

**COMMITTEE ON SPECIAL PERMITS
MONDAY, JANUARY 9, 2023, at 7:02 p.m.
WOBURN CITY HALL
COMMITTEE ROOM**

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, Councilor Robert Ferullo, and Councilor Joseph Demers

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Reading and approval of meeting minutes of December 12, 2022: Motion made by Councilor Viola and seconded by Councilor DiMambro to approve the minutes of the previous meeting; in favor, 5-0.

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Chhear Hang, for special permit and site plan review and site plan review pursuant to Section 5.1(29) and Section 12 of the WZO, to allow for a fast food restaurant at 317 Main Street aka 315 Main Street: Representing the applicant were Chhear Hang, 66 Kent Road, Lynn, MA; and Alisa Roznerita, Designer/Project Manager, 366 Boylston St., Brookline, MA (via Microsoft Teams). Motion made by Councilor Viola and seconded by Councilor DiMambro to receive and make part of the permanent record the following documents: a set of ledger drawings entitled “Boba Tea and Snow Ice House, 317 Main Street, Woburn, MA,” dated November 3, 2022, and AIA, NCARB, LEED AP BD + C, 366 Boylston, St., Brookline, MA; “Special Permit Petition and Site plan Review” with responses to the Woburn Planning Board memorandum; and an email from City Clerk Lindsay Higgins forwarded from Planning Director Tina Cassidy dated January, 9, 2023; approved, 5-0. Chairman Gately asked Mr. Hang if he owns the building. Mr. Hang said he does not own the building. Mr. Hang said he has a landlord. Chairman Gately asked if there are any residential dwelling units upstairs. Mr. Hang said there are no units upstairs. Chairman Gately asked if there is a back door. Ms. Roznerita said there is no back door. Councilor Campbell asked if it is legal to only have one entrance and exit. Ms. Roznerita said the back door will only be used for emergencies but there will be no public access. Chairman Gately asked if there is a fence around the dumpster. Ms. Roznerita said there is no fence around the dumpster. Chairman Gately said the dumpster has been there for quite a while. Councilor Viola asked if there will be any changes to the exterior of the building. Mr. Hang said there will be no changes to the exterior of the building. Councilor Viola asked where deliveries will occur. Mr. Hang said there will be deliveries in the front and back of the building. Councilor Viola said he does not want there to be any double parking of delivery vehicles in front of the building. Councilor Mercer-Bruen said she agrees with Councilor Viola and there should be absolutely no double parking in front of the building. She said double parking is against the law. Motion made by Councilor Mercer-Bruen and seconded by Councilor Viola to suspend the rules to allow any member of the council not on the committee to speak; approved, 5-0. Councilor Demers said he appreciates the applicant providing the committee with supplemental documentation. He said he wants to make sure there are no trucks that travel on Buel Place. He said there was a fatal accident there about 30 years ago. He said he also wanted to

ensure that there will be no public access through the back door. Ms. Roznerita that the back door will only be used by employees to access the dumpster. Councilor Demers said the screening of the dumpster is more of an issue with the landlord than the tenant. Councilor DiMambro asked if the dumpster is portable, and if so, he would prefer not to see it enclosed by a screen or a cage. Councilor Dillon said Mr. Hang may want to inquire with the Woburn Redevelopment Authority about any grants or loans that may be available for the façade or signage. Councilor DiMambro asked if there will be any additional lighting on the exterior of the building. Mr. Hang said there will be only additional lighting on the inside. Motion made by Councilor Viola and seconded by Councilor DiMambro to return to the regular order of business; approved, 5-0. Motion made by Councilor Viola and seconded by Councilor DiMambro that the petition “ought to pass;” approved, 5-0.

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Motion made by Councilor Campbell and seconded by Councilor Viola to adjourn; in favor, 5-0. Chairman Gately adjourned the meeting at 7:14 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees