

**CITY OF WOBURN
WOBURN CITY COUNCIL
SPECIAL PERMITS COMMITTEE
WOBURN CITY HALL
COMMITTEE ROOM
MONDAY, AUGUST 12, 2024 – 6:13 p.m.**

Voting members present: Chairman Darlene Mercer-Bruen, Councilor Joseph Demers, Councilor Lou DiMambro, Councilor Charles Viola, and Councilor Joanne Campbell.

Non-voting members present: Councilor Robert Toro, Councilor William Pappalardo and Councilor Robert Ferullo. Absent: President Jeffrey Dillon

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Reading and approval of meeting minutes of July 1, 2024: Motion made by Councilor Viola and seconded by Councilor DiMambro to waive the reading of and approve the minutes of the previous meeting; in favor, 5-0.

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CCF New Boston Property Company LLC request for minor modification to Special Permit dated December 26, 2023, to update the site plans of record to plans dated July 31, 2024, at 216 New Boston Street: Representing the applicant were Attorney Joseph R. Tarby III, Rubin Rudman LLP, 500 Unicorn Park, Woburn, MA; and Nicholas Dellacacva, Allen & Major Associates, 100 Commerce Way, Woburn, MA. Motion made by Councilor DiMambro and seconded by Councilor Campbell to suspend the council’s rules to allow any member of the council not on the committee to address the petition; approved, 5-0. Motion made by Councilor DiMambro to receive and make part of the permanent record email correspondence from Deputy Fire Chief George Poole dated August 12, 2024; with the Subject “216 New Boston St;” approved, 5-0. Chair Mercer-Bruen read the correspondence as follows: “Good afternoon, Chief Kenton and I just reviewed the proposed modifications to the submitted plans for 216 New Boston Street. The Woburn Fire Department is satisfied that the proposed modifications will allow the site access necessary for emergency fire and medical responses to the site. Thank you, Deputy Poole.” Attorney Tarby said he would like to submit a document for the record. Motion made by Councilor DiMambro and seconded by Councilor Campbell to receive and make part of the permanent record a document from Attorney Tarby entitled “Summary of Minor Revisions August 12, 2024;” approved, 5-0. Attorney Tarby said the proposed modifications do not impact mitigation for the

project, specifically \$75,000 toward the traffic signal at New Boston Street and Merrimac Street. Mr. Dellacava directed the committee to the site plan posted on the monitor. He said everything in red ink on the plan is what was approved and everything in black and white represents the proposed revisions. Mr. Dellacava reviewed the aforementioned list of proposed revisions as follows: The cross-connection between 216 New Boston St. and 225 Merrimac St. has been eliminated as 225 Merrimac St. is not being improved at this time. The sidewalk to New Boston Street has been moved to the other side of the main driveway entrance in accordance with traffic recommendations. The front entrances were shifted and landscaping was moved. The majority of changes are to the back of the site. The curbing and loading dock were realigned to be in coordination with new transformer and generator pads, to restore some compactor space. The front setback has increased from 92 feet to 99 feet and the side setback has increased from 61 feet to 61.9 feet. He said the proposed 8-foot sidewalk will be retained. The net floor area of the building has been reduced from 133,211-square-feet to 117,000-square-feet, due to the elimination of a portion of the second floor to meet parking requirements. In coordination with the plumbing engineer, the number of sanitary sewer devices has been increased from three to five. Councilor DiMambro said he has been in extensive communication with petitioner's agents about these modifications. He said everyone is on board. He said he believes the project has been very well-vetted. He said he commends Attorney Tarby and his team. He said he appreciates all the hard work. He asked his colleagues to please support this. He said he does not think there has been one stone that has not been unturned. Chair Mercer-Bruen asked if the petitioner has any documentation from City Engineer John Corey or DPW Supt. John Duran about the utilities piece. She suggested making any recommendation contingent upon receipt of those documents. Motion made by Councilor DiMambro and seconded by Councilor Viola that the minor modification "ought to pass" with the condition correspondence from City Engineer John Corey and DPW Supt. John Duran indicating they have no objections to any of the proposed revisions, specifically in regard to the utilities; approved, 5-0. Attorney Tarby said they will provide the committee with that documentation this week. Mr. Dellacava asked if email correspondence will suffice. There were no stated objections.

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Motion made by Councilor Viola and seconded by Councilor DiMambro to adjourn; in favor, 5-0. Chair Mercer-Bruen adjourned the meeting at 6:25 p.m.

A TRUE RECORD ATTEST

Gordon Vincent

Clerk of Committees

