

**COMMITTEE ON SPECIAL PERMITS
TUESDAY, AUGUST 30, 2022, at 7:32 p.m.
WOBURN CITY HALL
CITY COUNCIL CHAMBERS**

Voting members present: Chairman Richard Gately, Councilor Charles Viola, Councilor Lou DiMambro, and Councilor Darlene Mercer-Bruen. Absent: Councilor Joanne Campbell
Non-voting members present: President Michael Concannon, Councilor Jeffrey Dillon, Councilor Joseph Demers, and Councilor Robert Ferullo

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Reading and approval of meeting minutes of August 9, 2022: Motion made by Councilor Mercer-Bruen and seconded by Councilor DiMambro to approve the minutes of the previous meeting; in favor, 4-0.

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FRH Realty LLC for a minor modification to Special Permit dated September 2, 2021, to replace the site plan of record at 316 New Boston Street: Representing the petitioner were Attorney Joseph Tarby, Rubin Rudman, 600 Unicorn Park Drive, Woburn, MA; Robb Hewitt, Vice President of Development, FRH Realty LLC, 316 New Boston St., Woburn, MA; and Brian J. McCarthy, Vice President, RJ O’Connell & Associates, Inc., 80 Montvale Ave., Suite 201, Stoneham, MA. Chairman Gately said to him this is a better project than it was before. Attorney Tarby presented a cover letter and a revised plan dated August 30, 2022, from Mr. McCarthy entitled “Request for Minor Modification Special Permit dated September 2, 2021, FRH Realty LLC 316 New Boston Street Woburn, MA.” Attorney Tarby said the documents include a revised site plan. He said the only thing that has changed about the dwelling component is the configuration of the number of units. He said the number of studio and 1-bedroom units will increase from 222 to 227. He said the number of 2-bedroom units will decrease from 178 to 174, and the number of 3-bedroom units will decrease from 25 to 24. He read a portion of Section 11.12 of the Woburn Zoning Ordinance which defines minor modification and said his client’s proposed slate of modifications qualifies. He said there is no increase in the aggregate number of units. He said the height of the parking garage has been reduced. He said the parking configuration has been revised. He said the revised project is more attractive. He said his client met with the Building Commissioner. He said the Building Commissioner felt the changes are not dramatic but referred the petitioner to the City Council. He said the Building Commissioner’s opinion is the proposed modifications are minor. Mr. McCarthy said the approved site plan includes a 5-story apartment building and two 4-story buildings. He said there will be the same number of units as there in the former plan. He said one the buildings has been reduced from a 5-story building to a 4-story building. He said the parking garage has been reduced from a 5-story structure to a 4.5-story structure. He said there have been enhancements to the site amenities. He said open space has been reduced by 2.6 percent, but the open space ratio is still 59 percent, which is well over the open space requirement. He said the configuration of the bedroom units was revised slightly. He said the number of studios and 1-bedroom units increased by five. He

said the 2-bedroom units were decreased by four. He said the required number of parking spaces was reduced from 640 to 637. He said the project can accommodate 702 vehicles. He said the proposed modifications make for a much better project. Chairman Gately asked for a motion to accept the documents that were disseminated by Attorney Tarby at the outset of the committee meeting. Motion made by Councilor Viola and seconded by Councilor DiMambro to accept the aforementioned documents dated August 30, 2022 and make them part of the permanent record; approved, 4-0. Motion made by Councilor DiMambro and seconded by Councilor Viola that the proposed minor modification “ought to pass,” approved, 3-1, with Councilor Mercer-Bruen opposed.

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Motion made by Councilor Mercer-Bruen and seconded by Councilor Viola to adjourn; in favor, 4-0. Chairman Gately adjourned the meeting at 7:56 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees