

CITY OF WOBURN
WOBURN CITY COUNCIL
ORDINANCES CHARTER & RULES COMMITTEE
COMMITTEE ROOM
WOBURN CITY HALL
MONDAY, FEBRUARY 10, 2025 – 6:05 P.M.

Voting members present: Chair Joseph Demers, Councilor Robert Toro, and Councilor Lou DiMambro. Absent: Councilor Robert Ferullo and Councilor Darlene Mercer-Bruen

Non-voting members present: President Jeffrey Dillon, Councilor Charles Viola and Councilor William Pappalardo. Absent: Councilor Joanne Campbell

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Reading and approval of previous meeting minutes: Motion made by Councilor Toro and seconded by Councilor DiMambro to waive the reading of and approve the minutes of the meeting of January 27, 2025; approved, 3-0.

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Guastavino Realty, LLC for a proposed zoning amendment to add a new section of the WZO to include the Central Square Overlay District (CSOD) and proposed amendment to Woburn Zoning Map by making thirteen (13) parcels of land as shown on a plan entitled “Overlay District Zoning Exhibit Plan” dated November 25, 2024, subject to Central Square Overlay District (CSOD): Representing the applicant was Attorney Joseph Tarby, Rubin and Rudman, LLP, 500 Unicorn Park Drive, Woburn, MA as well as John Tocci, Sr., Guastavino Realty and Peter Carbone Foxfield. Attorney Tarby stated the Planning Board held its initial public hearing and has continued it for further review on February 11, 2025. Attorney Tarby stated John Tocci, Sr. will present the elevation plans. Attorney Tarby stated he has done some clean up of the proposed ordinance. Mr. Tocci stated this wasn’t the plan conceived 26 years ago, it is a result of a lot of conversation with the neighborhood. Mr. Tocci stated they didn’t think they wanted townhouse in the front they lose money, but after meeting with former Mayor Curran and other neighbors they felt like it was important to maintain the scale and character of the original Central Square. Mr. Tocci stated they changed their plan and moved the more major development in the back. Mr. Tocci stated that the site slopes twenty feet from the front of Main Street to the back where it hits the canal and tow road. Mr. Tocci stated they kept the development at Main Street to three stories, and then step down to five stories as it goes down into a valley in the back. Mr. Tocci stated the original Guastavino building dated 1907 is in

the back which is very significant nationally and internationally people come from Spain & Europe to come and see the building. Mr. Tocci stated the idea is to preserve not only the historical significance of the original building & factory, but also to preserve the connection with Main Street. Mr. Tocci stated they were the successful bidders for the fire station, that will come down and move the entrance so that it becomes Clinton Street Ext. Currently you have to take a right hand turn from Clinton Street, then a left hand turn into the property. Mr. Tocci stated they will be straightening this out and putting set of lights. Mr. Tocci stated a number of the houses on Main Street sit right on the sidewalk or are back four feet from the sidewalk. Mr. Tocci stated they will be taken down the eleven properties along the front and setting back anywhere between ten and twenty feet from the original curb line, and developing a landscape broad sidewalk. Mr. Tocci stated listening to the concerns about the height and the prominence the five-story building will be notched back and set back on the fifth story. The materials used will be tied in to the existing Guastavino building, which is corporate headquarters and the headquarters is staying. Mr. Tocci stated they are closing off the driveway in the back that was used to get to the original front of the Gustavino building. Mr. Tocci stated four townhouses will sit out front with eight units in each one of the townhouses, they may cut back on this number. The driveway will come down to a rotary and there will be an entrance to the Boys & Girls club, but after meeting with the Boys & Girls Club the club is thinking that we hold back on the entrance and have it as a future possibility. Mr. Tocci stated that the garages for the townhouses are below grade, that you enter from behind, building A will be a little bit lower in height then building B. Mr. Tocci stated they are proposing to fix the Eaton, Wilcox and Main Street intersection. The intersection will actually be better after the development then if they don't develop the site. Mr. Tocci stated you can't add 200 units and not add traffic, but we will address that responsibly and honestly. Peter Carbone stated they met with Julie from the Boys & Girls Club and the consensus was the way Charles Gardner Lane works right now is pretty good getting in and out, maybe keeping the connection point viable so if they need the connection down the road. Mr. Carbone stated he wasn't speaking for the club, and the club still had to bring it to the board. Mr. Carbone stated that they were having a hard time trying to get Nstar & National Grid to deal with the easement. Motion made by Councilor Toro and seconded by Councilor DiMambro to open the meeting up to non-voting members; approved 3-0. Councilor DiMambro stated he likes what he sees, and wanted to know what the designs for the storm water, storm water management, and snow management are, and if they will be implementing solar energy on any of the apartments. Mr. Tocci stated they have full solar on the office building, that it was added three years ago, they have great southerly exposure and laid it right into the roof and then on to the flat roofs. Nicholas Dellacava, of Allen & Majors, stated that don't currently have a storm water a design yet, but when designed the storm water will be designed to meet all ten storm water standards from the Massachusetts Storm water handbook, as well as all the local requirements. Mr. Dellacava stated they do anticipate using pervious pavers where they can as part of the landscape design. Mr. Dellacava stated there is limited area to do surface storm water basins above ground, so likely all storm water will be managed underground, infiltrated, treated for the water quality volume and then discharged back off site to existing drainage points. Councilor DiMambro asked if they are going to use monitored gates so you can monitor the flow. Mr. Dellacava stated typically they are designed to be online systems with emergency over flows that go into bypass during larger storm

events to treat the water quality volume which on a site like this will be one-inch times the entire imper service on the property. Councilor DiMambro asked how would the system handle a micro burst where you get about 4 inches of rain. Mr. Dellacava stated the systems are designed, during larger storm events with weirs built into underground manholes that allows when the surface water reaches a certain elevation it bypasses and just leaves the property discharging into Cummings Brook, which is where all the run off goes today. Council DiMambro stated this is one of his other concerns, he doesn't want Cummings Brook to overflow and flood the surrounding neighbors. Mr. Dellacava stated that two of the standards in the handbook, one is water quality volume and the other peak rate attenuation, we will be reducing peak rates compared to the existing condition with any storm water design that we end up doing and that is a requirement. Councilor DiMambro asked if Eversource was going to need to put some sort of transformers down there. Mr. Dellacava stated he doesn't know if they have gotten to that point yet, they have submitted load letters to Eversource. Councilor Papalardo asked the height of the buildings that are there today, versus the height of the townhouses and condos behind. Motion made by Councilor Toro and Seconded by Councilor DiMambro to except the documents and make part of the permit record; approved 3-0. Mr. Carbone passed out a packet showing the height, and stated most are between 25 and 30 feet, and the new building are 35 feet then 39 feet, they are about 9 feet higher than the ones today. Councilor Papalardo asked if the buildings in the back are going to townhouses or condos. Mr. Carbone stated that they didn't know yet it is still to be determined. Councilor Papalardo stated the first level of houses on the street level are about 10 feet higher than what is there today, and then they are another 10 feet higher for the second tier. Mr. Carbone stated that was correct, the land is sloping down, it goes down as much as 20 feet from the front all the way to the back. Councilor Papalardo asked if they owned all the homes. Mr. Tocci stated they own a bunch of them, but not all. They have agreements with several folks, but don't have agreements with everybody. Councilor Papalardo asked if the neighbors are generally on board with what is happening. Mr. Carbone stated in his opinion there has been very good conversations, they have raised questions, the biggest issue that has been raised in the neighborhood meeting was drainage. Most people stated the canal floods, need a project to get the city to listen. Mr. Carbone stated the problem is not a problem that Mr. Tocci's property creates, it is an area wide problem that exist today. Mr. Carbone stated there are things that can be done, there was a permit granted back in 2021 to clean the canal, and it was never done. Doing things like cleaning the canal is greatly going to help. Mr. Carbone stated the biggest issues raised was drainage and traffic in the area. President Dillon stated as we proceed through this we are hearing more from the neighbors and Hart St neighbors regarding the Middlesex Canal situation. We have a situation there already it would be great if we can figure this out and make sure not only not to make it worse, but improve it so that it is not a problem. President Dillon stated the other thing we have heard is how is this going to do to impact the Hurd Wyman School. President Dillon asked if the townhouses will go up for private sale, he would like to see home ownership it is more stable and they have more of a stake in the city. Mr. Carbone stated they are estimating 10 school age students from the two apartments, and it could be between 15 or 16 students from the townhouses, because those will likely be two to three-bedroom units. They are saying over all 25 to 30 students, that is based on examples of what other regional projects are doing. President Dillon stated based on the history of those studies at

other subdivisions and developments throughout the city we will look at those numbers and see if we can figure out the real numbers and impact. Councilor Viola stated that he finds it hard to believe that there will only be 25 to 30 new students attending the school. Councilor Viola stated that there was a couple of big sub divisions over by his area with townhouses and they predicted there may be about 15 new students, but there was a lot more than that. Councilor Viola asked since FEMA updated the Flood Plan, how much of this project now falls on to that. Nick Dellacava stated they reviewed the draft maps, they would have to study it further, but doesn't believe it affects the flood zone in this location that much. Councilor Viola asked who is going to maintain the proposed park. Mr. Carbone stated it is a good question, and it is something that still needs to be determined. Councilor Viola stated the DPW and Parks departments are stretched very thin now with all the green space they have to maintain. Councilor Demers stated that they are talking about the zoning ordinance, and they do appreciate that the petitioner has provided the council with a very advanced look into the future, with regards to what will be coming before the council as a special permit. It is helpful to the neighbors and our constituents to see what might be coming and it is not just a zoning map change. Councilor Demers stated he thinks the intersection idea is great, he has been talking to the City Engineer since he has been on the council about that particular alteration, so being able to address that through this project would be great. Councilor Demers also stated anytime a development in the city that makes sure that the folks have a stake in it by home ownership is huge. Councilor DiMambro stated he is concerned that Lowell Street will back up, and that closer attention on the light signals there is needed, the lights might have to be updated. Mr. Tocci stated there will be all new signals, you can't do what needs to be done with the existing signals. Mr. Tocci stated they are looking at how the kids are going to travel through this site safely, and they are prepared to do something along the bike path. They will do something temporary to clear that, put some crusher run it there and make a path that comes around, with The Boys & Girls Club permission. Mr. Carbone stated they have seventeen units on the street and ten units are currently occupied. Mr. Carbone stated they have parking spaces for every unit, if they want more than one they'll be enough of those, people are going to have assigned spots, whether they will have to pay for them or not we are still trying to determine that. Chair Demers stated he thought Councilor Mercer-Bruen's concern was residence parking off site in the residential areas as opposed to paying the parking fees. Mr. Carbone stated in regards to potential retail on the street they want to focus on the other side of the street, and not the side where there isn't any now. Councilor Toro stated that you are creating a community, and there is nothing up there currently and it is needed it is a great opportunity to add it. President Dillon stated in regards to the parking they will be looking at it, it is a very important piece of the puzzle. Councilor DiMambro stated on street parking is becoming an increasing problem throughout the city. When the tickets go out, and the tow trucks go out people get extremely upset. This is something we have to look at. Attorney Tarby stated he has a red line of the ordinance that he wants to submit and can discuss it next week. Motion made by Councilor Toro and seconded by Councilor DiMambro to accept the document and make it part of the permit record; approved 3-0. Attorney Tarby stated it was basically a cleanup, the biggest change is they eliminated all of the solar uses except for roof mounts. Chair Demers asked Attorney Tarby if that was going to be presented to the Planning Board. Attorney Tarby stated it was. Chair Demers stated the recommendation from the chair would be leave the matter

in committee, get the planning board's recommendation or any updates from them. Then our next committee meeting we will hopefully have a committee report.

Motion made by Councilor Toro and seconded by Councilor DiMambro to adjourn. all in favor, 3-0, Chair Demers adjourned the meeting at 7:05 p.m.

A TRUE RECORD ATTEST

Diane J. Stiffler
Assistant City Clerk

