

COMMITTEE ON SPECIAL PERMITS
As a Committee of the Whole
MONDAY, JUNE 28, 2021, at 6:29 p.m.
WOBURN CITY HALL
CITY COUNCIL CHAMBERS

Voting members present: Chairman Richard Gately, Alderman Joanne Campbell, Alderman Jeffrey Dillon, Alderman Michael Lannan, Alderman Joseph Demers, Alderman Michael Concannon, President Edward Tedesco, and Alderman Robert Ferullo. Absent: Alderman Darlene Mercer-Bruen

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Reading of meeting minutes of June 7, 2021: Motion made by Alderman Campbell and seconded by Alderman Demers to approve the minutes of the previous meeting; in favor, 8-0.

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Jackson Lumber for special permit: 1. To amend a special permit to allow additional drainage and pavement to expand parking lot; and 2. Alteration of existing use to allow for drainage and pavement, at 36 Prospect Street: Chairman Gately said the petitioner is not ready to proceed and the matter will be left in committee.

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Popeyes for a special permit to allow for a fast-food restaurant pursuant to Section 5.1 (29) at 305 Mishawum Road: Chairman Gately said the petitioner is not ready to proceed and the matter will be left in committee.

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Mass General Brigham Integrated Care, Inc. for a special permit and site plan review to allow: 1. Section 28.6.1.10 to allow a medical office building for general outpatient and diagnosis containing approximately 60,206 gross floor area; 2. Section 8.3 to allow parking on separate lot within 500 feet of proposed use; 3. Section 8.6.3 to allow exceptions to landscaping requirements for parking facilities in temporary parking lot; 4. Section 28.3 to allow relief to allow height of retaining wall up to nine (9) feet more or less in height; 5. Section 8.7.1.6 to allow reduction in loading space requirements; 6. Section 28.3 to allow reduced setbacks for bike racks (if applicable), CHP, SG and Transformer; and 7. Approval of all signage as set forth on illustrative Site Plan, at 2 Hill Street: Representing the petitioner were Attorney Glenn Wood, Rubin and Rudman, 600 Unicorn Park, Suite 7, Woburn, MA; Christine Trearchis, Sr. Project Engineer, and Justin Mosca, Project Manager, Vanasse Hangen Brustlin Inc., 101 Walnut St., Watertown, MA; and Natalie Brown, Landscape Designer,

Mikyong Kim Design, 119 Braintree St., #103, Boston, MA. Attorney Wood said the public hearing was continued from June 1. He said the applicant intends to make a brief presentation this evening mostly to address landscaping. He said the applicant is seeking site plan approval and special permits as enumerated above. He said the applicant intends to build a 3-story medical building with 32,000 gross square feet on a 2.5-acre parcel. He said there will be additional temporary parking on a 2.21-acre leased site. He said one of the special permits is for temporary parking on a separate lot within 500 feet of the proposed use. He said the applicant is meeting all the landscaping requirements except for the trees. Mr. Mosca offered a slide presentation. He said the construction is designed to avoid easements for the MWRA line and Sweetwater Brook. Ms. Brown said the parking lot will have stone curbing, pavement markings, pole lights, robust native plantings, and landscaping with an emphasis on a perennial palette. She showed the committee renderings of the southwest corner of the parking lot. Attorney Wood said the applicant has prepared several conditions, which he submitted to the clerk for distribution to the committee members. Motion made by President Tedesco and seconded by Alderman Dillon to receive a document entitled "Proposed Conditions Special Permit Decision Mass General Brigham Integrated Care Inc. The Vale Hill Street Woburn, MA 01801 June 28, 2021," in favor, 8-0. Alderman Campbell asked if the applicant has added the trees that were discussed at the public hearing. Attorney Wood said there was never an intent to add trees to the temporary parking area. He said they are promising witch hazel plants, but they will all be temporary, which is said is allowed under the zoning ordinance. He said what they are promising will be tasteful. Alderman Campbell asked how many trees would be required if the parking lot was permanent. Attorney Wood said 23 trees would be required. Alderman Campbell said she is disappointed the applicant will not install full-size trees. Attorney Wood said he thinks the applicant will come up with trees that are appropriate. He said they would consider installing 5-10 trees. He said he does not think that is going to be the end of the world. Alderman Campbell said 23 large trees is a lot. She said there is going to be a lot of pavement. She said if the plans are to have that much pavement for a few years, she would like to see the trees. Attorney Wood said if that is something the City Council is looking for, the application will be happy to discuss it. Alderman Campbell said she would like some green space. She said she does not think five years or even three years is considered temporary. Ms. Brown said the plants they intend to install grow fast. Alderman Campbell said she is worried about what the parking lot is going to look like. She said when the council approved the special permit for the Vale, the discussion was about medical research. She said she assumed it would be a facility from which people would go home at the end of the day, so there would not be a lot of traffic. She said with a hospital, there is a huge amount of traffic. She said a hospital is not what the council looked at originally. She said a hospital could completely change the traffic flow. President Tedesco said he has no issues whatsoever. He said he recalls discussion about zoning. He said the council talked about medical offices and research and development. Attorney Wood said a medical facility was addressed with the traffic study. He said the traffic numbers have already been reviewed. Ms. Trearchis said the traffic study assumed a medical office building was going to be part of phase one of the development. She said those numbers have always been included as part of the analysis. Alderman Ferullo asked Ms. Trearchis if she has ever written a report that stated additional traffic will have a negative impact on a neighborhood. Ms. Trearchis answered affirmatively and said she has also recommended mitigation. Alderman Demers said he respects Alderman Campbell's concerns. He said at this point, his concerns have been addressed. He said there are going to be plantings that will be respectful of the area. He said to require 23 or even 12 trees and have them not be salvageable defeats the purpose of what the council would be

arguing for. He said he will support a waiver. He said he does not think it will be beneficial to plant trees only to cut them down later. Alderman Campbell said her concern is plans may change and the hospital may end up staying for another five years. She said she is an avid gardener and landscaping is important to her. She said trees make a huge difference. Alderman Demers said the approach the council could take it to put a time range on the temporary status of the parking lot. Alderman Concannon said he expressed similar concerns about the temporary lot. He said what he sees is much better than what he feared. He said cutting down trees does not sit well with him. He said he likes Alderman Demers' idea of putting a 3–5-year time frame on the temporary status of the lot. President Tedesco said condition #12 of the petitioner's proposed list of conditions addresses the temporary status of the parking lot. Chairman Gately said every project is a different project. He said the applicant is committed is doing certain things at a certain time. He said everything should be done in phases. He said you do not plant trees during the construction phase. You plant when the occupancy permit is given. He said the medical building is going to go up as fast as possible. He said landscaping is the is the last thing they are going to do. He said there are other things more important than trees and landscaping at this time. He said the council has to give the applicant time to build in phases. Motion made by President Tedesco and seconded by Alderman Ferullo that the special permit "ought to pass," with the following conditions; approved, 7-1, with Alderman Campbell opposed:

1. The Applicant shall construct and improve the site as substantially described in the plans submitted with the Special Permit Application entitled: "Mass General Brigham Integrated Care Facility, Technology and Business Mixed Use Overlay District (TBOD), The Vale, Hill Street, Woburn, Massachusetts consisting of Sheet C1.00 dated March 25, 2021; Sheet C2.00 dated March 25, 2021; Sheet C3.00 dated March 25, 2021; Sheet C4.00 dated March 25, 2021; Sheet C5.00 dated March 25, 2021; Sheet C6.01 dated March 25, 2021; Sheet C6.02 dated March 25, 2021; Sheet C6.03 dated March 25, 2021; Sheet L000 dated March 25, 2021; Sheet L100 dated March 25, 2021; Sheet L301-03 dated March 25, 2021; Sheet L302-03 dated March 25, 2021; Sheet L303-03 dated March 25, 2021; Sheet L500-03 dated March 25, 2021; Sheet EL1.01-03 dated March 25, 2021; Sheet EL1.02-03 dated March 25, 2021; Sheet V-101 dated April 13, 2020; and Sheet V-102 dated April 30, 2020; prepared by Gensler, One Beacon Street, Third Floor, Boston, MA 02108; VHB, 101 Walnut Street, Watertown, MA 02472; Mikyoung Kim Design, 19 Braintree Street, No. 103, Boston, MA 02134 and ARUP, 60 State Street, Boston, MA 02109 and Allen & Major Associates, Inc., 100 Commerce Way, Woburn, Massachusetts 01801 (hereinafter the "Site Plan") although design adjustments and modifications generally associated with: (i) preparing so-called "working drawings" or (ii) site conditions shall be permitted so long as such changes do not constitute substantial changes from said plans as determined by the Building Commissioner. In the event that the Building Commissioner determines that the building plans filed with the Building Permit Application are not in substantial conformance with the Site Plan, the Applicant may request a review of said plans by the City Council Special Permits Committee who shall make a final determination. If the Special Permits Committee makes a determination that the proposed plans are not in conformance with the Site Plan, the Applicant shall be required to file a Special Permit Petition seeking approval to modify the Site Plan.
2. Except in the event of an emergency, work on the exterior of the site shall be from 7:00 a.m. – 6:00 p.m. Monday through Friday, and 8:00 a.m. – 5:00 p.m. on Saturdays. No

work on the exterior of the site shall be permitted on Sunday, or state and federal holidays recognized by the City of Woburn.

3. There shall be adequate rodent control in place prior to commencement of any site disturbance and maintained throughout all site development and construction phases. The Applicant shall provide monthly rodent control reports to both the Board of Health and the Department of Inspectional Services.
4. Prior to the issuance of a Building Permit, the Applicant shall file a snow storage and removal plan with the Department of Inspectional Services.
5. All dumpsters, if any, shall be enclosed, by means of a fence, wall, or landscaping in compliance with the Woburn Zoning Ordinance and Title 8 Section VII 8-17 of the Woburn Municipal Code. In addition, rodent control measures in connection with any dumpsters shall be in place and maintained.
6. As-built plans shall be provided at the conclusion of the project to the satisfaction of the Engineering Department and Department of Inspectional Services. In addition, the Applicant shall provide interim as-built plans as required during permitting coordination with the City Engineer and Building Commissioner.
7. Landscaping shall be installed substantially in conformance with the Landscaping Plan as submitted by the Applicant to the City Council, except as otherwise provided for in these Conditions. Such landscaping shall be maintained, repaired, or replaced by the Applicant and/or its successors and assigns, as needed to maintain compliance with such Landscape Plan and other applicable requirements.
8. In addition to those permanent signs approved in connection with the Project, the Applicant may display, on the Project property, temporary construction, marketing, or similar signs stating appropriate and applicable information advertising the Project. All signage plans shall be as shown on the plans submitted to the City Council and subject to Section 28.10 of the Woburn Zoning Ordinance.
9. The Project is contingent upon the issuance of an Order of Conditions by the Woburn Conservation Commission (and/or Superseding Order of Conditions issued by MassDEP) pursuant to the Massachusetts Wetlands Protection Act and implementing regulations (310 CMR 10.00 et seq.) and shall comply with the Massachusetts Department of Environmental Protection Stormwater Policy. Any material changes required in the Project as a result of the issuance of an Order of Conditions, shall be reviewed by the City Council pursuant to Condition One.
10. The Applicant shall submit monthly construction reports to the City Council, Building Commissioner, City Engineer, Fire Department and Conservation Commission.
11. A Dust Management/Mitigation plan for dust control during all phases of sitework/ construction shall be filed with the Department of Inspectional Services.

12. The Special Permit granted to the Applicant pursuant to Section 8.6.3 of the Woburn Zoning Ordinance shall expire (unless extended by the City Council) upon the earlier of: (1) five (5) years from the date of the issuance of Applicant's final Occupancy Permit for its medical office building; or (2) Applicant relocating the parking allowed hereunder to a parking garage to be constructed by Montvale Land LLC elsewhere on the Vale property and occupancy of same. The Applicant shall be allowed to seek specific extension(s) from the City Council to said five (5) year period for good cause.

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Motion made by Alderman Demers and seconded by Alderman Campbell to adjourn; in favor, 8-0. Chairman Gately adjourned the meeting at 7:08 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees