



City of Woburn, Massachusetts Planning Board

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John M. Cashell
Planning Director

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MEETING AGENDA

Tuesday, April 23, 2024 Meeting | 7:00 p.m.
City Council Chamber, Woburn City Hall, 10 Common Street, Woburn MA

2024 APR 18 PM 4:17
CITY CLERK OFFICE
WOBURN, MA

1. **ROLL CALL** of members
2. **SUBDIVISION APPROVAL NOT REQUIRED PLANS (ANR's)**
 - a. 93 Forest Park Rd and Callahan Drive / Leonard Champa
 - b. 125 & 129 Pearl Street / Pearl Street Realty Trust
3. **PUBLIC HEARINGS:**
 - a. **PUBLIC HEARING CONTINUED): ZONING AMENDMENT** to amend 1985 Woburn Zoning Ordinance by (a) amending Section 2 (DEFINITIONS) by adding a definition for the term MURAL and revising the definition of SIGN to reflect the new mural definition; (b) amending Section 5.1 (TABLE OF USE REGULATIONS) by inserting MURAL as a use by right in the B-D, B-N, B-H, B-I, I-P, IP-2, I-G, S-1, S-2, O-P and OP-93 zoning districts, and renumbering subsequent lines in the table as needed to accommodate the insertion; and (c) amending Notes to Table 5.1 by adding a requirement for building permits to be issued for certain murals and establishing a process for repair/removal of murals deemed not to be maintained in good repair / Woburn Planning Board
4. **SUBDIVISIONS:**
 - a. **SHERMAN TERRACE:** Update on completion of remaining work / Sherman Terrace LLC, William Scire
 - b. **43 POOLE STREET:** (a) Accept proposed Covenant as surety (b) Accept Homeowners' Association (HOA) Declaration and Bylaws Document; (c) Accept Drainage & Access Easement documents; and (d) Endorsement of definitive plan Mylars
5. **PLANNING BOARD DIRECTOR UPDATE:** (a) meeting schedule, location and agenda items for next Board meeting on May 14 2024; (b) Update from the Board's 27 MAR 24 meeting on the MBTA-3A Multifamily Statute; (c) Update on the effort to re-establish the Zoning Ordinance Review Committee (d) Time-sensitive matters, if any, such as invitations to conferences/workshops; and (e) 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).
6. **APPROVAL OF MINUTES:** March 26, 2024 meeting
7. **OTHER BUSINESS MATTERS THAT MAY LEGALLY COME BEFORE THE BOARD NOT KNOWN AT THE TIME OF POSTING**
8. **ADJOURNMENT**

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.