

**COMMITTEE ON SPECIAL PERMITS
MONDAY, MARCH 28, 2022, at 6:13 p.m.
WOBURN CITY HALL
CITY COUNCIL CHAMBERS**

Voting members present: Chairman Richard Gately, Councilor Darlene Mercer-Bruen, Councilor Joanne Campbell, Councilor Charles Viola, and Councilor Lou DiMambro

Non-voting members present: President Michael Concannon, Councilor Jeffrey Dillon, and Councilor Joseph Demers. Absent: Councilor Robert Ferullo

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Reading and approval of meeting minutes of March 7, 2022: Motion made by Councilor Mercer-Bruen and seconded by Councilor Campbell to approve the minutes of the previous meeting; in favor, 5-0.

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Reliable Property Management Services, LLC for special permit pursuant to the 1985 City of Woburn Zoning Ordinance, as amended, Section 5.1, Subsection 57b for accessory storage and overnight parking of up to 40 commercial vehicles, and Subsection 43 for open or outside storage of new or used building materials or equipment, relating to the operation of a fence assembly and manufacturing business, at 211 New Boston Street: Representing the petitioner were Attorney Robert Tedesco, Tedesco Law Offices P.C., 88 Main St., Woburn, MA; and Drew Garvin, Senior Project Engineer, Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA. Motion made by Councilor Campbell and seconded by Councilor Mercer-Bruen to accept and make part of the permanent record a plan dated March 25, 2022; all in favor, 5-0. Councilor Gately asked the applicant to provide pictures of the site. He said pictures make it easy on the applicant and the committee. Attorney Tedesco said he met with the Building Commissioner and the Ward Councilor. He said plans were delivered to City Engineer John Corey, the Fire Chief, and the Building Commissioner. He said the meeting with the Building Commissioner was productive. He said additional lighting will be installed, and the lighting will be dark sky compliant. He said his client would be happy to include that as a condition of the special permit. He said there was a question during the public hearing about snow removal. He said the applicant has developed a snow storage plan. He said the Building Commissioner gave them tips on how to keep the property organized and tidy. He said most of the Building Commissioner's suggestions seem to be acceptable. Councilor DiMambro said the plan that was submitted does not show any of the rental units or the ramps. Attorney Tedesco said the plan that was submitted is a site plan. He said the architectural plan has not changed. Councilor DiMambro asked if the intent it still to have four rental units. Attorney Tedesco said the applicant can divide the space, but there is a possibility someone could come in and rent the entire building. Chairman Gately asked if all the areas that are going to be offices have been eliminated. He said they are not shown on the plan. Mr. Garvin said there are two separate plans, the site plan and the architectural plan, and the site plan makes the layout clearer. Chairman Gately asked if parking is shown on the plan. Mr. Garvin said it is. He said the plan shows a

zoning table with the parking requirements. He said if a tenant wants a different use, the tenant would have to come back to the City Council. He said he thinks the applicant has enough parking for what is being proposed. Chairman Gately asked if there could be potentially five different special permits at the site. Mr. Garvin said if a tenant meets the use requirement, it would be okay to go. Chairman Gately said his biggest concerns are the parking and the uses. He asked if there will be oil and gas separators. Mr. Garvin answered affirmatively. Chairman Gately said if there is only one water meter the property owner will be responsible for paying for all the water and sewer bills. Attorney Tedesco said the applicant talked to Building Commissioner Quinn about a water line for water. He said whatever the applicant does has to be compliant. He said the applicant is asking for overnight parking and storage. He said there are no residential abutters anywhere near the property. He said his client is following the rules. He said the applicant does not know at this time what other uses may go in there. He said if a tenant needs a special permit and the council says no, then there will be no lease signed. He said Reliable Fence does not know how much of the building it will need. Councilor Mercer-Bruen said Attorney Tedesco is correct that the applicant is only seeking permission for overnight parking and storage of vehicle, but the petition triggered concerns about what could go in there. She said Councilor DiMambro is concerned about what type of uses could go in there. She said the council is trying to avoid a situation where there are multiple special permits in a building. She asked if the applicant has proposed any conditions. Attorney Tedesco said he has nothing to submit. He thought there would be a discussion tonight and he could write out a list. He said he would use the special permit on Salem Street as a template. He said his client is open to anything that the committee suggests. Councilor DiMambro said his concern is what happens when other businesses occupy the building. He said if Reliable Fence was going to occupy the entire building, he would probably be all for it. He said there are dump trucks, landscaping trucks, abandoned trailer trucks, and two box trucks that are unregistered on the property. He said there are two Conex containers that are abandoned. He said there is trash. He said all of this is prior to being issued a special permit. He asked if this type of situation is happening now, what is going to happen if the council approves a special permit. He said he fears what could happen in the future. He said a unit size of 1,400-square-feet with 75-square-feet of office space is perfect for a landscaper or a construction company. Attorney Tedesco said his client has owned the building for three weeks. He said a lot of junk has already been removed. He said they are trying to clean up the site. He said what is there now is not a fair representation of how the property will look down the road. He said his client bought the building on March 8. Councilor DiMambro said that as of right now, there are two Conex containers on the property. Attorney Tedesco said the Building Commissioner had no issues with those. Councilor Viola asked if there are any chemicals or pallets stored there now. Attorney Tedesco said there are not. Councilor Viola asked if there are any contaminants on the site. Attorney Tedesco said there are not. Councilor Campbell asked if the applicant intends to maintain one water meter. Attorney Tedesco said the plan is to use separate metering. Councilor Campbell asked how many meters there will be. Attorney Tedesco said there will be a minimum of two or three, with the ability to add more. He said the discussion is getting bogged down with what's going to happen and at this point they don't know. Councilor Campbell said it might be better for the applicant to have separate meters. She said the applicant will not want to pay for all the water and sewer usage. Chairman Gately said the applicant will have to submit a plan for water meters to the DPW and the City Engineer. He said 90 percent of the cost is the sewer bill. He said the property is going to have to have landscaping and sprinklers. Chairman Gately asked if anyone on the committee wants to make a motion.

Councilor Campbell said she does not think the petition is ready for a vote. Motion made by Councilor Mercer-Bruen and seconded by Councilor Viola to leave the matter in committee; approved, 5-0.

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Motion made by Councilor Mercer-Bruen and seconded by Councilor Campbell to adjourn; in favor, 5-0. Chairman Gately adjourned the meeting at 6:39 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees