

Ordinances & Rules Committee
Meeting Minutes
April 4, 2022

The Clerk called the meeting to order at 9:57p.m.

Clerk Kara Wilson called the roll.

Present: Councillors Darcy, Dunn, Harris, LeBlanc and McLaughlin.

Absent: None.

Councillor LeBlanc moved approval of the 3/21/2022 minutes. The motion was adopted on a voice vote and the minutes were approved.

First agenda item: Minor Modification at 38 River Street

Councillor LeBlanc moved to hear from all off committee members. The motion was adopted on a voice vote and the matter was approved. Bill Proia representing the petitioner, spoke on the matter. The modification is to install 10 windmills which are essentially air foils on the roof of the current building. These air foils force the wind into pipes that run the bladed inside a unit attached inside the building. There is no visual or audio distraction. Chairman Darcy acknowledged Ward Councillor, Councillor LaCava. He asked if the tenants would be able to hear the noise. Mr. Proia explained they are not trenching, not connected to the grid. They believe it will cut down approx. thirty percent of usage. They will be placed on the roof and wired into the electrical room in the building. This is one of the first of its kind for UDR & Aromine and technically could call it a pilot program. They are buying power to use it where it is needed. There will be not staging on a public way nor storing anything on site. Councillor LeBlanc asked about their location and for more detailed photos. They will be fourteen feet tall and setback approx. 5-6 feet from edge of building. They need them as close to the edge as possible for the most efficient use. Setback is ten feet; would you need a safety railing? Mr. Proia was not sure. Why not PV's? Mostly cost reasons, they are working on putting them in a Needham project but that project is not advanced in the project as this one is.

Councillor Harris spoke and Councillor McLaughlin asked why just the west side of roof? The location is for most efficient use. If it works well as they hope it will they may come back and asked for more. Councillor Darcy asked if they could provide the watts per unit and was wondering if there are any height restrictions on the building. Mr. Proia would double check with the Building Dept. Councillor LeBlanc moved to place the matter back on the table. The motion was adopted on a voice vote and the matter was tabled.

Second agenda item: Minor Modification at 225 Wyman Street

Councillor Dunn moved to hear from all off committee members. The motion was adopted on a voice vote and the matter was approved. Attorney Mike Connors, representing the petitioner and Mr. Donnahy, VP Operations and Real Estate for Hobbs Brook spoke on the modification. They had submitted a letter from the 128 Business Council stating the limited number of riders using the service (pre-Covid). 275 Wyman LLC has no plan to cancel their membership with the 128 Business Council for it is a condition in their special permit but will not partake in the bus route system. The Alewife Shuttle still exists. Councillor McLaughlin noted the possible need to eliminate the redundancy of the routes and the lack of usage. Councillor LeBlanc asked what the cost is for each bus? They are approximately \$400,000 each. Councillor Dunn asked how the current riders will be notified of the change? They will tell them. Attorney Connors noted the Alewife bus will not be changing. Within the modification the line item conditions will be struck out. They will still remain members of the 128 Group. Condition lines are 11 and 21 in the decision. Councillor Dunn moved approval of the modification. The motion was adopted on a voice vote and the matter was approved.

Third agenda item: Minor Modification at 275 Wyman Street

Councillor Dunn moved to hear from all off committee members. The motion was adopted on a voice vote and the matter was approved. Attorney Mike Connors, representing the petitioner and Mr. Donnahy, VP Operations and Real Estate for Hobbs Brook spoke on the modification.

This is the same exact modification as the previous matter at 225 Wyman Street.

Councillor Dunn moved approval of the modification. The motion was adopted on a voice vote and the matter was approved.

Fourth agenda item: Time extension at 850, 910, 920-930-940 Winter Street

Attorney Mike Connors, representing the petitioner Marcus Partners and Representative for petitioner Pete Cameron spoke on the time extension. They are asking for a one-year extension for time to begin and two years to complete. Councillor McLaughlin moved approval of the extension. The motion was adopted on a voice vote and the matter was approved.

Councillor Harris moved to take the Mayor's request for a joint meeting to discuss City Clerk, Assistant City Clerk and the Planning Directors job descriptions. The motion was adopted on a voice vote and the matter was approved. The Mayor suggested a few dates. Councillor Harris moved to meet on May 14, 2022 at 10:00 a.m. in the Council Chamber. The motion was adopted on a voice vote and the matter was approved. The Clerk will provide a packet to Councillors. Councillor Harris moved to place the matter back on the table. The motion was adopted on a voice vote and the matter was approved.

Councillor Harris moved to take the compensation ordinance amendment for the Housing Director off of the table. The motion was adopted on a voice vote and the matter was approved. Councillor Harris asked if the amendment had been advertised. The Clerk stated it was and we are just waiting for the ten days to pass. Councillor Harris moved to place the matter back on the table. The motion was adopted on a voice vote and the matter was approved.

With no further matters Councillor Harris moved to adjourn.

Chairman Darcy declared the meeting adjourned at 10:46 p.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
April 8, 2022