

# Citizens Presentation Woburn Zoning Board of Appeals

May 23, 2012

# Aerial View

Source Google Maps



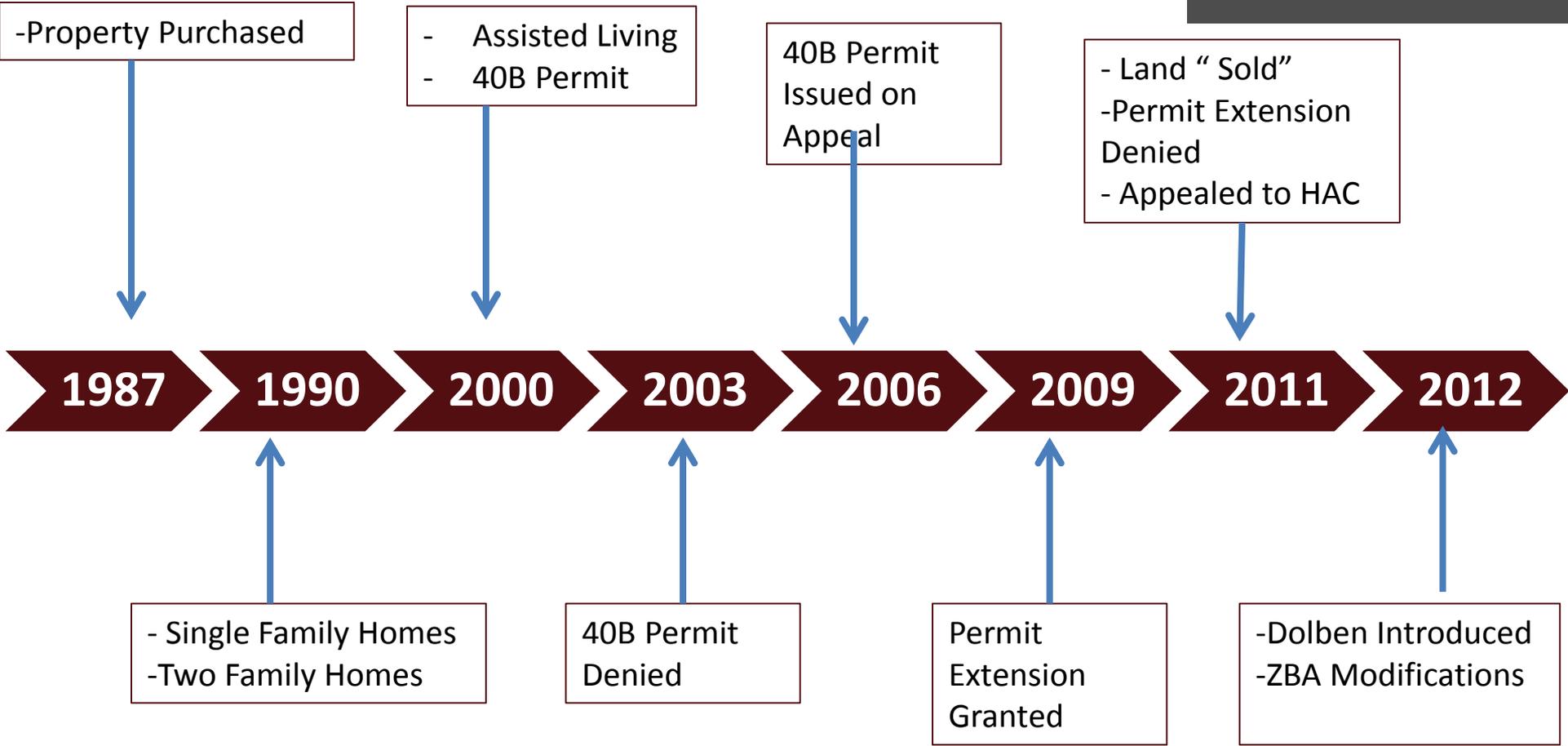


1987

**FOX**



# Timeline



# BRIARWOOD RD



MBLU : 08/01/30//  
Location: BRIARWOOD RD  
Owner Name: SANTULLO ANTHONY TRUSTEE  
Account Number: 036908255324 0

# 0 Briarwood

SEARCH FOR SIMILAR  
SALE PROPERTIES



## Parcel Value

Item	Assessed Value
Buildings	0
Extra Building Features	0
Outbuildings	0
Land	38,600
<b>Total:</b>	<b>38,600</b>



## Owner of Record

SANTULLO ANTHONY TRUSTEE  
C/O WOBURN 38 DEVELOPMENT, LLC  
1621 STATE STREET  
NEW HAVEN, CT 06511



## Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
SANTULLO ANTHONY TRUSTEE	19014/ 424	4/29/1988	100
WOBURN 38 DEVELOPMENT, LLC	56530/ 451	2/28/2011	1,400,000

# Assessors Online Database For Woburn, MA

[New Search](#)[Print](#)[Google Map](#)[Log Out](#)

## 1042 MAIN ST



**MBLU :** 08/01/2011  
**Location:** 1042 MAIN ST  
**Owner Name:** CIRONE ALBERT C  
**Account Number:** 036914555331 0

SEARCH FOR SIMILAR  
SALE PROPERTIES



### Parcel Value

Item	Assessed Value
Buildings	0
Extra Building Features	0
Outbuildings	0
Land	81,200
<b>Total:</b>	<b>81,200</b>



### Owner of Record

CIRONE ALBERT C  
C/O WOBURN 38 DEVELOPMENT, LLC  
1621 STATE STREET  
NEW HAVEN, CT 06511



### Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CIRONE ALBERT C	18455/ 347	8/12/1987	225,000
WOBURN 38 DEVELOPMENT, LLC	56530/ 451	2/28/2011	1,400,000

# 1042

# Main St

# 7 DRIFTWOOD DR



**MBLU :** 08/01/46//  
**Location:** 7 DRIFTWOOD DR  
**Owner Name:** SANTULLO ANTHONY TRUSTEE  
**Account Number:** 036908255305 0

[Click to enlarge](#)

SEARCH FOR SIMILAR  
SALE PROPERTIES

## Parcel Value

Item	Assessed Value
Buildings	201,800
Extra Building Features	0
Outbuildings	0
Land	195,200
<b>Total:</b>	<b>397,000</b>

## Owner of Record

SANTULLO ANTHONY TRUSTEE  
C/O WOBURN 38 DEVELOPMENT, LLC  
1621 STATE STREET  
NEW HAVEN, CT 06511

## Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
SANTULLO ANTHONY TRUSTEE	33609/ 518	9/7/2001	1
SANTULLO ANTHONY TRUSTEE	33040/ 260	6/12/2001	360,000
VALLEE FRANCIS FJR	28370/ 11	3/30/1998	1
WOBURN 38 DEVELOPMENT, LLC	56530/ 451	2/28/2011	1,400,000

# 7 Driftwood Dr.



**The Commonwealth of Massachusetts**  
**William Francis Galvin**

Secretary of the Commonwealth, Corporations Division  
 One Ashburton Place, 17th floor  
 Boston, MA 02108-1512  
 Telephone: (617) 727-9640

# Woburn 38 Development LLC Information

**WOBURN 38 DEVELOPMENT, LLC Summary Screen**



Help with this form

Request a Certificate

The exact name of the Domestic Limited Liability Company (LLC): WOBURN 38 DEVELOPMENT, LLC

Entity Type: Domestic Limited Liability Company (LLC)

Identification Number: 001047120

Date of Organization in Massachusetts: 02/24/2011

**The location of its principal office:**

No. and Street: 401 EDGEWATER PL., STE 630  
 City or Town: WAKEFIELD State: MA Zip: 01880 Country: USA

**If the business entity is organized wholly to do business outside Massachusetts, the location of that office:**

No. and Street:  
 City or Town: State: Zip: Country:

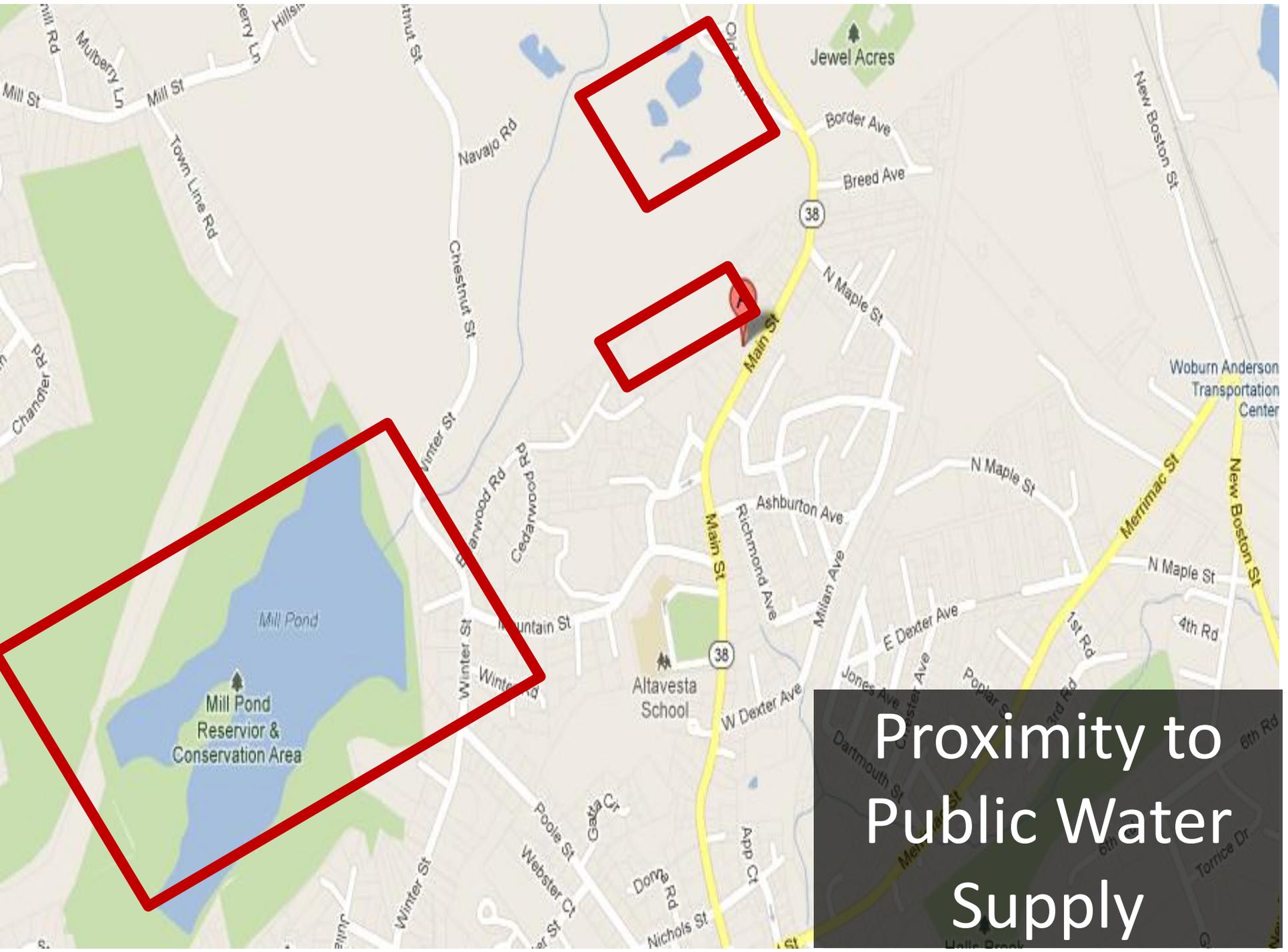
**The name and address of the Resident Agent:**

Name: THEODORE C. REGNANTE  
 No. and Street: 401 EDGEWATER PL., STE 630  
 City or Town: WAKEFIELD State: MA Zip: 01880 Country: USA

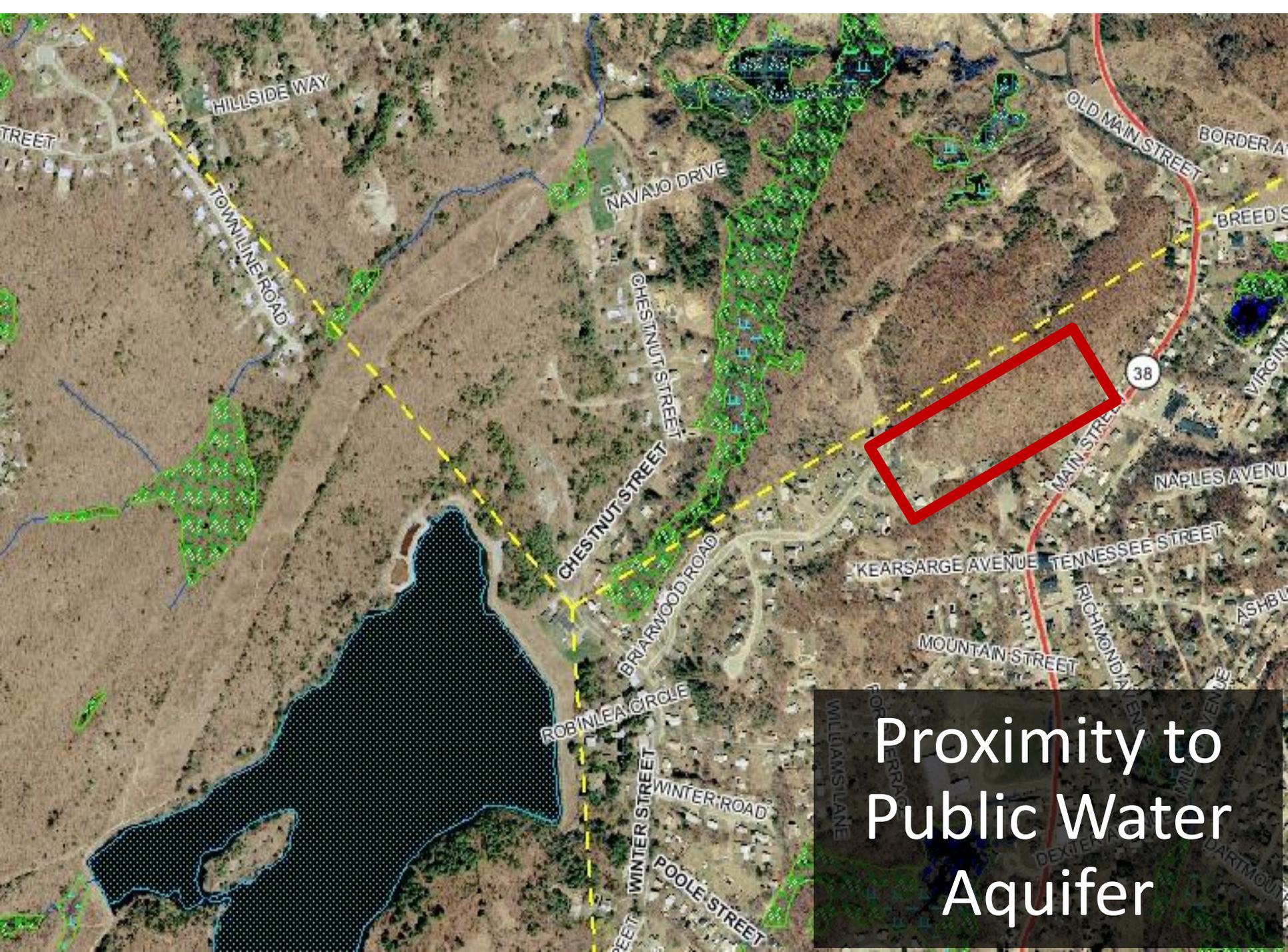
**The name and business address of each manager:**

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	NEW HAVEN MORTGAGE REFINANCE LLC	1621 STATE ST. NEW HAVEN, CT 06511 USA

Source:  
Mass Secretary of State



Proximity to  
Public Water  
Supply



Proximity to  
Public Water  
Aquifer



Located in  
Mystic River  
Watershed

feedback

Surface water protection zoning and non zoning controls submitted to the Department in accordance with 310 CMR 22.20C(1), shall collectively prohibit the siting of the following new land uses within Zone A:

**(c) sand and gravel excavation operations;**

Mass  
Regulations

310 CMR 22.00  
2 (c)



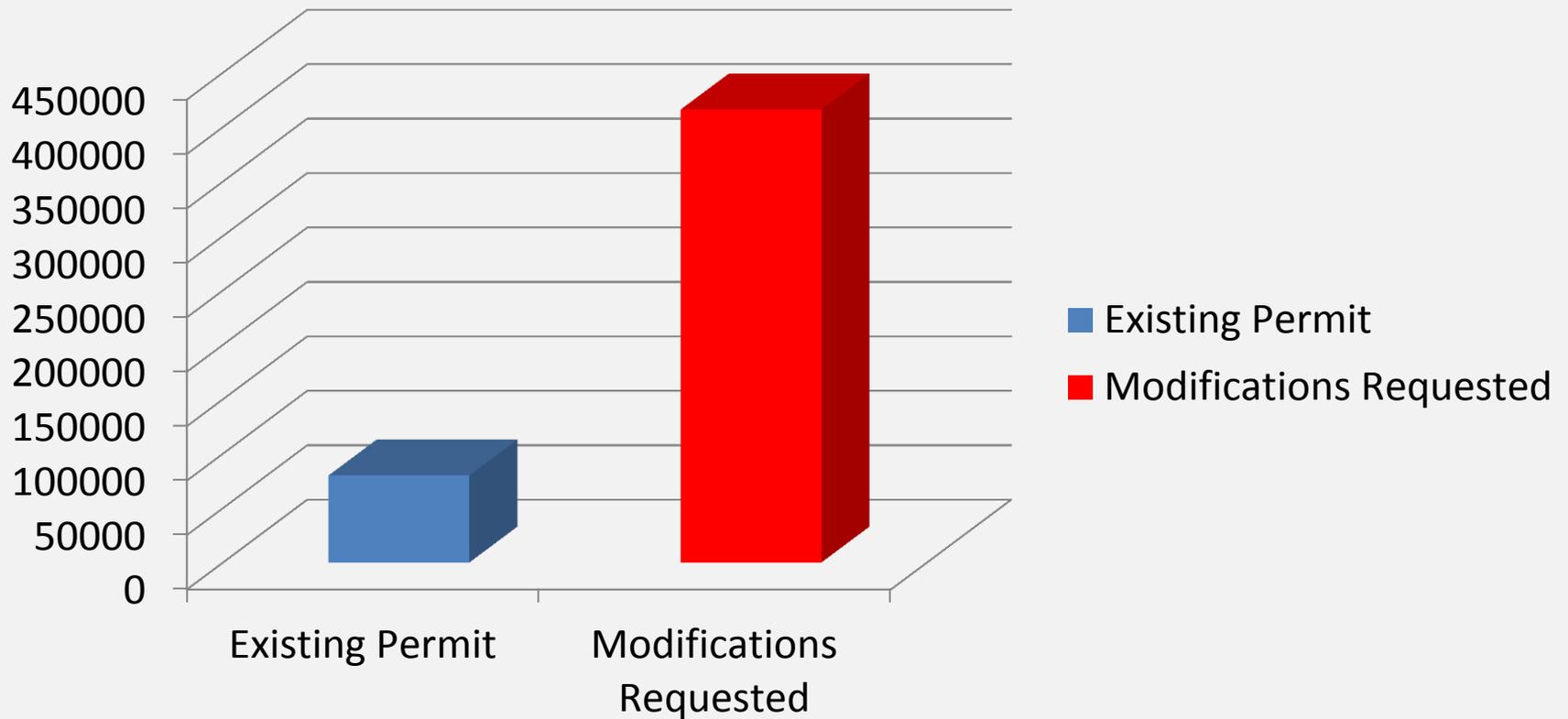
Increase of  
400%  
Impervious  
Surface



Haul Road  
Weight Limit  
Double # of Trips

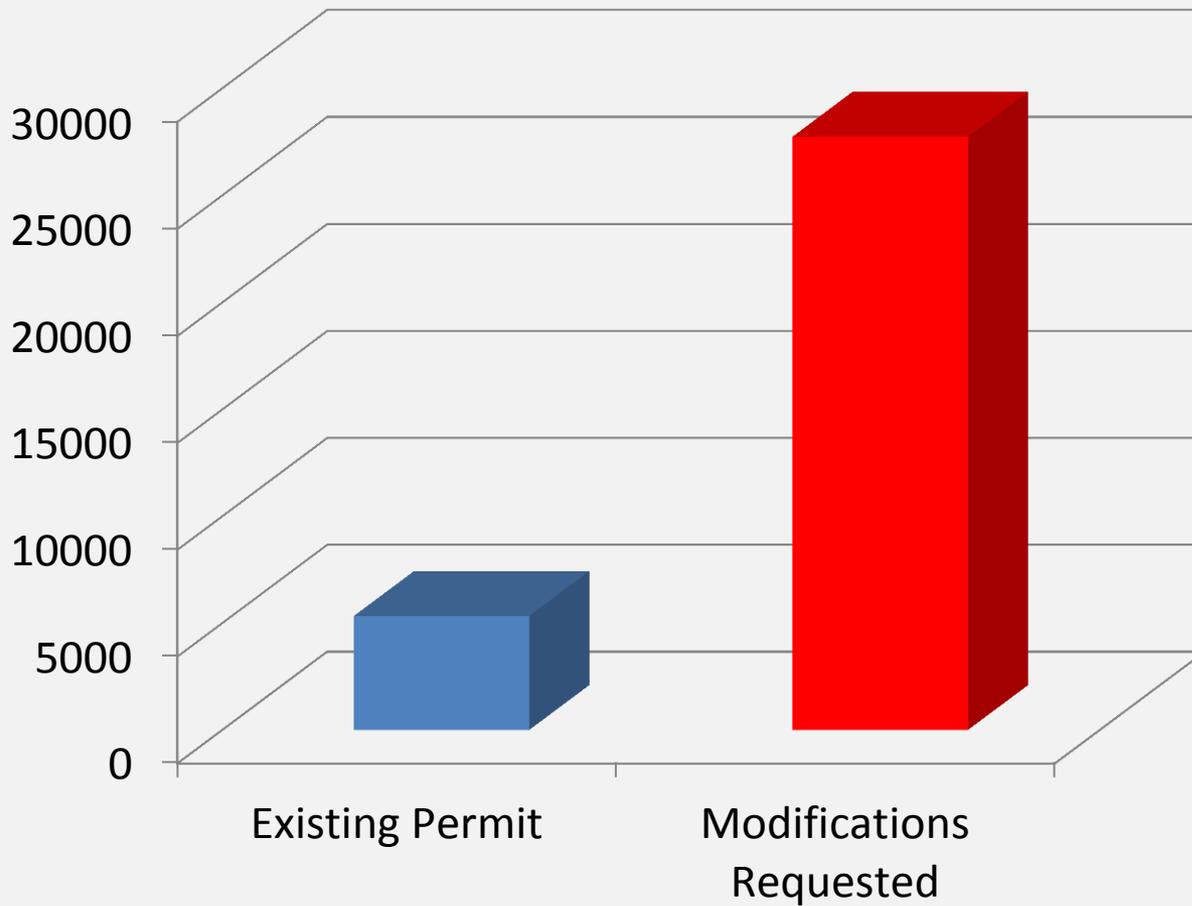
# 500% Increase in Material Removed

Cubic Yards



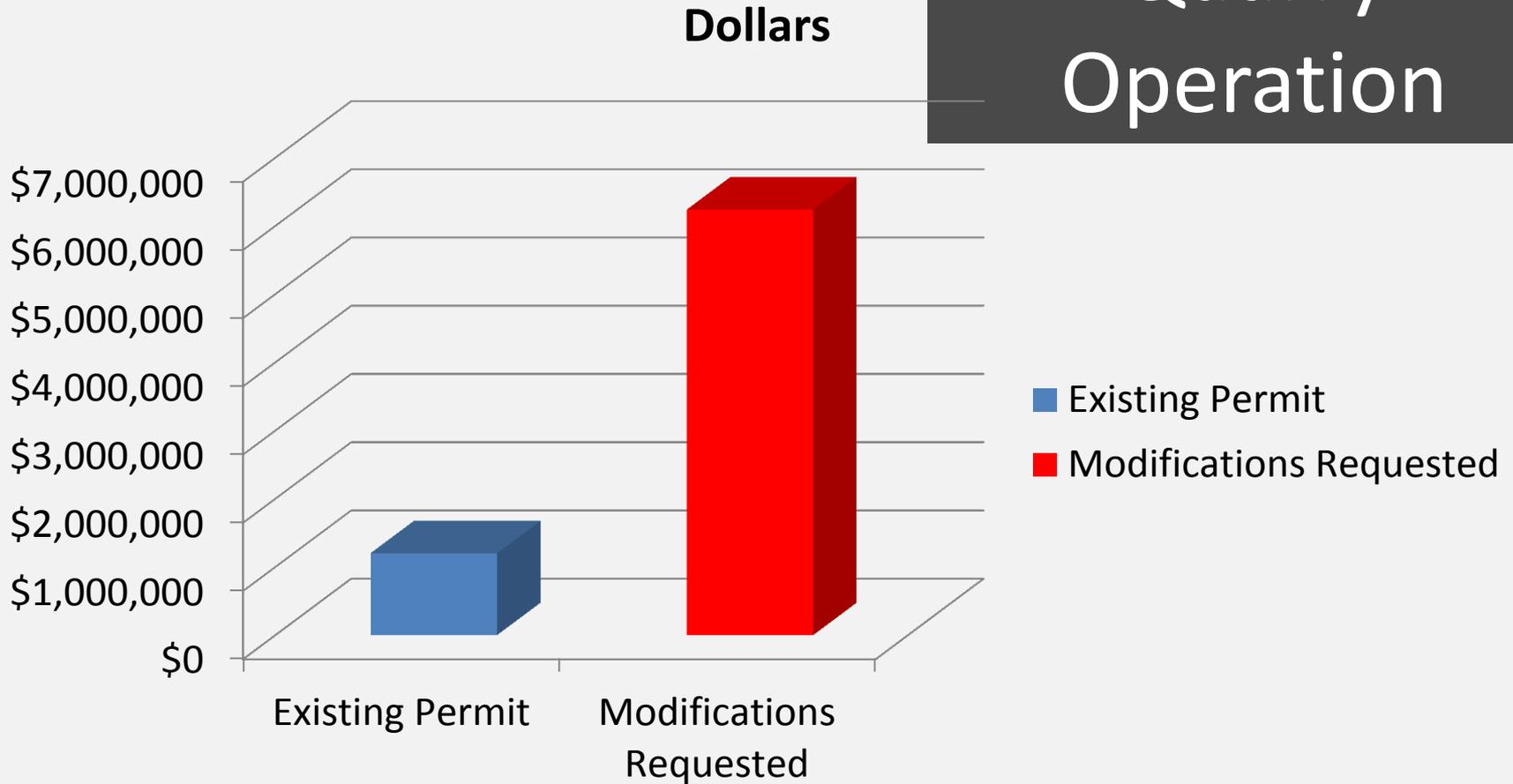
500%  
Increase in  
Truck Trips

### Trips



- Existing Permit
- Modifications Requested

# \$ 6.2 Million Revenue from Quarry Operation



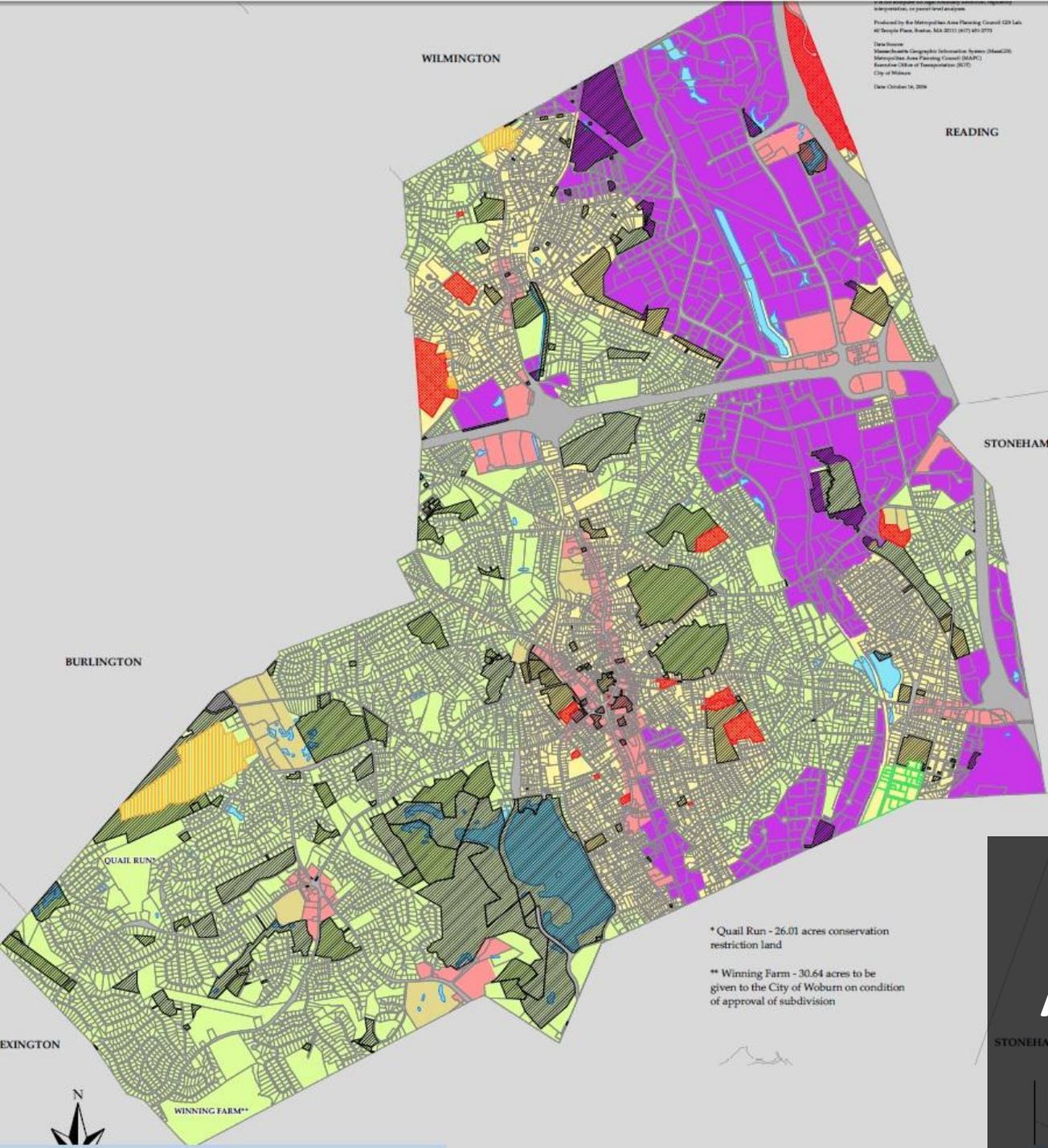
# Health Concerns – Quarry Operations

- Noise Pollution
- TNT Explosions
- Excavation Operations
- Crushing Operations
- Truck Loading
- Stone Dust
  - Silicosis



# Rock Silica = Carcinogen

- **Stone (silica) dust cannot be avoided in stone crushing. It is produced by the crushing itself, the sorting and the transport of gravel.**
- Crystalline silica has been classified as a human lung carcinogen. Additionally, breathing crystalline silica dust can cause **silicosis**, which in severe cases can be disabling, or even fatal. The respirable silica dust enters the lungs and causes the formation of scar tissue, thus reducing the lungs' ability to take in oxygen. **There is no cure for silicosis.**



Published by the Metropolitan Area Planning Council, 235 Lake Street, Boston, MA 02111 (617) 451-2773  
 Date Issued: October 16, 2006  
 Data Source: MassGIS, Metropolitan Area Planning Council (MAPC), Massachusetts Office of Transportation (DOT), City of Woburn



# WOBURN, MA

## CHAPTER 40B LAND ANALYSIS

\* Quail Run - 26.01 acres conservation restriction land  
 \*\* Winning Farm - 30.64 acres to be given to the City of Woburn on condition of approval of subdivision

**MAPC 2006  
 Analysis - Six  
 Years Old**

# Details of 1.5% Calculation

Total land area of City of Woburn	8,283.50 acres
Total of land which may be deducted based upon Guidance for Interpreting 760 CMR 31.04(2), Calculation of Statutory Minima pursuant to MGL c. 40B General Land Area Minimum	2,449.47 acres
Total land available for residential, commercial or industrial uses per Guidance for Interpreting 760 CMR 31.04(2)	5,834.03 acres
Minimum land area required to meet Chapter 40B land area minimum for affordable housing	87.51 acres
Total land area occupied by Affordable Housing, calculated per Guidance for Interpreting 760 CMR	67.54 acres
Deficit - additional land need in affordable housing to meet 1.5% Standard under 40B	19.97 acres
Additional land area of presently-proposed affordable housing developments	82.35 acres

MAPC 2006 Analysis Doesn't Consider Current Activity

# Summary and Requests

1. Due to Extensive Changes Proposed from Existing Permit, ZBA Reject the Changes.
2. City update the 2006 MAPC Affordable Housing Land Analysis, Updated for Activity in the Past 6 Years.
3. Dolben to Re-present Project to either Planning Board or Board of Appeals – Depending on Outcome of #2

# Modification Conditions

1. Single Building with Same Impervious Surface Area as Original Permit
2. No More than 80,000 cubic yards removed
3. Comprehensive Geological Survey to Assess Water Supply Impact
4. Comply with DEP Regulations on Watershed
5. Comply with road limits of 25 tons per truck
6. Full accounting of sales of all materials
7. Implement OSHA protections for all residents to protect from wind borne rock dust