

**CITY OF WOBURN
WOBURN CITY COUNCIL
SPECIAL PERMITS COMMITTEE
WOBURN CITY HALL
COMMITTEE ROOM
MONDAY, MARCH 10, 2025 – 6:59 p.m.**

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

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

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Reading and approval of meeting minutes of February 10, 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, 4-0-1.

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Tesla, Inc. for a special permit under WZO Section 5.1(56) to install three Tesla supercharger cabinets, 12 Tesla charge posts, one utility transformer, one 1600A, 277/480V switchgear, one utility pole, two light poles, two waste bins, and all associated underground conduit routing and site work, at 425 Washington Street: Representing the applicant was Edward Noseworthy, Tesla, Inc. Charging Installation Manager Northeast, 6900 Dumbarton Circle, Fremont Calif. Motion made by Councilor Viola and seconded by Councilor DiMambro to accept a memorandum from Building Commissioner Thomas C. Quinn Jr. dated March 10, 2025, and entitled “Re: Tesla 300 Mishawum Road,” approved, 4-0-1. Chair Mercer-Bruen said she will yield the chair to Councilor Viola as she has a lot of questions for the applicant. She asked Mr. Noseworthy if he has seen Commissioner Quinn’s memo. She said she has a lot of concerns specifically about the charging stations being located over by the residential area. Mr. Noseworthy said they tried to place the equipment in the most logical location. He said it is across the way from a residential area along Washington Street. Councilor Mercer-Bruen said she would prefer to see the charging stations at the other end of the parking lot. Mr. Noseworthy said there are a couple of reasons they can’t do that. He said moving the charging stations to the other end of the parking lot would put them out of compliance with the zoning ordinance, and there would be a huge issue with snow plowing. Councilor Mercer-Bruen asked if Mr. Noseworthy is familiar with the medical building at the far end of the lot. She said there are no residents in that area. She said it would be similar to the situation at Target, where the charging stations are not in the middle of the parking lot. She said that’s where she is suggesting. Mr. Noseworthy said they try to avoid internal parking stalls. Councilor Mercer-Bruen said her suggestion is behind a building along the highway. She said people can charge their cars there all they want. Mr. Noseworthy said they surveyed the area where they would like to be. He said he does not believe there would be space for the charging ports and support equipment at the other end of the parking lot. Councilor Mercer-Bruen asked if the land survey is registered. Mr. Noseworthy said they plan to lease stalls based on a survey that was conducted by property owner Kimco. He said he

does not think the charging stalls can be put toward the far end of the parking lot because it tapers. Councilor Mercer-Bruen said she would be happy to go out and take a look so Mr. Noseworthy can show her where Tesla wants to put the stalls. Councilor Mercer-Bruen said her #2 issue is the buffer zone. Mr. Noseworthy said he believes that's another 20 feet from the setback requirement. Councilor Mercer-Bruen said it is probably not a bad idea to see this configuration mapped out in person with Commissioner Quinn. Mr. Noseworthy said Tesla wants to find a happy medium between being away from the residential area without impeding the front setback. Councilor Mercer-Bruen said she wants to go to the site and map it out. She said the height of the structures is also a concern. Mr. Noseworthy said the posts have to be within the setback. He said he is not sure how they could push that out. Councilor Mercer-Bruen said it may not be possible in that area. Councilor Mercer-Bruen asked if there will be any reduction in parking spaces due to the signage. She asked if the signage will indicate anyone can use the charging stations. Mr. Noseworthy said there will be no signage. Councilor Mercer-Bruen said there are signs at the charging stations at Target that say Tesla. She said there are other signs that say parking for electric vehicles only. She said it is unlikely people who do not own a Tesla will park there. She asked if the parking count was recalculated. Mr. Noseworthy said there is a net loss of one parking stall. Councilor Mercer-Bruen said she would like to arrange a site visit with Commissioner Quinn. Councilor Demers said the council can pull the matter from committee and vote on March 18 if Councilor Mercer-Bruen's concerns are satisfied. Mr. Noseworthy said he lives locally so he can meet at the site. Councilor Demers said he thinks Councilor Mercer-Bruen has a good idea with the site visit.

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Motion made by Councilor Demers and seconded by Councilor DiMambro to adjourn; in favor, 4-0-1. Chair pro tem Viola adjourned the meeting at 7:15 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees