

**CITY OF WOBURN
WOBURN CITY COUNCIL
ORDINANCES, CHARTER & RULES COMMITTEE
CITY COUNCIL CHAMBERS
WOBURN CITY HALL
TUESDAY, MAY 27, 2025 – 6:00 p.m.**

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

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

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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 May 12, 2025; approved, 5-0.

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Councilor Demers et. al. proposed zoning amendments to amend: (1) Section 2, definition of Outdoor Dining; (2) Section 2, definition of Restaurant, Fast Food; (3) Section 5.1(29) by adding “Note 29”; and (4) Notes to 5.1 Table of Use Regulations by adding new Note 29 related to Restaurant, Fast Food and outdoor dining: Chair Demers said he and City Solicitor Mark Salvati met today to discuss this matter. He said he printed out an information sheet that was distributed to members of the committee and non-voting members of the City Council. Motion made by Councilor Toro and seconded by Councilor DiMambro to receive and make part of the permanent record a document entitled “Outdoor Dining Zoning Amendment,” all in favor, 5-0. He said the document indicates what fast food entities will have to do to get outdoor dining. He said the ordinance takes into account Pressed Café and Starbucks. He said there is a special permit requirement if a restaurant does not fall under a previous special permit. Councilor Mercer-Bruen said she wants to thank Chair Demers for his work on this order. She said outdoor seating is very popular. She said Woburn may in fact be a little behind with this type of legislation. She referred to the Woburn Mall and said she wants to make sure because of the special 40R regulations. She said she is concerned about parking there. Chair Demers said if a restaurant at Woburn Village applies for outdoor dining that would fall under a major modification. He said they would be required to come before the City Council. Councilor Mercer-Bruen said if they have to come to the council, that is what she is primarily concerned about. Chair Demers said Pressed Café and Starbucks will still have to follow all the city’s building and safety requirements. He said any restaurant that also seeks an alcohol license would have to go through the License Commission’s channels. Motion to suspend the City Council’s rules to allow any non-voting member of the City Council to address the order; approved, 5-0. President Dillon thanked Chairman Demers and Councilor Mercer-Bruen for their work on this order. He said the council should do anything it can to help restaurants and businesses in the city. He said this is a partnership with Building Commissioner Quinn. He said this will end up being a

positive thing. Councilor Viola said he wants to echo President Dillon’s points. He said he thinks offering outdoor dining at fast food establishments will create an economic stimulus and increase taxes. Motion made by Councilor Mercer-Bruen and seconded by Councilor Toro that the order “ought to pass;” all in favor, 5-0.

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Motion made by Councilor Toro and seconded by Councilor DiMambro to adjourn; all in favor, 5-0, Chair Demers adjourned the meeting at 6:07 p.m.

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A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees