CITY OF WOBURN
OCTOBER 7, 2025 – 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL

Roll Call

Campbell	Mercer-Bruen
Demers	Pappalardo
DiMambro	Toro
Ferullo	Viola

Dillon

VOTED to dispense with the reading of the previous meeting's Journal and to APPROVE, all in favor, 9-0.

MAYOR'S COMMUNICATIONS: None.

NEW PETITIONS:

On the petition by North Suburban YMCA for special event permit for Annual 5K Road Race at Horn Pond and area streets on November 2, 2025. Motion made and 2nd that the SPECIAL EVENT PERMIT BE GRANTED, all in favor, 9-0.

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On the petitions for 2026 renewal of Second Class Motor Vehicles Sales Licenses by the following: ACT Leasing Inc., 215 Salem Street; Thomas Keane dba Woburn Classic Auto Sales, 13 Fowle Street; Capelo's Auto Service, Inc. dba Capelo's Auto Sales, 22 Winn Street; Kenneth L. O'Connor dba City Line Motors, 30 Rear Torrice Drive; McSheffrey Auto Sales, Inc., 878 Main Street; and Anchor Auto Sales, Inc., 3 Breed Avenue. Motion made and 2nd that the MATTER BE REFERRED TO THE COMMITTEE ON PUBLIC SAFETY AND LICENSE, all in favor, 9-0.

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On the petition by Boston Gas Company d/b/a National Grid for a grant of location to install approximately 420 feet of replacement gas main with plastic gas main between 299-315 Mishawum Road. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 9-0.

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On the petition by Anand Patel, 110 Hartwell Avenue, Suite 300, Lexington, Massachusetts 02421, for minor modification to previously issued special permit dated August 29, 2025 to update scrivener's error in Condition No. 11 from "216 New Boston Street" to "112 Commerce Way" at 112 Commerce Way, a communication dated September 18, 2025 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 regarding "Landowner's Decision and Notice of Special Permit granted to Anand Patel and IT 112 Commerce Way LLC dated August 29, 2025 (the 'Decision')". Motion made and 2nd that all communications be received and made part of the permanent record, all in favor, 9-0. Motion made and 2nd that the MINOR MODIFICATION BE GRANTED, all in favor, 9-0.

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On the petition by Mad Matt's Pizza and Roast Beef, Inc., 878 Main Street, Woburn, Massachusetts 01801, for minor modification to special permit last modified on May 12, 2023, by allowing for the change of petitioner from Flip the Bird LLC to Mad Matt's Pizza and Roast Beef, Inc., at 880 Main Street, a communication dated September 30, 2025 was received from Nicholas Houvardas, Mad Matt's Pizza and Roast Beef, Inc. regarding "Request for Minor Modification to Special Permit – Nick's Pizza 878 Main Street, Woburn, MA". Motion made and 2nd that all communications be received and made part of the permanent record, all in favor, 9-0. Motion made and 2nd to suspend the rules to allow the petitioner to speak on the matter, all in favor, 9-0. Appearing for the petitioner, Nicholas Houvardas stated he would like to change Flip the Bird to a pizza and roast beef shop. Mr. Houvardas stated he has another restaurant in Burlington and that all he is doing is adding a pizza oven. Mr. Houvardas stated there will be no remodeling or construction. Upon inquiry from Councilor DiMambro, Mr. Houvardas stated he was fine with the hours of operation being limited to 10:00 a.m. to 10:00 p.m. seven days a week. Councilor DiMambro stated he would like similar conditions to that of other establishments about rodent control and using anticoagulants. Councilor DiMambro stated if he has any questions he should contact James Joyce of the Conservation Commission. Councilor DiMambro stated he would also like a condition related to keeping the trash receptacles nice and neat. Motion made and 2nd to return to the regular order of business, all in favor, 9-0. Motion made and 2nd that the MINOR MODIFICATION BE GRANTED, with the following conditions: 1. Hours of operation will be 10:00 a.m. to 10:00 p.m. seven days a week; 2. Proper rodent control will be provided by a rodent control service using first-generation anticoagulant rodenticide; and 3. The petitioner is responsible to keep any trash receptacles located outside nice, neat, and orderly, all in favor, 9-0.

PUBLIC HEARINGS:

On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 16 feet of conduit in Washington Street for service to 425

Washington Street. PUBLIC HEARING OPENED: A communication dated September 26, 2025, was received from John F. Duran III, P.E., Superintendent, Woburn Public Works, as follows:

Subject: NStar Electric Company d/b/a Eversource Energy- 425 Washington Street

Pursuant to NSTAR d/b/a Eversource's request to install conduits to the existing pole on Washington Street, I offer the following recommendation based upon my review of the plan provided by Eversource. Installation of the conduits will cross the existing sidewalk but should not interfere with any City of Woburn utilities. These should be cleared by Digsafe and Woburn. I recommend that there should be a minimum of 5 feet of bituminous sidewalk restored upon each side of the disturbed sidewalk area and that it be fully ADA compliant. The existing property should be restored to match pre-existing conditions

A permit must also be obtained from the DPW prior to the excavation for the proposed conduits.

Please feel free to call me with any questions or concerns on this matter.

Further, a communication dated October 7, 2025, was received from Jacqueline Duffy, Right of Way Agent, Eversource, 101 Linwood Street, Somerville, Massachusetts 02143, as follows:

Re: 425 Washington Street, Woburn
W. O. 13510769

Dear Members of the Council:

NSTAR Electric Company d/b/a Eversource Energy respectfully requests to withdraws its Utility Petition for the following location:

425 Washington Street, Woburn

If I can be of any further assistance, please contact me at (617) 624-3204.

Very truly yours, s/Jacqueline Duffy, Right of Way Agent

Motion made and 2nd that all communications be received and made part of the permanent record, all in favor, 9-0. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CLOSED, all in favor, 9-0. Motion made and 2nd that the LEAVE TO WITHDRAW WITHOUT PREJUDICE BE GRANTED, all in favor, 9-0.

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On the petition by Anthony Mirogiannis, 8 Morrow Drive, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 15 for an addition to a single-family structure creating over 2,500 sq. ft. of impervious area in the Groundwater Protection District, at 8 Morrow Drive. PUBLIC HEARING OPENED: A communication dated September 5, 2025, was received from Thomas C. Quinn, Jr., Building Commissioner, as follows:

Regarding the above addressed I have reviewed the special permit application and plans provided. I have no comments regarding this request.

Further, a communication dated September 24, 2025, was received from John M. Cashell, Planning Director, as follows:

RE: SPECIAL PERMIT PETITION TO ADD A 3-CAR ATTACHED GARAGE, MASTER SUITE ABOVE AND A KITCHEN REPLACING A 3 SEASON ROOM ONTO A SINGLE-FAMILY DWELLING AT 8 MORROW DRIVE.

Dear President Dillon and Members of the Council:

The Planning Department has reviewed the above-referenced Petition, which seeks a Special Permit pursuant to Section 15 – Ground Water Protection District (GWPD)- of the Woburn Zoning Ordinance (WZO) to allow adding a 3-car attached garage, master suite above and a kitchen replacing a 3-season room to an existing single-family dwelling at 8 Morrow Drive. A Special Permit is required for said expansion features of the existing dwelling because the percent of impervious surface exceeds that allowed in the GWPD for the subject lot size. Note: because the applicant plans to reduce the wetland impact concerning said expansion features, to include replacing the concrete patio surrounding the inground pool with permeable pavers, as well as install a rechargeable water solution to address the allowed maximum building ground coverage the Planning Dept. has no concerns with the issuance of the requested Special Permit.

Please feel free to contact me if you have any questions about this communication.

Respectfully Submitted, s/John Cashell, Planning Director.

Motion made and 2nd that all communications be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner, Anthony Mirogiannis, 8 Morrow Drive, stated he has a split-level house and would like to add a garage with a master bedroom over it, as well as fix the three-season porch that is rotting. Mr. Mirogiannis stated he intends to push out the bottom to extend the kitchen. Mr. Mirogiannis stated he will be moving the driveway to the garage. Mr. Mirogiannis stated his current house is already over what is allowed in the Groundwater Protection district area, and he is now putting in a groundwater system to bring them under compliance. President Dillon, Ward Councilor, stated the Building Commissioner had no issues and the Planning Director has no issues with the project. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd to make the following

finding under Section 15(7)(C) that the petition: 1. In no way, during construction or thereafter, adversely affects the existing or potential quality or quantity of water that is available in the Groundwater Protection District; and 2. It is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation and other water-related natural characteristics of the site to be developed, all in favor, 9-0. Motion made and 2nd that the PUBLIC HEARING BE CLOSED, all in favor, 9-0. Motion made and 2nd that the SPECIAL PERMIT BE GRANTED WITH THE TWO FINDINGS, all in favor, 9-0.

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On the petition by Presidential Ventures, LLC, 275 Mishawum Road, 4th Floor, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(30b) for a subdivision of the property into two parcels and a construction of a new two-story building with a footprint of 10,000 sq. feet and the removal of 88 parking spaces, at 8 Presidential Way. PUBLIC HEARING OPENED: A communication dated September 25, 2025, was received from Thomas C. Quinn, Jr., Building Commissioner, regarding "8 Presidential Way Special Permit Petition". Further, a communication dated October 1, 2025, was received from John M. Cashell, Planning Director, as follows:

RE: SPECIAL PERMIT PETITION FOR A 20,000 SF OFFICE BUILDING ON LOT A, A LOT SEPARATE FROM LOT B, BOTH LOTS LOCATED AT 8 PRESIDENTIAL WAY.

Dear President Dillon and Members of the City Council:

The Planning Department has reviewed the above-referenced Special Permit Petition, pursuant to Section 5.1.30b, Office Bldg. over 15,000 sf GFA of the Woburn Zoning Ordinance, which entails the following described project: the division of 8 Presidential Way into 2 lots, Lots A & B, via an ANR Plan endorsed by the Planning Board in August 2025. Lot A, as shown on the Site Plan-of-Record (cited-below), consists of 217,198 sf (4.99 acres) and has 189.4 ft. of frontage on Presidential Way, and Lot B consists of 383,723 sf (8.81 acres), and has 372.5 ft. of frontage, also on Presidential Way.

The Site Plan-of-Record (hereinafter referred to as the Plan) is entitled: Site Development Plans for Proposed Office Building 8 Presidential Way, Woburn, MA, prepared by Allen & Major Associates, Inc. 100 Commerce Way, Suite 5, Woburn, MA. Number of Plan Sheets: 15, enumerated as follows: V-101 - Existing Conditions Plan (dated 05-05-20), C-001 C-002 - Abbreviation & Notes, C-101- Site Preparation Plan, C-102 – Layout & Materials Plan, C-103 – Grading & Drainage Plan, C-104 – Utilities Plan, C-105 – Lighting Plan, C-501 thru 505, Details, L-101 Landscaping Plan and L-501 – Landscaping Details, Note: except for the above-cited Existing Conditions Plan, dated 05-05-20, all of the aforementioned plan sheets are dated 08-14-2025, with no revision date(s).

Findings Pertaining to this Application:

As longstanding members of the Council may recall, in July 2020, the City Council approved a 60,000 sf (4-story) office building on the same above-described Lot A. The City Council's recorded Approval Decision for said building is attached, herewith, as Exhibit "A", which includes, but not limited to, all of the conditions of approval for the subject office building, which was not built and the Special Permit for same lapsed. Findings pertinent to the proposed new 20,000 sf office building are as follows. Note: these findings also take into consideration the existing 104,160 sf commercial building located on said Lot B, and its associated parking, stormwater management features and open space conditions, as shown on the Plan, and as further cited in the below application materials and documents:
This application includes the following described materials/documents:

1. The Development Impact Statement, prepared by Allen & Major Associates, Inc., dated 8-14-2025. This document clearly and concisely describes the development in its entirety, including: citation of the permits required, stormwater mgt. improvements, parking space reduction (from 610 overall to 522 for both Lots A & B), exterior lighting and landscaping improvements, as well as all ancillary site improvements, utility tie-in costs, and noteworthy utility easement issues, etc.

2. The Drainage Report, prepared by Allen & Major, Associates, Inc., dated 8-14-25. This document describes, in detail, the stormwater mgt. enhancements to the property, i.e., as part of the proposed new office building, as well as the reduction in existing pavement surfaces and enhanced landscaping. For example, the existing surface stormwater basin capacity will be reduced, and replaced with a subsurface/sub-parking lot stormwater catchment/treatment system. Also, reduced pavement surfaces will be replaced with landscaping.

3. The Notice of Intent (NOI), prepared by Allen & Major, dated 8-14-25. This document describes the minor on and offsite bordering vegetated wetlands (BVW), as these wetlands pertain to existing parking surface reduction efforts that will be associated with this project.

4. The project site is located in the IP-2 Industrial Park II District, and the proposed development meets dimensional requirements, including: setbacks, building height, and FAR.

5. Pedestrian safety and ADA accessibility require improvements, including additional crosswalks and accessible walkways.

6. Stormwater detention and infiltration systems should be reviewed by the City Engineer to ensure compliance with MassDEP Stormwater Handbook standards and local regulations.

7. Existing utility and easement restrictions must be verified to confirm no conflicts with circulation, parking, or site use.

8. Sustainability measures, including EV charging stations, bicycle facilities, and solar readiness, should be incorporated into the project.

Conditions of Approval the City Council may want to consider for this application:

1. Revise Parking Plan – The Council may find that further reduction in the number of provided parking spaces, i.e., beyond the proposed 88 space reduction, is in order for this project. In turn, further reduction in parking can provide increased landscaping and/or stormwater treatment areas, subject to the City Engineer's review and approval.

2. ADA Compliance Certification – Applicant should submit documentation confirming all ADA spaces, signage, and routes meet federal and state accessibility standards.

3. Stormwater Management – Applicant should submit detailed hydrologic calculations and a full Operation & Maintenance plan for the City Engineer's review and approval prior to applying for a Building Permit.

4. Utility Coordination – Applicant should provide written confirmation from utility providers that existing easements do not conflict with site layout.

5. Sustainability Enhancements – Applicant should provide a minimum number of EV charging stations, bicycle racks, and a solar readiness evaluation prior to issuance of an occupancy permit.

6. Construction Oversight – Applicant shall submit a construction phasing/sequencing plan including erosion and sedimentation controls for review by the City Engineer.

7. As-Built Plans – Prior to applying for a Certificate of Occupancy, stamped as-built plans prepared by the project engineer, be submitted to the SPGA for review and approval by the City Eng.

8. Any conditions of the 2020 Decision of Approval that may apply to this present application. Please refer to Exhibit "A" attached, herewith.

Respectfully Submitted, s/John Cashell, Planning Director.

Motion made and 2nd that all communications be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner, Attorney James Mawn, 275 Mishawum Road, stated the City Council had previously voted to approve a 60,000 sq. ft. addition to the building. Attorney Mawn stated that after the approval the tenant did not want to move forward with the building, and they now have a tenant that would like to move forward with a much smaller foot print of 20,000 sq. ft. Attorney Mawn stated that the building complies with all zoning and that he has Brian Jones, the project engineer, to provide information. Brian Jones, PE, Senior Project Manager at Allen & Major Associates, Inc., stated the building is 20,000 sq. ft. on a 10,000 sq. ft. footprint and the bottom of the page is Presidential Way and the addition is on the right. Mr. Jones stated that Wilmington is the property to the north and the property contains electrical easements from Boston Edison. Mr. Jones stated they are reconstructing the existing parking lot with a retention system underneath the parking. Mr. Jones stated that the existing parking consists of 644 spaces and there will now be 522 with 122 less parking spaces due to the smaller project. Mr. Jones

stated they have pulled back the project from the wetlands and the project will have less impact than the prior approved project. Councilor Mercer-Bruen stated this is less impactful than the one that passed a few ears ago and she would like the petition to move tonight. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CLOSED, all in favor, 9-0. Motion made and 2nd that the SPECIAL PERMIT BE GRANTED with the eight conditions as outlined in the Planning Director's communication as follows: 1. Revise Parking Plan – The Council may find that further reduction in the number of provided parking spaces, i.e., beyond the proposed 88 space reduction, is in order for this project. In turn, further reduction in parking can provide increased landscaping and/or stormwater treatment areas, subject to the City Engineer's review and approval; 2. ADA Compliance Certification – Applicant should submit documentation confirming all ADA spaces, signage, and routes meet federal and state accessibility standards; 3. Stormwater Management – Applicant should submit detailed hydrologic calculations and a full Operation & Maintenance plan for the City Engineer's review and approval prior to applying for a Building Permit; 4. Utility Coordination – Applicant should provide written confirmation from utility providers that existing easements do not conflict with site layout; 5. Sustainability Enhancements – Applicant should provide a minimum number of EV charging stations, bicycle racks, and a solar readiness evaluation prior to issuance of an occupancy permit; 6. Construction Oversight – Applicant shall submit a construction phasing/sequencing plan including erosion and sedimentation controls for review by the City Engineer; 7. As-Built Plans – Prior to applying for a Certificate of Occupancy, stamped as-built plans prepared by the project engineer, be submitted to the SPGA for review and approval by the City Eng.; and 8. Any conditions of the 2020 Decision of Approval that may apply to this present application. Please refer to Exhibit "A" attached, herewith, all in favor, 9-0.

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On the petition by MHP Realty, LLC , 200 West Cummings Park, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69), Section 7.3, and Section 9.5 to construct a 7,200 sq. ft. single story building addition within the flood plain, at 10 Commerce Way. PUBLIC HEARING OPENED: A communication dated September 29, 2025, was received from Michael A. Aveni, Principal Architect, Cummings Properties, 200 West Cummings Park, Woburn, Massachusetts 01801-6396, regarding "Special Permit application 10 Commerce Way". Further, a communication dated October 2, 2025, was received from John M. Cashell, Planning Director, as follows:

RE: SPECIAL PERMIT PETITION PER SECT. 5.1.69 – EXTENSION OR ALTERATION OF A NON-CONFORMING USE & SECT. 9.5 MODIFICATION IN FLOODPLAIN OF THE WOBURN ZONING ORDINANCE (WZO); PETITION SPECIFICALLY CALLS FOR A 7,100 SF MEDICAL OFFICE ADDITION TO THE EXISTING MEDICAL OFFICE BUILDING AT 10 COMMERCE WAY.

Dear President Dillon and Members of the City Council:

The Planning Department has reviewed the above-referenced Special Permit Petition, pursuant to Section 5.1.69 – Extension or Alteration of a Non-Conforming Use & Sect. 9.5 Modification in Floodplain OF THE wzo; petition specifically calls for a 7,100 sf medical office addition to the existing medical office building at 10 Commerce Way.

The Site Plan-of-Record (hereinafter referred to as the Plan) is entitled: Plans to Accompany Special Permit Application, 10 Commerce Way, Woburn, MA, prepared by Cummings Properties, 200 West Cummings Park, Woburn, MA. Number of Plan Sheets: 7, enumerated as follows: EC-1 - Existing Conditions Site Layout Plan, EC-1.1 - Existing Conditions Site Layout Plan, PC-1 Proposed Site Layout Plan, PC-1.1 – Proposed Site Layout Plan, C-1-Proposed Conditions @ Work Area, A-1.0 Schematic Floor Plan and Exterior Rendering, and A-2.0 Exterior Renderings; all sheets dated 9-8-2025.

Review Findings for this Petition:

1. Proposed Development: The project involves a building addition to Winchester Hospital at 10 Commerce Way, Woburn, MA. The addition is approximately 7,120 square feet, increasing the gross floor area to 202,940 square feet across the site.
2. Zoning Compliance:
    - The site is located in the Industrial Park (I-P) zoning district.
    - The proposed development complies with zoning requirements for lot area, setbacks, building height, and floor area ratio (FAR).
    - Landscaped open space exceeds the minimum requirement (29.25% proposed vs. 30% required).
3. Floodplain and Environmental Considerations:
    - The site is partially within the 100-year floodplain (elevation 54.3 per FEMA study).
    - A floodplain alteration of 147 square feet is proposed, with no loss of flood storage due to the project.
    - The project respects the 25-foot No Disturb Zone (NDZ), 100-foot buffer zone, and 200-foot riverfront zone.
4. Parking and Accessibility:
    - The total parking spaces will increase to 594, which meets the anticipated demand for existing and future users.
    - Accessible parking spaces comply with 521 CMR Section 23.2.1.
5. Lighting and Utilities:
    - Proposed lighting includes wall-mounted, pole-mounted, and roof-mounted downlights.
    - A subsurface infiltration system is planned to manage stormwater.
6. Snow Storage: Snow storage is designated in landscape islands and paved areas away from buildings and resource areas.
7. Architectural Design: The addition will match the existing building's design, using horizontal wood grain metal panels and composite metal panels.
8. Plan Accuracy Disclaimer: The CAD drawings are not as-built and may be subject to undetectable alterations.

Suggested Conditions of Approval:

1. Floodplain Compliance: Ensure that the floodplain alteration does not result in any loss of flood storage, as stated in the plans. Submit post-construction verification of flood storage capacity.
2. Stormwater Management: Prior to applying for a Building Permit require final approval of the subsurface infiltration system design by the City Engineer to ensure compliance with local and state stormwater regulations.
3. Lighting Plan: Confirm that proposed lighting fixtures comply with local ordinances to prevent light spillage onto adjacent properties.
4. Snow Storage: Ensure snow storage areas are maintained as designated and do not encroach on resource areas.
5. Landscaping: Require a final landscaping plan to confirm compliance with the 5% parking facility interior landscaping requirement.
6. Construction Management: Submit a construction management plan detailing erosion control measures, staging areas, and mitigation of impacts on adjacent properties.
7. Environmental Protection: Implement measures to protect the 25-foot No Disturb Zone, 100-foot buffer zone, and 200-foot riverfront zone during construction.
8. Parking and Accessibility: Verify that accessible parking spaces meet ADA and 521 CMR standards post-construction.
9. Architectural Consistency: Ensure the building addition matches the materials and design of the existing structure as proposed.
10. Plan Accuracy: Prior to Occupancy require submission of as-built plans to verify compliance with approved site plans.
11. Ongoing Maintenance: Establish a maintenance plan for the stormwater system, landscaping, and snow storage areas to ensure long-term compliance.
12. Permits and Approvals: Prior to issuance of a Building Permit the Applicant obtain all necessary local, state, and federal permits prior to construction.

If members of the City Council have any questions or concerns regarding the above recommendation, please feel free to contact me.

Respectfully Submitted, s/John Cashell, Planning Director.

Further, the following documents were received from Michael A. Aveni, Principal Architect, Cummings Properties, 200 West Cummings Park, Woburn, Massachusetts 01801-6396: "Storm Water Management Report" dated September 8, 2025 and an "Erosion Control Plan" dated September 8, 2025. Motion made and 2nd that all communications be received and made part of the permanent record, all in favor, 9-0. Appearing for the petitioner, Michael A. Aveni, Principal Architect, Cummings Properties, 200 West Cummings Park, Woburn, Massachusetts 01801-6396, stated he had Mark Sleger from ALAN Engineering LLC, and Lexi Foley from Cummings Properties with him. Mr. Aveni stated the petition is to a 7,120 sq. ft. addition at 10 Commerce Way for Beth Israel Lahey gastroenterology program to move to keep it with the other business in the building. Mr. Aveni stated he has presented to the Conservation Commission and they voted to close the public hearing with the order of conditions being issued on Friday and that the appeal will expire sometime in October. Mr.

Aveni stated they filed concurrently with both boards, and they were getting input form the MassDEP with the Notice of Intent, so he had to make modifications to the documents including after the Planning Department made its comments. Mr. Aveni stated he also submitted the Stormwater Management Report after the initial submission as well. Mr. Aveni stated he would like to submit a list of current documents with dates for the record. Motion made and 2nd that the document be received and made part of the permanent record, all in favor, 9-0. Mr. Aveni stated the proposed site layout in blue and there near the Aberjona River and they had to updated their math and had to remove a few parking spaces after DEP reviewed so that the charts have all been revised accordingly. Mr. Aveni stated they need two special permits for the 7.3 nonconformity and for the reduction in parking spaces; from 621 to 586, and that they are only required to have 547 spaces based on the uses. Mr. Aveni stated he met with the Building and Engineering Departments. Mr. Aveni stated they engaged Vanasse & Associates for the traffics studies who are the ones that were used for the change of use on Bob's Discount Furniture site to a food market. Mr. Aveni stated the traffic study showed minimum morning and afternoon peak increased as they used the conservative numbers for a medical use, though an office use would be must less. Mr. Aveni stated with the proposed drainage and grading the stormwater management is cleaner from the roof. Mr. Aveni stated the hatched area indicates 174 sq. ft. area in the floodplain based on the latest FEMA maps. Mr. Aveni stated on the supplemental sheet the Conservation Commission required the changes with the straw along the area and two catch basin silk sacks. Mr. Aveni stated that the lighting will look like what is done previously on the property with LED wall packs. Councilor Mercer-Bruen stated that anything Cummings Properties touch is good work and that she has some suggestions for conditions and would like to finalize such conditions with one sit-down in committee. Councilor Demers stated he would like a committee meeting and to wait for the conditions from Conservation Commission. Councilor DiMambro stated during construction they need to make it clear it is a construction area and cordon off to make clear there is no parking, especially for the Avalon Apartments. Mr. Aveni stated that as good neighbors they work with Avalon but that they will be staging 20-24 pieces of steel that they will cordon off. Mr. Aveni stated that he will have the order of conditions in hand when they are issued on Friday. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON October 21, 2025 AND THAT THE MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 9-0.

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On the petition by Adriana Rodriguez, 26 Beacon Street No. 29F, Burlington, Massachusetts 01803, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(57a) for the accessory storage or parking of two storage containers, at 494 Main Street. PUBLIC HEARING OPENED: Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: Mike Palmer, owner of 474 to 482 Main Street, formerly known as the Tanner Tavern, stated he is probusiness and that he is not pleased to speak against another business but that having one to two containers located in his registered easement is a critical issue in the parking lot. Mr. Palmer stated the containers are encroaching in his easement. Mr. Palmer stated Pizza Market and Gongcha

have no property down there and it is organized chaos. Mr. Palmer stated he is concerned with the 300 sq. ft. of storage and is concerned for access for fire and life safety to make it to the four residential apartments that he has, plus one above the pizza shop, one above Gongcha, and the two above the convenient store, totaling eight residential units that need to be accessed by life safety apparatus. Mr. Palmer stated that a special permit should not impede or supersede the rights of others to their properties. Mr. Palmer stated it is hindering his tenants, especially one that has a child with additional needs. Mr. Palmer stated he is concerned about what snow storage would look like if the containers are there as winter is coming. Mr. Palmer stated that they have 12 parking spaces, two for the dumpsters and three for the containers with the size of the containers encroaching into the center aisle which will eliminate vehicles from entering and exiting. Mr. Palmer stated this should not be allowed as the space is not realistic. Councilor Demers stated there are significant concerns with the petition but that he wants to support a small business. Councilor Demers stated he would like the Building Commissioner to weigh in on the easement as he would like to know if there are zoning or setback implications with the easement even if the Council decides to approve one container. Motion made and 2nd that a communication be sent to Building Commissioner Quinn for his review of the easement documentation and how it may affect zoning, all in favor, 9-0. Councilor Demers stated it still may be a tight squeeze even with one, but if the Council does not here back from the petitioner that the Council should deny it. Councilor DiMambro stated he would like the Woburn Fire Department to comment on this petition and see if there are any other obstacles behind Manns Court. There was a motion made and 2nd that a communication be sent to the Fire Department requesting to look at the special permit and weigh in on whether fire apparatus can maneuver behind the building. Before the motion was called to a vote, motion made and 2nd to amend the main motion to include a review of the current site conditions, all in favor, 9-0. On the underlying motion as amended, that a communication be sent to the Fire Department requesting to look at the special permit and weigh in on whether fire apparatus can maneuver behind the building with current conditions as well as the proposed conditions, all in favor, 9-0. Councilor Campbell stated she was concerned with the petitioner having to come back again as she has grown out of the area. Councilor Demers stated he does not want to set a precedence on approving containers in the downtown area. Councilor Pappalardo stated it is great that the business is growing but this would be a temporary fix. Councilor Pappalardo stated that if it continues to grow the space is too limited and that he does not want the petitioner to keep coming back. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON October 21, 2025, all in favor, 9-0.

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On the petition by Milton Real Properties of Massachusetts d/b/a Milton Rents, 100 Quarry Drive, Milton, Massachusetts 01757, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(45) for the rental of compact construction equipment, including accessory repair and storage facilities, at 210 New Boston Street. PUBLIC HEARING OPENED: Further, a communication dated September 29, 2025, was received from Attorney Malcolm M. Houck, Attorney at Law, 7 Winn Street, Woburn, Massachusetts 01801, regarding “210 New Boston Street, Pending Special Permit” requesting a continuance of the public hearing. Motion made and 2nd that all communications be received and made

part of the permanent record, all in favor, 9-0. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 9-0. PUBLIC COMMENTS: Upon inquiry from Councilor Demers, City Clerk Higgins stated that the petitioner requested the matter be continued to the October 21, 2025 date. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON October 21, 2025, all in favor, 9-0.

UNFINISHED BUSINESS FROM PREVIOUS MEETINGS: None.

COMMITTEE REPORTS:

PUBLIC SAFETY AND LICENSE:

Petition by Woburn Friends of Hospice/VNA Care for special event permit for a road race and health walk at Horn Pond and area streets on October 5, 2025, waiver of umbrella liability insurance, a committee report was received "ought to pass". Motion made and 2nd that the COMMITTEE REPORT BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: October 9, 2025 s/Michael P. Concannon October 9, 2025

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Petitions for 2026 renewal of Second Class Motor Vehicles Sales Licenses by the following: David Dellarocco dba Woburn Auto Sales, 5 Crescent Avenue, #4; and Robert McSheffrey dba Bob McSheffrey Auto Sales, 880 Main Street, a committee report was received "ought to pass". Motion made and 2nd that the COMMITTEE REPORT BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: October 9, 2025 s/Michael P. Concannon October 9, 2025

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Petition by JMF Auto Performance for a transfer of Second Class Motor Vehicles Sales Licenses from Ollie's Service Center, Inc, at 310 Main Street, a committee report was received "ought to pass". Motion made and 2nd that the COMMITTEE REPORT BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: October 9, 2025 s/Michael P. Concannon October 9, 2025

CITIZEN'S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated October 1, 2025, was received from Thomas C. Quinn, Jr., Building Commissioner as follows:

Re: Woburn Municipal Code Title 15 Article VIII 15-42

Dear Members of the Council:

Regarding the above referenced section of the Woburn Municipal Code, I submit the following quarterly nuisance report for the period of July 1, 2025 through September 30, 2025.

No Nuisance Activity

As always, if you have any questions do not hesitate to contact me.

s/Thomas C. Quinn, Jr., Building Commissioner

Motion made and 2nd that the MATTER BE RECEIVED AND PLACED ON FILE, all in favor, 9-0.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

ORDERED That in accordance with Massachusetts General Laws Chapter 54, as amended, the City Clerk is hereby authorized and directed to notify and to warn such of the inhabitants of the City of Woburn as are qualified to vote in Municipal Elections to assemble at the polling places in their respective wards as designated herein, on TUESDAY, the FOURTH DAY OF NOVEMBER, 2025 from 7:00 a.m. to 8:00 p.m., then and there to cast their votes in the MUNICIPAL ELECTION for the candidates for the following offices:

ENTIRE CITY	MAYOR, COUNCILOR-AT-LARGE, SCHOOL COMMITTEE
EACH WARD	WARD COUNCILOR

Ward-Precinct	Polling Place Location
1-1	Joyce Middle School, 55 Locust Street
1-2	Joyce Middle School, 55 Locust Street
1-2A	Joyce Middle School, 55 Locust Street
2-1	Shamrock Elementary, 60 Green Street
2-2	Shamrock Elementary, 60 Green Street
3-1	Spence Farmstand, 41 Wyman Street
3-2	Spence Farmstand, 41 Wyman Street
4-1	old Wyman Elementary School, 679 Main Street at Eaton Avenue
4-2	White Elementary School, 36 Bow Street
5-1	Goodyear Elementary School, 41 Central Street
5-2	Goodyear Elementary School, 41 Central Street
6-1	Altavesta Elementary School, 980 1/2 Main Street
6-2	Altavesta Elementary School, 980 1/2 Main Street
7-1	Reeves Elementary School, 240 Lexington Street
7-2	Reeves Elementary School, 240 Lexington Street

s/President Jeffrey P. Dillon

Motion made and 2nd that the ORDER BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: October 9, 2025 s/Michael P. Concannon October 9, 2025

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ORDERED That the City Council Regular Meeting scheduled for November 4, 2025 is hereby canceled due to the Municipal Election.

s/President Jeffrey P. Dillon

Motion made and 2nd that the ORDER BE ADOPTED, all in favor, 9-0.

Presented to the Mayor: October 9, 2025 s/Michael P. Concannon October 9, 2025

Motion made and 2nd to ADJOURN, all in favor, 9-0. Meeting adjourned at 7:55 p.m.

A TRUE RECORD ATTEST:

Lindsay E. Higgins
City Clerk and Clerk of the City Council