIC HEARINGS:

On the matter relative to Tax Classification for the City of Woburn. PUBLIC HEARING OPENED. Attending were the Board of Assessors Robert E. Maguire, Jr., Chairman, Lori S. Medeiros and William F. Sullivan, Jr. as well as the Department Professional Staff Chief Appraiser Andrew Creen, Senior Appraiser John Connolly, System Manager John McDonough and Appraiser Joan Corey. Appearing was Andrew Creen, Chief Appraiser, Board of Assessors, and he offered a communication dated December 4, 2012 with a series of charts entitled Analysis of Levy Limit, Analysis of Levy Limit Increase, Fiscal 2013 New Growth, Valuation by Class of Property, Classification Options, Tax Rate History, Median Sales Price of Single Family Homes, Analysis of Competitive Communities attached thereto entitled Fiscal Year 2013 Classification Hearing, and Comparison Fiscal 2012-2013 to the City Council as follows:

Dear President Denaro and Council Members:

The Board of Assessors is pleased to report that the valuation roll for fiscal 2013 has been finalized after a reappraisal of all taxable properties was conducted by this office. The total assessed valuation for all real and personal property in the City effective January 1, 2012 is \$5.716 billion. This represents an increase from the prior fiscal year's total of \$5.619 billion. This increase in taxable valuation is attributable to the ongoing audit of business personal property accounts and appreciation of investor owned apartment properties for this fiscal year.

The City Council must now determine the relative tax burden to be borne by each class of property by selecting a "residential factor". To assist the Council in its deliberations, several charts have been prepared and are attached to this correspondence. These charts illustrate relevant valuation and tax levy data and the impact of your vote this evening.

By selecting a residential factor of "1" a single tax rate of \$15.43 results. Choosing a factor less than "1" results in a portion of the tax levy shifting from residential properties to commercial, industrial and personal property taxpayers. For example, adopting a residential factor of ".67" means that the residential class of property would pay 67% of the levy they would pay if there were no classification. Under this scenario, the levy

increases for the other classes of property by a factor of 175 percent. The chart entitled "Classification Options" best illustrates the various scenarios available to you.

Woburn Board of Assessors,
s/Robert E. Maguire, Jr., Chairman
s/Lori S. Medeiros
s/William F. Sullivan, Jr.

On the matter pursuant to M.G.L. c.82, §§1-13, inclusive, and Chapter 120 of the Acts of 2011 "An Act Relative to the Acceptance of Streets as Public Ways in the City of Woburn" to consider whether to lay out as public ways the following streets: Adele Road, Albert Drive, Altavesta Circle, Anthony Drive, Arrow Drive, Atlantic Avenue, Battlemarch Way, Birchwood Lane f/k/a Sanborn Avenue, Blueberry Hill Road, Bonnie Way, Cabot Road, Carmen Terrace, Cedarwood Road, Fox Road, Kosciusko Road, Loker Lane, Manny Terrace, McDevitt Drive, Morningside Circle, New Village Road, Pigeon Road, Rag Rock Drive, Sonar Drive, Spartan Circle, State Street, Strawberry Lane.
PUBLIC HEARING OPENED.

On the petition by National Grid for a grant of right in a way to extend gas main 240 feet on Naples Avenue to serve 15 Naples Avenue. **PUBLIC HEARING OPENED.** A communication dated November 30, 2012 was received from Superintendent of Public Works John Duran as follows:

Subject: National Grid – Naples Avenue

I am providing this memorandum pursuant to the request for the Grant of Right in a Way on Naples Avenue to allow National Grid to install a new main to service the home at 15 Naples Avenue as shown on the attached plan. I recommend that the Council allow this under the following conditions. That all utilities including the water, sewer and drains be field marked in the field and that the proposed main be clearly marked in the field prior to cutting the roadway. The main must be installed in the location shown on the plan and marked on the ground unless written permission is granted from the DPW Superintendent in a mutually agreed upon location and associated roadway restoration. Please feel free to call me with any questions or concerns pursuant to this matter.

On the petition by NStar Electric Company for a grant of right in a way to install a new stub pole and anchor guy on Roman Road southerly side approximately 694 feet southeast of Russell Street. **PUBLIC HEARING OPENED.** A communication dated November 30, 2012 was received from Superintendent of Public Works John Duran as follows:

Subject: NStar Petition-Howard Court

Pursuant to the request from NStar Electric and other utility companies for the relocation of a pole and associated wires and conduit, I recommend the following. Pole numbered Nstar 466/6S should be allowed to be repositioned approximately 8 feet northeasterly as field staked on the ground. This location slightly deviates from the location shown on their plan dated October 1, 2012. However, this proposed plan location would inconvenience a long standing improvement for the adjacent neighbor at 9 Howard Court. The staked location will eliminate this problem and will not have any adverse impact to the City of Woburn. The pole is being repositioned to remove it from private property at 19 Roman Road. Therefore, the pole must be removed in its entirety.

In my professional opinion, it should be a condition of this and all future permits that NStar, as well as, all related utility companies be required to remove the poles, wires etc. within 30 days of permit issuance and eliminate the need for double poles from the City of Woburn right of way(s). NStar has verbally agreed with me and the other utility companies to work on a program to systematically eliminate the double pole problem. Please feel free to contact me with any questions, concerns or recommendations on this matter.

On the petition by NStar Electric Company for a grant of right in a way to install approximately 91 feet of conduit in Middlesex Canal Road northwesterly approximately 215 feet west of Main Street. PUBLIC HEARING OPENED. A communication dated November 30, 2012 was received from Superintendent of Public Works John Duran as follows:

Subject: NStar Grant of Way – Middlesex Canal Park Drive

I am providing this memorandum pursuant to the request for the Grant of Right in a Way on Middlesex Canal Park Drive. I have performed a site visit for the proposed electrical crossing and I have no concerns on this matter. All work shall be performed in compliance with all Woburn DPW and Mass DOT Specifications. Applicant shall secure all pertinent permits from the DPW prior to construction to ensure public safety and minimize impacts on traffic during the proposed construction.

On the petition by Peterson Party Center Inc., 139 Swanton Street, Winchester, Massachusetts for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.57b to modify special permits issued August 11, 2011 and January 26, 2012 by deleting the reference to the plan entitled “Proposed Parking Layout” Sheet PK-1 dated November 15, 2011 in Condition 2 and replacing same with the plan filed with this petition entitled “Proposed Parking Layout” Sheet PK-1 dated June 4, 2012 as the plan of record, at 36 Cabot Road. PUBLIC HEARING OPENED. A communication dated November 29, 2012 was received from Attorney Joseph R. Tarby, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Special Permit Petition of Peterson Party Center, Inc. - 36 Cabot Road, Woburn, Massachusetts

Dear Mr. Campbell:

I respectfully request that the City Council public hearing on this matter presently scheduled for December 4, 2012 be continued to the City Council meeting on January 2, 2013. If you need any further information, please contact me. Thank you.

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

On the petition by Woburn Armory LLC to amend the Zoning Map of the City of Woburn by changing the zoning district for the entire parcel known as 286 Main Street a/k/a 320 Main Street, containing approximately 38,344 square feet of land as shown on a plan by Design Consultants, Inc., entitled "Plan of Land in Woburn, Massachusetts" dated June 23, 2005 from the R-2/B-D zoning districts to the B-D zoning district. PUBLIC HEARING OPENED. A communication dated November 29, 2012 was received from Attorney Joseph R. Tarby, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Woburn Armory LLC/Proposed Amendment to Zoning Map of the City of Woburn

Dear Mr. Campbell:

I respectfully request that the City Council public hearing on this matter presently scheduled for December 4, 2012 be further continued to the City Council meeting on January 2, 2013. If you need any further information, please contact me. Thank you.

Very truly yours, s/Joseph R. Tarby III

On the petition by Woburn Armory LLC to amend the 1985 Woburn Zoning Ordinances, as amended, as follows: 1. By revising Section 11.11 entitled "Affordable Housing Requirement" by adding a new Paragraph 8 to Section 11.11 as follows: "8. The City Council by majority vote, may waive the requirements of this Section 11.11 if the development includes dwelling units in a building deemed "Significant" by the Woburn Historical Commission.", and 2. By revising Section 18.8.2 "Waivers" by adding the following language to the end of Paragraph 18.8.2 as follows: The "period" after "site" shall be deleted and the following language added: "or the renovation, rehabilitation or redevelopment of a building deemed "Significant" by the Woburn Historical Commission." PUBLIC HEARING OPENED. A communication dated November 29, 2012 was received from Attorney Joseph R. Tarby, Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 as follows:

Re: Woburn Armory LLC/Proposed Amendment to the 1985 City of Woburn Zoning Ordinance, as amended

Dear Mr. Campbell:

I respectfully request that the City Council public hearing on this matter presently scheduled for December 4, 2012 be further continued to the City Council meeting on January 2, 2013. If you need any further information, please contact me. Thank you.

Very truly yours, s/Joseph R. Tarby III

On the petition by Luigi Colucciello, 142 Washington Circle, Woburn, Massachusetts 01801 for a special permit pursuant to Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow addition to a pre-existing nonconforming structure and to convert from a single-family to a two-family residence at 142 Washington Circle. PUBLIC HEARING OPENED. A communication dated November 29, 2012 was received from Edmund P. Tarallo, Planning Director as follows:

Re: Luigi Colucciello – 142 Washington Circle – To allow addition to a pre-existing nonconforming structure and to convert from a single-family to a two-family residence pursuant to Section 7.3

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on November 27, 2012, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Luigi Colucciello to allow an addition to a pre-existing nonconforming structure and to convert from a single-family to a two-family residence pursuant to Section 7.3 regarding the property at 142 Washington Circle subject to the following condition that two 9' x 18' parking spaces shall be provided side by side beginning 5' south of the rear stairs of the existing unit and to the north of the front door of new second unit and staying to the rear of the existing house.

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

On the petition by Charles J. Sillari, Jr., 382 Lowell Street, Wakefield, Massachusetts 01880 for a special permit pursuant to Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow an alteration of a non-conforming use from warehousing to business services and business sales to allow use as a catering kitchen at 1 Sullivan Street. PUBLIC HEARING OPENED. A communication dated November 29, 2012 was received from Edmund P. Tarallo, Planning Director as follows:

Re: Charles J. Sillari, Jr. – 1 Sullivan Street – To allow an alteration of a non-conforming use from warehousing to business services and business sales to allow use as a catering kitchen pursuant to Section 7.3

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on November 27, 2012, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Charles J. Sillari, Jr. to allow an alteration of a non-conforming use from warehousing to business services and business sales to allow use as a catering kitchen pursuant to Section 7.3 regarding the property at 1 Sullivan Street subject to the following conditions:

1. That a landscape and parking plan for at least 5 parking spaces shall be approved by the Planning Board and the Planning Board shall retain jurisdiction over the landscaping;
2. That no more than one commercial van shall be parked overnight on the site.
3. Other than van parking, there shall be no outside storage on the lot;
4. That the dumpster shall be screened by a sight impervious fence;
5. That trash pick-up shall be limited to 9 A.M. to 4 P.M. Monday through Saturday;
6. There shall be no customer pick up of food, prepared or unprepared, at the site;
7. There shall be no sale of food, prepared or unprepared, at the site;
8. All serving of food, prepared at the site, shall be off site; and
9. That the hours of operation shall be limited to 8AM to 5PM Monday through Saturday.

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 November 26, 2012 to Edmund Tarallo, Planning Director from Brett F. Gonsalves, Senior Engineer was received as follows:

Subject: 1 Sullivan Street Alteration of a Non Conforming Use Special Permit – Special Permit Application Dated September 27, 2012 – Plan Dated 10/2/2012

The applicant is seeking to allow for the alteration of a non conforming use and allow for business services and business sales as well as to allow the use as a catering kitchen.

Based on a review of the submitted materials, this office offers the following comments. The submitted plan just shows the existing lot and building. It is unclear if there is any site or utility work being proposed or if the work will be all interior.

The applicant should check with the plumbing inspector to determine if a grease trap will be required for the proposed use.

A narrative explaining what work is being proposed should accompany the special permit application to clarify the above mentioned comments.

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

On the petition by Main Street Woburn RX, LLC, 300 Trade Center, Suite 7700, Woburn, Massachusetts 01801 for a special permit pursuant to Sections 5.1.22c and 63a of the 1985 Woburn Zoning Ordinances, as amended, to allow for: 1. A retail establishment greater than 15,000 square feet of gross floor area, and 2. A Drive-up Customer Service Facility, at 1 School Street, 3 School Street, 13 School Street, 891 Main Street, 893 Main Street and 895 Main Street. PUBLIC HEARING OPENED. A communication dated November 29, 2012 was received from Edmund P. Tarallo, Planning Director as follows:

Re: Main Street Woburn RX, LLC – 1 School Street, 3 School Street, 13 School Street, 891 Main Street, 893 Main Street and 895 Main Street – To allow for a retail establishment greater than 15,000 square feet of gross floor area and a drive-up customer service facility pursuant to Sections 5.1.22c and 5.1.63a

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on November 27, 2012, the Planning Board voted to send a favorable recommendation to the City Council on the Special Permit application of Main Street Woburn RX, LLC to allow for a retail establishment greater than 15,000 square feet of gross floor area and a drive-up customer service facility pursuant to Sections 5.1.22c and 5.1.63a, regarding the properties at 1 School Street, 3 School Street, 13 School Street, 891 Main Street, 893 Main Street and 895 Main Street subject to the following conditions:

1. The Petitioner shall construct and improve the Site in conformance with the plans submitted with the Petition for Special Permit unless modified by these conditions entitled "Site Improvement Plans for Main Street (Route 38) and School Street, Main Street/School Street, Woburn, MA 01801" Prepared for: Main Street Woburn RX, LLC, 300 Trade Center, Suite 7700, Woburn, MA 01801, prepared by Allen & Major Associates, Inc., 100 Commerce Way, Woburn, MA 01888-0118 dated August 24, 2012, revised November 1, 2012 and November 16, 2012 ABB-1, ABB-2, EX-1, C-1, C-2, C-3, C-4, C-5, C-6A, C-6B, C-7, C-8, C-9, C-10A, C-10B, C-10C, D-1, D-2, D-3, D-4, D-5, D-6 and D-7 (the "Plans");
2. That the Planning Board shall retain jurisdiction over the landscaping;
3. That no exterior storage containers or material shall be allowed on site;
4. That all deliveries shall be between 9AM and 5PM Monday to Saturday with no Sunday deliveries allowed;

5. That if a drainage easement to allow the connection of the overflow to the City drain is not granted, the applicant may revert back to the original design depicting a free outlet on the CVS property;
6. That the petitioner shall complete the roadway widening on Main Street as shown on the revised plans;
7. That the petitioner shall replace the 6" water main on Main Street to 10" DI from Newbridge St. to the 12" main on School St.;
8. That the drive-up customer service facility shall be closed during deliveries; and
9. That up to a 15' wide strip of land on Main Street beginning at the proposed driveway southerly to the property line shall be given by easement or deed for the purpose of continuing a future second lane southerly on Main Street.

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 November 26, 2012 to Ed Tarallo, Planning Director from City Engineer John Corey was received as follows:

Subject: CVS Pharmacy, School and Main Streets – Special Permit - Site Improvement Plans, dated August 24, 2012 - Drainage Calculations, dated August 24, 2012 - Development Impact Statement, dated August 24, 2012 - Traffic and Access Study, dated August 22, 2012 - Revised Plans, dated November 16, 2012

The applicant, based on the engineering department's memorandum, dated October 26, 2012 has submitted revised plans addressing our comments. Specific actions that the applicant has taken include the following:

Drainage

The engineering department has recommended that the City grant a drainage easement to allow the connection of the overflow to the City drain to eliminate an open outlet. In the event that such an easement is not granted, the applicant can revert back to the original design depicting a free outlet on the CVS property.

All other comments have been addressed.

Water

The engineering department had requested that the applicant review the opportunity to improve the Main St. 6" water main to 10" DI from Newbridge St. to the 12" Main on School St. as part of the site mitigation. The applicant has, by way of an email(see attached) indicated that the project mitigation will not support this improvement in conjunction with other mitigation improvements. The applicant proposes to contribute the excess mitigation fees to the city to put towards the main replacement.

Sewer

All comments concerning the sewer system have been addressed.

Traffic and Site Access

The applicant has revised the site drawings to extend the turning lane in the northbound direction of Main St. as part of the site mitigation. We believe that this will improve turning movements during the AM and PM peak periods.

The applicant has not submitted a project cost on a formal basis for the project. The replacement of the existing 6" cast iron main in Main St. with a new 10" DI main between Newbridge Ave. and School St., as well as extending the turning lane on Main St. should be considered as part of the mitigation package.

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

On the petition by Robert C. McSheffrey, 878 Main Street, Woburn, Massachusetts 01801 for a special permit pursuant to Sections 5.1.23, 5.1.29, 7.3 and 13 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the alteration of the existing nonconforming use and structure to relocate the existing Mr. Charlie's from 891 Main Street to 880 Main Street, to allow for 47 parking spaces and for the alteration of the existing nonconforming pylon sign, all at 880 Main Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: "Back for action." A communication dated November 2, 2012 was received from Edmund P. Tarallo, Planning Director as follows:

Re: Robert C. McSheffrey – 880 Main Street – To allow for the alteration of the existing nonconforming use and structure to relocate the existing Mr. Charlie's from 891 Main Street to 880 Main Street, allow for 47 parking spaces and for the alteration of the existing nonconforming pylon sign as pursuant to Sections 5.1.23, 5.1.29, 7.3 and 13.

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on October 30, 2012, the Planning Board voted to send an unfavorable recommendation to the City Council on the Special Permit application of Robert C. McSheffrey to allow for the alteration of the existing nonconforming use and structure to relocate the existing Mr. Charlie's from 891 Main Street to this locus, allow for 47 parking spaces and for the alteration of the existing nonconforming pylon sign as pursuant to Sections 5.1.23, 5.1.29, 7.3 and 13., regarding the property at 880 Main Street because the parking is not adequate to meet the needs of this proposal in accordance with Section 8 of the Woburn Zoning Ordinance.

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 October 29, 2012 from Brett F. Gonsalves to Edmund Tarallo, Planning Director was received as follows:

Subject: 880 Main Street – Mister Charlie’s Special Permit - Site Plan Dated August 28, 2012 - Special Permit Application Dated August 30, 2012 - Traffic Study Dated August 28, 2012

The applicant has submitted a special permit application to allow for an alteration of an existing non conforming use and to relocate the existing Mr. Charlie’s from 891 to 880 Main Street as well as to allow for 47 parking spaces as shown on the submitted plans.

The submitted site plan shows the location of the fast food restaurant, existing parking spaces, relocated light poles, signage as well as four dedicated parking spaces for auto sales at the rear of the building.

The parking summary outlines that the site requires 71 parking spaces, however, only 47 are being provided. It would appear that the site does not have sufficient parking for the existing and proposed uses.

The traffic summary outlines the 2017 build and no-build scenarios and included the proposed condo/townhouse and proposed CVS development in their analysis. There is no mention of traffic queuing on Main Street at the School Street or the Elm Street intersections. The only analysis was conducted on the northerly and southerly driveways for the site.

What impact will the queuing have during the AM and PM peak hours have on the vehicles entering and exiting the site? The traffic summary concluded that the southerly entrance to the site will have delays on the weekday evening peek hour for the 2017 build and no-build scenarios.

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

On the petition by Robert C. McSheffrey, 878 Main Street, Woburn, Massachusetts 01801 for a special permit pursuant to Sections 5.1.45 and 7.3 of the 1985 Woburn Zoning Ordinances, as amended, to allow for the sale or rental of automobiles, trucks, truck trailers and motorcycles and for Second Class Motor Vehicle Sales License, at 880 Main Street. PUBLIC HEARING OPENED. A report was received from the Committee on Special Permits as follows: “Back for action.” A communication dated November 2, 2012 was received from Edmund P. Tarallo, Planning Director as follows:

Re: Robert C. McSheffrey – 880 Main Street – To allow for the sale or rental of automobiles, trucks, truck trailers and motorcycles pursuant to Sections 5.1.45 and 7.3

Dear Mr. Campbell and members of the City Council:

At the Planning Board meeting held on October 30, 2012, the Planning Board voted to send an unfavorable recommendation to the City Council on the Special Permit application of Robert C. McSheffrey to allow for the sale or rental of automobiles, trucks, truck trailers and motorcycles pursuant to Sections 5.1.45 and 7.3, regarding the property at 880 Main Street because the parking is not adequate to meet the needs of this proposal in accordance with Section 8 of the Woburn Zoning Ordinance.

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 October 29, 2012 from Brett F. Gonsalves to Edmund Tarallo, Planning Director was received as follows:

Subject: 880 Main Street – Automobile Sales Special Permit - Site Plan Dated August 28, 2012 - Special Permit Application Dated August 30, 2012

The applicant has submitted a special permit application to allow for the sale of automobiles, trucks, truck trailers and motorcycles at the above referenced location.

The site plans parking summary outlines that the required parking for the existing site is 71 spaces and that there are only 47 spaces are being provided. The plan denotes that there are four spaces at the rear of the building that are designated for auto sales.

There are two spaces that are located next to the drive through. This location may be difficult to navigate the drive through when cars are situated in these two proposed spaces.

It will be the discretion of the board whether to grant to special permit application as submitted.

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

CITIZEN'S PARTICIPATION: None.

COMMITTEE REPORTS: None.

NEW PETITIONS:

Petitions for renewal of Second Class Motor Vehicle Sales Licenses by Joseph P. Mahoney Company, Inc., 293 Salem Street; and Luis Jean Brunet dba Woburn Motors, 104 Winn Street.

Petition by Great Dog Rescue NE, Joanne Reck, 9 Bartlet Street #316, Andover, Massachusetts 01810 for a special permit pursuant to Sections 35 and 35a of the 1985 Woburn Zoning Ordinances, as amended to operate a kennel or pet care facility at 34 Holton Street.

COMMUNICATIONS AND REPORTS:

A communication dated January November 15, 2012 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 2012: number of parking violations issued 764, number of violations paid 354, number of violations outstanding 296, amount collected and submitted to the Office of the Collector \$30,907.40. There exists a backlog of 5,844 tickets for 1982 through 2011. Demand will be sent until all tickets have been paid. Parking violations referred to the Handicapped Commission to date \$5,350.00.

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

A communication dated March 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 November February.

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

From the Traffic Commission:

ORDERED LORD TERRACE – One way of travel on Lord Terrace in a southerly direction from the intersection with East Nichols Street to the intersection with School Street.

RESOLVED That the two corners of Cross Street and Main Street be widened in an effort to provide a turning lane onto Main Street going north and to facilitate the traffic coming from Main Street onto Cross Street; and

Further, that traffic control signals be installed at the intersection in order to provide a safe passage for school children and pedestrians crossing Main Street.

s/Alderman DiTucci and Alderman Gately

Motion made and 2nd to ADJOURN.