

**CITY OF WOBURN
WOBURN CITY COUNCIL
ORDINANCES, CHARTER & RULES COMMITTEE
CITY COUNCIL CHAMBER
WOBURN CITY HALL
MONDAY, AUGUST 11, 2025 – 6:10 p.m.**

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

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

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Reading and approval of previous meeting minutes: Motion made by Councilor Ferullo and seconded by Councilor DiMambro to waive the reading of and approve the minutes of the meeting of July 22, 2025; approved, 3-0-2.

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CB Silva LLC proposed zoning amendment to amend Section 7.3 and Section 7.4 to give the special permit granting authority, for single family or two-family dwellings subject to abandonment or not used for a period of two years, to the City Council: Representing the applicant was Attorney Joseph Tarby, Rubin Rudman, 500 Unicorn Park Drive, Woburn, MA. Attorney Tarby said he would like to submit copies of similar zoning ordinances from Haverhill and Medford, and a similar bylaw from Sharon. Motion made by Councilor Ferullo and seconded by Councilor DiMambro to accept and make part of the permanent record the following documents: Sec. 94-5.5 – Nonconforming single- and two-family residential structures from the Medford Code of Ordinances; Sec. 5.5 – Nonconforming uses and structures from the Haverhill zoning ordinance; and Sec. 5.6 – Nonconforming uses and structures from the Sharon bylaws; in favor, 3-0-2. Attorney Tarby said his client is proposing to amend Sections 7.3 and 7.4 of the zoning ordinance to include a provision that “a non-conforming and abandoned use or structure” in residential zoning districts may be reinstated by the City Council. Attorney Tarby said the City Council will retain jurisdiction as the special permit granting authority, and the Zoning Board of Appeals will retain jurisdiction over variances if applicable. He said the proposed zoning amendment to Section 7.4 in the Woburn Zoning Ordinance would be applicable to only single- and two-family zones in residential zoning districts. He read a portion of a letter from City Solicitor Mark Salvati as follows: “It is my opinion that, while the city cannot override the statute, (i.e. get rid of the two-year rule), it may regulate in the manner proposed to allow for a reinstatement of the conforming use via the special permit process. Further, other municipalities, including Medford, Haverhill and Sharon, have adopted similar provisions. Haverhill in particular is quite similar to the proposal that ‘provided, however, that such use or structure may be restored to its protected status by special permit from the City Council.’ In conjunction with Building Commissioner Quinn, we do not foresee ways in which the proposed change can be abused in direct conflict with the purposes of the zoning ordinance. This provision will be limited to 1 and 2 family homes in residential zones, will have a review by the Council, as well as the Building Commissioner, and research shows us there are very few instances of this in the

city.” Attorney Tarby said the City Solicitor has issued his opinion. He said City Solicitor Salvati has consulted with the Building Commissioner. Motion made by Councilor DiMambro and seconded by Councilor Ferullo to receive and make part of the permanent record a memorandum from City Solicitor Mark Salvati dated July 21, 2025, to the Committee on Ordinances, Charter & Rules Committee and entitled “RE: Proposed Zoning Amendments;” approved, 3-0-2. Councilor DiMambro said he has read through the legislation numerous times. He said he support this zoning amendment. He said in today’s real estate market, homes are in demand. He said it breaks his heart to see homes that are abandoned or run down. He said he likes it when these structures are refurbished and rebuilt. He said he is in favor of this legislation. Motion made by Councilor DiMambro and seconded by Councilor Ferullo that the proposed zoning amendment “ought to pass;” 3-0-2.

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Motion made by Councilor Ferullo and seconded by Councilor DiMambro to adjourn; all in favor, 3-0-2, Chair Demers adjourned the meeting at 6:18 p.m.

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A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees