



# City of Woburn, Massachusetts

## Planning Board

City Hall, 10 Common Street  
Woburn, MA 01801  
Phone: 781-897-5817

Tina Cassidy,  
Planning Director

Karen Smith, Planner

### MEETING AGENDA Tuesday, June 14, 2022 | 7:00 p.m.

2022 JUN - 8 AM 11:30  
CITY OF WOBURN  
WOBURN, MA

This meeting will be a **virtual meeting** held on **Tuesday, June 14, 2022 beginning at 7:00 p.m.** To view this meeting on computer, laptop, tablet or smartphone with speakers and microphone, use this link at the above date and time:

<https://us02web.zoom.us/j/89920546319?pwd=dmRkdwT1J4bkNVN21kTGdKRGMrdz09>

At the prompt enter **Passcode: 324231**

By telephone, dial 1 929 205 6099 US (New York); at the prompt enter **Meeting ID: 899 2054 6319**  
and at next prompt enter **Passcode: 324231**

1. **ROLL CALL** of members
2. **PUBLIC HEARINGS:**
  - a. **PUBLIC HEARING PUBLIC HEARING: SPECIAL PERMIT/SITE PLAN REVIEW** application to authorize light manufacturing use of approximately 33,514 sq. ft. within a new two (2) story building containing approximately 133,738 sq. ft. of net floor area at 216 New Boston Street CCF New Boston Property Company LLC
  - b. **PUBLIC HEARING: PROPOSED ZONING AMENDMENT** to amend the 1985 Woburn Zoning Ordinances, as amended, by adding a new section, Section 32, entitled Adult Use of Marijuana; by amending Section 2, Definitions, by deleting the current definitions of Marijuana Establishment and Medical Marijuana Treatment Center, and adding a new definition of Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary (RMD); by deleting in its entirety, Section 5.8, entitled Marijuana Establishments Forbidden; by amending Section 5.1, Table of Use Regulations, to revise line 33(d) by replacing "Marijuana Establishment" with "Marijuana Retailer" as a special permit use only in the IP-2 zoning district and by deleting reference to Note 19(c); and by deleting 19(c) from the list of Notes to 5.1 Table of Use Regulations/ City Council President Concannon, per request of the Mayor
3. **SUBDIVISIONS:**
  - a. **BAKER WAY:** Expiration of construction completion date / David Baker
4. **PLANNING BOARD DIRECTOR UPDATE:** (a) Agenda items for next Board meeting on June 28, 2022; (b) Time-sensitive matters, if any, such as invitations to conferences/workshops; and (c) if required, general information on other topics such as implementation of the affordable housing production plan and master plan, updates on potential zoning ordinance and subdivision rules and regulations amendments to be discussed at future meeting(s)
5. **APPROVAL OF MINUTES:** May 24, 2022 meeting

*The items listed are those reasonably anticipated by the Chair which may be discussed at the meeting. Some items may be discussed in a different order than appears on the printed agenda, not all items listed may in fact be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law.*

6. **OTHER BUSINESS MATTERS THAT MAY LEGALLY COME BEFORE THE BOARD NOT KNOWN AT THE TIME OF POSTING**
7. **ADJOURNMENT**