

**CITY OF WOBURN
WOBURN CITY COUNCIL
SPECIAL PERMITS COMMITTEE
WOBURN CITY HALL
CITY COUNCIL CHAMBERS
WEDNESDAY, JUNE 4, 2025 – 6:05 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

* * * * *

Reading and approval of meeting minutes of May 12, 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 (Demers absent).

* * * * *

Veir Inc. for a special permit under WZO Section 5.1(57a) to allow for outdoor accessory storage trailers and containers for use in research and development, at 45 Industrial Parkway: Representing the applicant was Attorney James Juliano, Juliano Law Group, 607 Main St., Woburn, MA. Attorney Juliano said his client operates a research and development firm. He said there was a public hearing at a City Council meeting in mid-May and his client got some good feedback. He said he has worked on a list of conditions he would like to distribute to the committee. Motion made by Councilor Campbell and seconded by Councilor Viola to accept from the petitioner a document entitled “Proposed Conditions 45 Industrial Parkway,” as a working draft; approved, 4-0-1. Chair Mercer-Bruen announced Councilor Demers arrived at 6:07 p.m. Attorney Juliano said research and development is allowed in the Industrial Park zoning district but his client requires a special permit for storage trailers. He said there is 7,000 square feet of outdoor area and the indoor facility is 10,000 square feet. He said he has proposed the following conditions: 1. The plans of record shall be the plans submitted April 9, 2025, prepared by Alan & Major Associates, Inc. dated April 8, 2025; 2. All conditions of the prior special permits shall remain in full force and effect; 3. The outdoor area as shown on the plans shall solely be used for the storage and operation in direct support of the on-site research and development use. 4. Protective bollards or equivalent crash protection barriers shall be installed around the fenced in area and laid out and spaced in accordance with applicable fire and safety codes and approved by the Building Commissioner and Fire Department; 5. The entire area shall be enclosed with a minimum of six (6) foot high industrial grade chain link fence. The fence shall have a lockable gate and be secured at all times except when authorized personnel are present. Access shall be limited to facility employees and emergency personnel only. 6. A continuous sound-attenuating barrier shall be affixed to the interior of the chain link fence on all sides and shall be maintained in good condition at all times; 7. Routine operation of outdoor generators and compressors shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, except in case of emergency backup power needs or maintenance approved by the facility’s operations manager; 8. No outdoor operation of generators, load banks, or other

noise-generating equipment — including testing, maintenance, or refueling of temporary outdoor tanks, generators, or storage units — shall occur on Saturdays or Sundays. 9. All outdoor storage containers shall be properly permitted in accordance with all applicable municipal requirements and state codes; 10. Exterior lighting for the mechanical area shall be properly installed and fully compliant with dark sky standards to minimize light pollution and ensure adequate illumination; 11. Exterior surveillance camera(s) shall be installed to monitor and provide continuous coverage of the outdoor mechanical area; 12. The mechanical area shall remain securely locked at all times, except when access is required for fueling, maintenance, or inspections. 13. All dumpsters shall be enclosed and securely locked at all times. Trash pickup shall occur only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. 14. The applicant shall maintain the equipment, fencing, and sound barriers in good working order and conduct biannual inspections to ensure safety, functionality, and compliance with noise and aesthetic conditions; 15. All storage and use of compressed gases, fuels, and oils shall comply with the Massachusetts Fire Code and shall be subject to review and inspection by the Fire Department and Board of Health; 16. The refilling of the nitrogen tank and necessary diesel fuel shall be limited to the business hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. Refilling is strictly prohibited during overnight hours, Saturdays or Sundays, or on legal holidays, except in the case of an emergency approved by the facility's operations manager and with advance notice to the Building Department; 17. Any modification or expansion of the outdoor equipment area or change in equipment type or quantity shall require review and approval by the permitting authority. This includes changes to fencing, noise barriers, and equipment types or output levels. Councilor DiMambro thanked Attorney Juliano and his client for their consideration of the neighbors. He said he knows there is not going to be a lot of pollution emanating from this site. He said he appreciates the petitioner acknowledging sound bounces off those buildings. He said he wants to give the residents a break from the noise on weekends and holidays. He said he is absolutely in support of this petition. Motion made by Councilor Demers and seconded by Councilor DiMambro to suspend the City Council's rules to allow any non-voting member of the council to address the committee; all in favor; 5-0. Councilor Campbell said Councilor DiMambro worked really hard to get this petition to this point. She said she is absolutely in favor. Chair Mercer-Bruen said she wants to commend Councilor DiMambro. She said he has worked hard on this petition. Motion made by Councilor Demers and seconded by Councilor DiMambro that the order "ought to pass;" with the 17 conditions proposed by Attorney Juliano; approved, 5-0.

* * * * *

Motion made by Councilor Demers and seconded by Councilor DiMambro to adjourn; in favor, 5-0. Chair Mercer-Bruen adjourned the meeting at 6:15 p.m.

A TRUE RECORD ATTEST:

Gordon Vincent
Clerk of Committees

