

**CITY OF WOBURN
WOBURN CITY COUNCIL
SPECIAL PERMITS COMMITTEE
WOBURN CITY HALL
COMMITTEE ROOM
MONDAY, MAY 12, 2025 – 6:54 p.m.**

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

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

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Reading and approval of meeting minutes of April 22, 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, 5-0.

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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 Tesla, Inc., was Matt Tilden, Dewberry Engineers, 19 Parkway Road, Stoneham, MA; Councilor Mercer-Bruen stated the plans submitted at the last City Council meeting didn't have an engineer stamp on them and would need a set of plans with the stamp. Mr. Tilden stated his understanding it was still a work in progress, we certainly will have them signed and sealed. Councilor Mercer-Bruen asked Mr. Tilden if he had additionally information to share. Mr. Tilden stated they had moved proposed installation from where it was currently to where we think it is a better fit for everybody. It is a fishbone design it goes down the center of the parking stall and there are chargers on both sides. Mr. Tilden stated there is going to be a utility transformer on a parking island that's fed from a pole on Washington Street. That will feed some 1600-amp switch gear, which in turn goes to the supercharger cabinets which are about the size of a large refrigerator. Councilor Demers stated he appreciated the work that was done, he knows that he went out there and did a site visit and made it more aesthetic and functional on the lot. Councilor Mercer-Bruen stated it is out of the sight line of the residence; the thinking behind that is people are going to use these 24/7 they don't shut off. That was one of my biggest concerns, and Building Commissioner Quinn had some issues with the buffer. They have been moved a little bit further away. Councilor Campbell stated the spot is absolutely better, we don't want it to interfere with the residents who are living right on the other side. Councilor Campbell stated she agrees with this one, she didn't agree with the one on Mishawum Road. Councilor Mercer-Bruen asked when the stamped engineering plans would be ready. Mr. Tilden stated if there's no comments or any changes, he could work with his PE's tomorrow to get them signed and sealed. Councilor Mercer-Bruen stated she doesn't have any changes, but will make a last suggestion that they have Building Commissioner Quinn take one last look at those plans before you have them stamped. Mr. Tilden asked if he should send the plans to Building Commissioner Quinn before they get them signed. Councilor Mercer-Bruen

state yes, just tell the Building Commissioner Quinn that Councilor Mercer-Bruen wanted him to take one last look. Councilor Mercer-Bruen stated she will prepare a list of conditions and make sure the Council get those before June. Mr. Tilden asked if there was a meeting on May 20, 2025. Councilor Mercer-Bruen stated that there was but she will not be there, and in the interest of the things you need to do and the conditions that need to be prepared if we could wait till the June meeting that would be prudent. Mr. Tilden stated that was fine, just wanted to make sure they didn't need to go to the to request to move the meeting. Councilor Demers stated in response to Mr. Tilden's question, they will just open the public hearing and continue it to the first meeting in June. Motion made by Councilor Demers and seconded by Councilor DiMambro to send it "back for action for the June 3, 2025 meeting.", Approved, 5-0.

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Motion made by Councilor Demers and seconded by Councilor DiMambro to adjourn; in favor, 5-0. Chair Mercer-Bruen adjourned the meeting at 7:02 p.m.

A TRUE RECORD ATTEST

Diane J. Stiffler
Assistant City Clerk