City of Woburn, Massachusetts

Woburn City Council
Woburn City Hall
10 Common Street
Woburn, Massachusetts 01801

Petition to Amend Zoning Map of the City of Woburn

To the City Council of the City of Woburn, Massachusetts

The undersigned being an individual owning land to be affected by change or adoption, pursuant to Section 5 of Chapter 40A of the Massachusetts General Laws hereby petitions the Woburn City Council to amend the Zoning Map of the City of Woburn as follows:

Location of Property: See Exhibit A

Assessors Map Reference: See Exhibit A

Description of Property: See Exhibit A

Present Zoning District: S-1 and R-2

Proposed Zoning District: Central Square Overlay District (CSOD)

Name and address of property owner: See Exhibit A

Name and address of Applicant (if different than owner): Guastavino Realty LLC, 660 Main Street, Woburn, MA 01801

Guastavino Realty LLC
By its attorney,

Signature of Landowner
Joseph R. Tarby, III, Esq.
Rubin and Rudman LLP
500 Unicorn Park Drive
Woburn, MA 01801
781-897-4980

EXHIBIT A
TO
PETITION TO AMEND
ZONING MAP OF
THE CITY OF WOBURN
GUASTAVINO REALTY LLC

LOCATION OF PROPERTY

Address	M/B/L
654 Main Street	36-09-31
658 Main Street	36-03-01
662 Main Street	36-03-02
664 Main Street	36-03-03
668 Main Street	36-03-04
670 Main Street	36-03-05
2 Lowell Street	36-03-06
4 Lowell Street	36-03-07
10 Lowell Street	36-03-08
12 Lowell Street	35-11-06
14 Lowell Street	35-11-07
16 Lowell Street	35-11-08
660 Main Street	35-11-05

ASSESSORS MAP REFERENCE

Address	M/B/L
654 Main Street	36-09-31
658 Main Street	36-03-01
662 Main Street	36-03-02
664 Main Street	36-03-03
668 Main Street	36-03-04
670 Main Street	36-03-05
2 Lowell Street	36-03-06
4 Lowell Street	36-03-07
10 Lowell Street	36-03-08
12 Lowell Street	35-11-06
14 Lowell Street	35-11-07
16 Lowell Street	35-11-08
660 Main Street	35-11-05

DESCRIPTION OF PROPERTY

The thirteen parcels of land as follows:

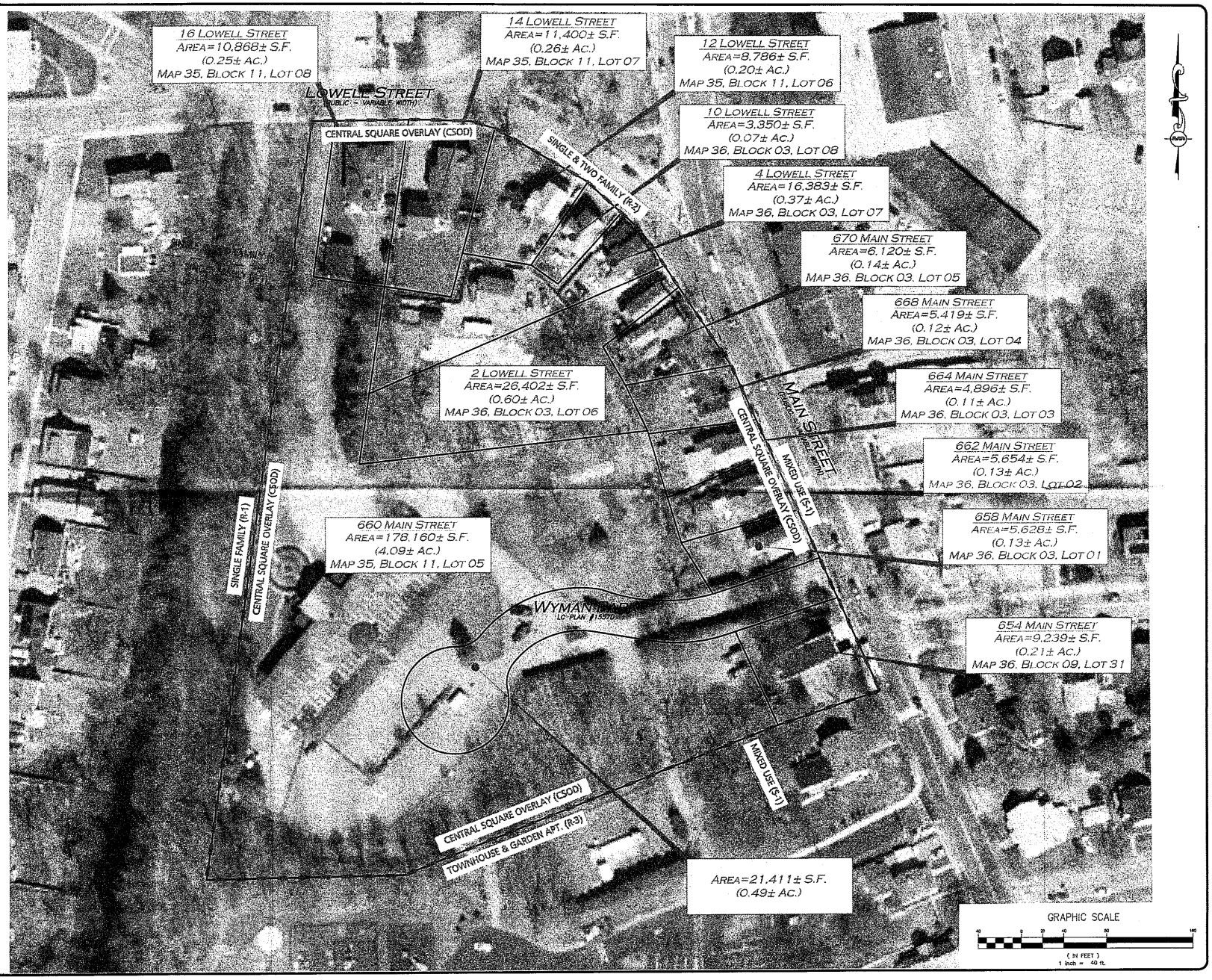
654 Main Street 36-09-31

658 Main Street	36-03-01
662 Main Street	36-03-02
664 Main Street	36-03-03
668 Main Street	36-03-04
670 Main Street	36-03-05
2 Lowell Street	36-03-06
4 Lowell Street	36-03-07
10 Lowell Street	36-03-08
12 Lowell Street	35-11-06
14 Lowell Street	35-11-07
16 Lowell Street	35-11-08
660 Main Street	35-11-05

NAMES AND ADDRESSES OF PROPERTY OWNERS

NAME/ADDRESS OF PROPERTY OWNER	ADDRESS
City of Woburn 10 Common Street Woburn, MA 01801	654 Main Street
658 Main Street Realty Trust Lila E. Tocci, Trustee 660 Main Street Woburn, MA 01801	658 Main Street
658 Main Street Realty Trust Lila E. Tocci, Trustee 660 Main Street Woburn, MA 01801	662 Main Street
Karen Conza Ian Conza 664 Main Street Woburn, MA 01801	664 Main Street
658 Main Street Realty Trust Lila Tocci, Trustee 660 Main Street Woburn, MA 01801	668 Main Street
Gary McLaughlin, Trustee Terese McLaughlin, Trustee 14 Lowell Street #2 Woburn, MA 01801	670 Main Street

Lila E. Tocci, Trustee Bartholomew J. Tocci, Trustee 660 Main Street Woburn, MA 01801	2 Lowell Street
John Tremblay 4 Lowell Street Woburn, MA 01801	4 Lowell Street
Donald A. Olsen 10 Lowell Street Woburn, MA 01801	10 Lowell Street
James Andrew Carter 12 Lowell Street Woburn, MA 01801	12 Lowell Street
Gary S. McLaughlin Terese McLaughlin 14 Lowell Street Woburn, MA 01801	14 Lowell Street
Cynthia L. Tocci 16 Lowell Street Woburn, MA 01801	16 Lowell Street
Guastavino Realty LLC c/o Tocci Building Corp. 660 Main Street Woburn, MA 01801	660 Main Street



ISSUED FOR REVIEW
NOVEMBER 25, 2024

REV	DATE	DESCRIPTION

APPLICANT\OWNER:
GUASTAVINO REALTY LLC
660 MAIN STREET, 2ND FLOOR
WOBURN, MA 01801

PROJECT:
660 MAIN STREET
WOBURN, MA

PROJECT NO.	3323-01	DATE:	11/25/2024
SCALE:	1" = 40'	DWG. NAME:	G-3323-01
DRAFTED BY:	TJW	CHECKED BY:	TJW

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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P.O. BOX 2118
WOBURN, MA 01888-0118
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DRAWING TITLE:
OVERLAY DISTRICT ZONING EXHIBIT PLAN

SHEET No.
EXH-1

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W:\PROJECTS\3323-01\2nd SUBMISSION\3323-01 - REZONING EXHIBIT PLAN.DWG

City of Wo6um, :Jvlassacliusetts

Woburn City Council

Woburn City Hall
10 Common Street
Wobum,Massachusetts 01801

Petition to Amend Zoning Code of the City of Woburn

To the City Council of the City of Woburn, Massachusetts

The undersigned being an individual owning land to be affected by change or adoption, pursuant to Section 5 of Chapter 40Aof the Massachusetts General Laws hereby petitions the Wobum City Council to amend the Zoning Code of the City of Woburn as follows:

Section of Zoning Code to be Affected: New Section 34

Language of Proposed New Zoning Code Amendment/Section (including section numbering as necessary):

See Exhibit A attached hereto and incorporated herein

Natne and address of Applicant (if different than owner):
Guastavino Realty LLC, 660 Main Street, Woburn, MA 01801

Guastavino Realty LLC
by its Attorneys
Rubin and Rudman LLP

By:_____
(Signature of Applicant)

Joseph R. Tarby III, Esquire, Rubin and Rudman LLP
500 Unicom Park Drive, Woburn, MA 01801

1. File this original application together with any supporting documents and nineteen (19) collated copies of all documents in the Office of the City Clerk by 1:00 p.m. the day before the City Council meeting.
2. Filing fee: $200.00.
3. The City Clerk will schedule the public hearing before the City Council and inform you of the date.

EXHIBIT A

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOBURN that the 1985 City of Woburn Zoning Ordinance as amended be further amended as follows:

Amend the 1985 City of Woburn Zoning Ordinance as amended (the "WZO") by adding a new Section 34 Central Square Overlay District (CSOD) as follows:

SECTION 34
CENTRAL SQUARE OVERLAY DISTRICT
(CSOD)

34.1 Purpose of District

The purpose of the Central Square Overlay District ("CSOD") or "District") is to encourage the redevelopment of underutilized properties into projects that:

1. Promote the health, safety and general welfare of the community by encouraging the redevelopment of the Central Square area of the City of Woburn.
2. Ensure high quality site planning, architecture, and landscape design that enhances the distinct visual character and identity of the City and provides an environment with safety, convenience and amenity.
3. Provide for a diversified housing stock at a variety of costs within walking distance of services, employment opportunities and public transportation, including affordable housing and other housing types that meet the needs of the City's population.
4. Promote high quality design and minimize negative impacts on the surrounding area.
5. Encourage adoption of energy efficient building practices and sustainable construction methods.

34.2 Establishment and Applicability

The District shall be applied to the parcels shown on the Woburn Assessor's Map as follows: 36-09-31; 36-03-01; 36-03-02; 36-03-03; 36-03-04; 36-03-05; 36-03-06; 36-03-07; 36-03-08; 35-11-05; 35-11-06; 35-11-07; 35-11-08.

The CSOD must contain a minimum of five acres but may be subdivided into smaller lots with a minimum lot size of .50 acres.

1. For the purposes of this section, the CSOD shall be deemed to overlay the above parcels as shown on the Zoning Map of the City of Woburn as amended.
2. For purposes of the WZO, the CSOD may include any use set forth in Section 34.5 below, which use may be commingled into a single structure with other uses authorized in accordance with Section 34.5.1 and 34.5.2 or may be located in separate structures on the lot provided however that Accessory Uses must meet the definition of the term Accessory Use.

34.3 Authority of Permit Granting Authority

The City Council shall be the Permit Granting Authority for both Special Permits and Site Plan Review approval where applicable. The City Council may elect to vary or waive the requirements of Section 5.2.1.4 and Section 5.7 and the dimensional and parking requirements of this Section 34, or to allow an accessory use not otherwise permitted by Section 34.5.2.4 in either event, by Special Permit if, in its opinion, such change or accessory use shall result in an improved project and will not nullify or substantially derogate from the or purpose and objectives of this Section. This authority continues subsequent to occupancy.

34.4 Exclusivity/Control

Except as specifically provided herein, uses and provisions of the WZO relating to the underlying zoning district not otherwise impacted by this Section 34 shall continue to remain in full force and effect with the exception of 5.2.1.4 and 5.7. In addition, if a property owner obtains Site Plan Review and/or a Special Permit with Site Plan review under the CSOD, and elects to exercise its rights thereunder said property shall be subject to all CSOD requirements except as otherwise set forth herein and shall not be permitted to revert to the underlying zoning district. Notwithstanding the foregoing, this Section 34 of the WZO exclusively controls the establishment, development, and design of any development undertaken at any CSOD and supersedes any other provision of the WZO except Sections 2 (Definitions), 3 (Administration Enforcement and Appeals), 7 (Non-Conforming Uses), 9 (Floodway and Flood Plain Districts), Section 11.11 Affordable Housing Requirements 13-1 through 13-5 inclusive (Sign Regulations), Section 15, Groundwater Protection District 18 (Development Impact Assessment and Mitigation) and 26 (Solar Photovoltaic Installations). If any activity requires one or more Special Permits under said Section 9, a special permit application may be submitted to and considered by the City Council as the sole Special Permit Granting Authority concurrently with any Special Permit or Site Plan Review application submitted pursuant to Section 34. In the event of any conflict between the provisions of this Section and any other provision of the WZO, the provisions of this Section shall govern and control.

34.5 Uses

1. Uses Allowed by Right with Site Plan Review

    1. Solar Energy Systems
        a) Roof Mounted
        b) Solar Carport/Canopy
        c) Ground-Mounted, Small Scale
        d) Ground-Mounted, Medium Scale
        e) Ground-Mounted, Large Scale
        f) Off-Grid Passive
    2. Solar Thermal System
    3. Accessory uses normally incidental to a permitted use
    4. Freestanding automated teller machines (ATM's)

2. Uses Allowed by Special Permit with Site Plan Review

    1. Townhouse or Garden Apartment.
    2. Congregate Elderly Housing.
    3. Elevator Apartment.
    4. Accessory offices, clubhouses, playhouse, tool shed, swimming pool personal services, retail and recreation amenities consistent with the uses noted above.
    5. Dwelling units above first story in commercial Structure.
    6. Business, professional and general office, under 25,000 gfa.
    7. Child Care Center.
    8. Community Center.
    9. Physical fitness training and recreation, indoor sports facilities under 10,000 sf gfa.
    10. Business, professional and general Office.
    11. Medical and Dental offices, limited to general outpatient care and diagnosis, up to 20,000 square feet.
    12. Research and testing under 20,000 square feet.
    13. Light Manufacturing under 20,000 square feet.
    14. Retail less than 10,000 square feet.
    15. Parking area or facility to serve a use on a separate lot and located not more than 500 feet from the use.
    16. Wireless Communications Link: Building-Mounted Wireless Communications Link.

34.6 Density and Dimensional Regulations

1. General Provisions

    1. Parking facilities contained within a building shall not be included in the calculation of a building's height.

2. Except with respect to maximum height, the specific dimensional requirements of Section 34.6.2 below shall apply only to the District as a whole and not to individual lots.

3. The Minimum Street Frontage requirement set forth below may be satisfied by the aggregate Frontage of any non-contiguous parcels within the District.

4. Dimensional and Density Requirements for Solar Photovoltaic installations shall be as set forth in Section 26 of this Zoning Ordinance, subject to the City Council's authority to vary same as allowed for in Section 34.3.

2. Specific Requirements

1. Lot area, frontage and yards.

• Minimum District size:	5 acres
• Minimum Lot Frontage:	100 feet
• Minimum Setback along Main Street: and Lowell Street	10 feet
• Minimum Front Yard Setback: parking permitted within 5 feet of front lot lines.	15 feet
• Minimum Side Yard Setback: parking permitted within 5 feet of side lot lines.	25 feet
• Minimum Rear Yard Setback: parking permitted within 5 feet of rear lot lines.	25 feet

3. Lot coverage and Landscaped Usable Open Space

(i)	Maximum Building Coverage:	40%
(ii)	Minimum Landscaped Usable Open Space:	25%

4. Building Height and Intensity of Use
The maximum height for COD developments shall be five (5) stories and 65 feet.
Maximum height along Main St. to be no more than 3 stories and 39 feet.

5. The maximum number of residential units shall not be morethan 225 units.

6. More than One Building on a Lot
All COD development may contain more than one principal building on a lot.

34.7 Off-Street Parking Requirements

1. Except as otherwise set forth in Section 34.6 above, off-street parking requirements shall be as set forth in Section 8 of this Zoning Ordinance

entitled Off Street Parking and Loading Facilities Regulations, except as further noted in Section 34.7.2 below.

2. At a minimum, off-street parking spaces shall be provided as follows:

   a. Parking for all Residential uses: 1.5 spaces per unit;
   b. Parking for all non-residential uses: two (2) spaces for every 1,000 square feet of net floor area.

3. The minimum pavement width for any road, driveway, or access aisle shall be 12 feet for one-way traffic and 24 feet for two-way traffic.

4. Notwithstanding anything to the contrary in this Section 34, the use of shared parking to fulfill parking demands that occur at different times of day is strongly encouraged. The minimum parking requirements in this Section 34.7 may be reduced by the City Council through Site Plan Review if the applicant can demonstrate that shared spaces will meet parking demands by using acceptable methodologies (e.g. the Urban Land Institute Shared Parking Report, !TE Shared Parking Guidelines, or other approved studies).
5. Electric Vehicle Charging Parking shall be allowed and included within total parking requirement(s).

34.8 Design Standards

1. All utility and site construction details shall conform to the standards of the City of Woburn's Zoning Ordinance, where applicable, and in the case of a subdivision the Woburn Planning Board's Land Subdivision Rules and Regulations, unless otherwise waived thereunder.

34.9 Sign Regulations

1. Signage in a COD shall be authorized by the City Council via an approved Site Plan or Special Permit Plan of Record."

34.10 Solar Photovoltaic Installations

1. Except as otherwise provided for herein, solar photovoltaic installations shall comply with Section 26 of this Zoning Ordinance.

34.11 Permitting Requirements

1. All uses listed as being allowed by right with Site Plan Review shall obtain Site Plan Review from the City Council in accordance with the requirements of this Section. Site Plan Review approval shall require a majority affirmative vote of the City Council.

2. All uses listed as being allowed by Special Permit with Site Plan Review shall be obtained from the City Council in accordance with the requirements of this Section. In cases where both a Special Permit and Site Plan Review are required, the applications shall be processed concurrently. Approval of a Special Permit with Site Plan Review shall require a two-thirds vote of the City Council.

City of Woburn
Planning Board

City Hall, 10 Common Street
Woburn, MA 01801

John M. Cashell
Planning Director

Karen Smith
Assistant Planner

Phone: 781-897-5817

City of Woburn, MA
Notice of Public Hearing

Notice is hereby given that under the provisions of the Woburn Zoning Ordinances and M.G.L. Chapter 40A, Section 5 the Woburn Planning Board will hold a **Public Hearing** on **Tuesday, January 14, 2025 at 7:00 p.m.** in the City Council Chambers, City Hall, Woburn, Massachusetts, on a petition by Guastavino Realty LLC, the owner of 660 Main St., Woburn, MA, as well as the owners of the parcels listed below that are included in this re-zoning petition, which calls to **amend the 1985 Zoning Ordinances, as amended, by (a) adopting a new zoning overlay district, Section 35, entitled: Central Square Overlay District (CSOD);**

As shown on the City's Assessors Map, the parcels included in this re-zoning petition: 654 Main St., Map, Block and Lot 36-09-31, 658 Main St. 36-03-01, 662 Main St. 36-03-02, 664 Main St. 36-03-03, 668 Main St, 36-03-04, 670 Main St. 36-03-05, 2 Lowell St, 36-03-06, 4 Lowell St, 36-03-07, 10 Lowell St., 36-03-08, 12 Lowell St., 35-11-06, 14, Lowell St, 35-11-07, 16 Lowell St., 35-11-08 & 660 Main St., 35-11-05.

As described in the subject petition, the purpose of the CSOD is to encourage the redevelopment of underutilized properties. This CSOD shall require that all new uses allowed in said overlay district shall be approved by a majority affirmative vote of the City Council, via a Special Permit, Site Plan or both.

A copy of the above-cited petition, in its entirety, including a Map showing all of the aforementioned parcels, is on file at the City Clerk's Office and the Office of the Planning Board, City Hall, Woburn, Massachusetts. Any persons interested may review said petition during normal City Hall business hours and appear at the public hearing. If special services, assistance or accommodations are required to participate in this meeting, please contact the Planning Board Office within sufficient time prior to the scheduled meeting date.

Robert Doherty, Chair

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