

CITY OF WOBURN
WOBURN CITY COUNCIL
SPECIAL PERMITS COMMITTEE
WOBURN CITY HALL
COMMITTEE ROOM

MONDAY, FEBRUARY 10, 2025 – 7:07 p.m.

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

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

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Reading and approval of meeting minutes of January 13, 2025: Motion made by Councilor Demers and seconded by Councilor DiMambro to waive the reading of and approve the minutes of the previous meeting; in favor, 3-0-2.

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Treetop Home LLC for a special permit under WZO Section 7.3 to raze a pre-existing nonconforming four family dwelling and rebuild a new four-story dwelling, at 5 Bennett Street: Representing the applicant was Attorney James A. Juliano, Juliano Law Group LLC, 607 Main Street, Woburn, MA. Attorney Juliano stated he submitted electronically and physically proposed first draft of conditions based on discussions with some neighbors and individuals that were at the public hearing. Attorney Juliano stated a dumpster will be provided on site, currently there is city pickup because it has been like that forever, but doesn't think they can assume that is going to carry forward once the new building is up. Attorney Juliano stated they are able to put a dumpster onsite, the exact location hasn't been determined yet, but it will be in accordance with the ordinance. Attorney Juliano stated it will be in a covered area where people can't get to it and there will be fencing and things like that. Attorney Juliano stated relating to fire protection we will be installing sprinklers, where there is more than three residential units it is required. Attorney Juliano stated parking spaces totaling 8 shall be laid out in accordance with the plans submitted. No parking shall be allowed in the front of the building. Attorney Juliano stated if you go by there now there are cars parking in front of the building almost on the sidewalk. That will be a condition and that will no longer happen. Attorney Juliano stated there will be some space in the front of the building that can create green space and some landscaping to make it a little bit more appealing. Attorney Juliano stated fences in uniform appearance shall be constructed along the side lot lines to screen the outdoor parking facilities. Lights will be contained onsite; no headlights will be on the neighbors. Attorney Juliano stated rodent control and dust control shall be implemented and applied to any on site activities. Attorney Juliano stated that they are committed to putting pervious pavement in the form of pervious asphalt,

pervious concrete, interlocking pavers, and plastic grid pavers. Attorney Juliano stated that currently the site has impervious pavement which is allowing stuff to go onto the street. Attorney Juliano stated the applicant will be restricted from creating a bedroom in the basement of the building on all units. Attorney Juliano stated that it is not a condition but the client is willing to create a half bath on the first floor instead of full bath. Attorney Juliano stated he spoke to DPW Superintendent Jay Duran and as far as the drainage is concerned he is in agreement with title 13 of the ordinance in the municipal code it is strictly for engineering, and thinks they have addressed it. Attorney Juliano stated it is within city engineering, however, anything under 20,000 square feet of disturbance does not require any drainage at all. Attorney Juliano stated he believes they are at 7,000 plus square feet, and wouldn't be required to do any drainage. Attorney Juliano stated that it was confirmed and corroborated by former City Engineer Jay Corey, with the submittal last week. Attorney Juliano stated he thinks the disconnect regarding the water and sewer was the water and sewer connection is determined with the building permit process, after we go for a building permit. Then if it is determined the size of the water supply is not big enough then we have to upgrade. Attorney Juliano stated that it would need to be done in this case. Attorney Juliano stated this is something we have to do anyways, so for the purpose of this application they are certainly willing to supply all that to DPW Superintendent Jay Duran now. Attorney Juliano stated he spoke with the engineer and flow will have to be determined at a later point, that is something a mechanical engineer determines. They can't determine the water flow, but can determine the connections. Attorney Juliano stated based on what they are discovering they are going to have to be upgraded, and the specifics will be determined between DPW Superintendent Jay Duran, the client and the engineer. Attorney Juliano stated he thinks the conditions that have been submitted have addressed the majority of what was discussed at the public hearing. Councilor Demers suggested that language be included under conditions where a demolition and debris removal plan would be filed with the Building Commissioner. Council Demers stated there should be a plan filed with the Building Commissioner as to where the construction equipment or demolition equipment is going to be put, and how the orderly removal of the debris from the site is going to occur. Councilor Demers stated the other thing would be a construction plan for when the construction of the dwelling is going to take place, where there is going to be parking and if there is going to be a need for a detail on the street, should be created and filed with the Building Commissioner. Councilor Demers asked Attorney Juliano if he has had a discussion with the neighbor regarding a retaining wall on the side of the property. Attorney Juliano stated he had not, but he did speak to his client and thinks there is some room over there where they are willing to plant something on that top side. Attorney Juliano stated abbreviates are a good screen and they also soak up some water, but there are trees that soak up more water. Attorney Juliano stated he could try to get a hold of him see what he specifically wants. Councilor Demers asked Attorney Juliano if they were intending on submitting updated plans with the half bath. Attorney Juliano stated that they are going to submit revised plans with everything. Councilor Demers made a motion and seconded by Councilor DiMambro to open the meeting up to the non-voting members; approved 3-0-2. President Dillon asked if DPW Superintendent Duran still had concerns about the parking situation. Attorney Juliano stated DPW Superintendent Duran didn't bring up the parking today when he spoke to him. Attorney Juliano stated that it could be because we are providing eight spots. Attorney Juliano stated he could reach out to him again to see if he has any concerns with turning radiuses and things like that. President Dillon asked Attorney Juliano if there was any appetite from the petitioner to drop the units to two-bedrooms. Attorney Juliano stated he could

talk to his client and discuss that. Councilor Demers stated that he doesn't think a committee report would be appropriate at this time with plans not having been resubmitted, will hold it in committee.

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Motion made by Councilor Demers and seconded by Councilor DiMambro to adjourn; in favor, 3-0-2. Chair Viola adjourned the meeting at 7:15 p.m.

A TRUE RECORD ATTEST

Diane Stiffler
Assistant City Clerk