

**CITY OF WOBURN
MARCH 3, 2026 – 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Amara	Ferullo
Demers	Mercer-Bruen
Dillon	Pappalardo
DiMambro	Viola

Toro

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

MAYOR'S COMMUNICATIONS:

A communication dated February 19, 2026, was received from His Honor the Mayor Michael P. Concannon as follows:

Re: Request for Agenda Time: March 3, 2026 City Council Meeting

President Toro,

I respectfully request time on the March 3, 2026 City Council agenda for the Planning Department and their consultant team to provide an update on the New Boston Street Opportunity Analysis.

The team will present their findings from the New Boston Street Opportunity Analysis, including key data, market insights, and planning considerations identified through the process. They will also outline potential recommendations for the City Council to consider as the City evaluates future planning, zoning, and investment strategies in the area. This update will provide the Council with an opportunity to ask questions, discuss the recommendations, and offer direction on next steps moving forward.

Please let me know if you need any additional information in advance of the meeting.

Thank you for your consideration.

s/ Michael P. Concannon, Mayor, City of Woburn

NEW PETITIONS:

Petition by NHC Realty, Inc. – Cummings Foundation, Inc., 200 West Cummings Park, Woburn, Massachusetts 01810, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69), Section 8.2.5, Section 15, and to amend a previously issued special permit dated February 28, 1990, to expand existing congregate housing by constructing a three-story building adding 26 new units with off-street parking relief in the Groundwater Protection District, at 21 Warren Avenue.

PUBLIC HEARINGS:

On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 58 feet of conduit and one new manhole (MH31874), west of Harlow Court, in Main Street.

On the petition by NSTAR Electric Company d/b/a Eversource Energy for grant of location to install approximately 50 feet of conduit and one new manhole (MH31872), west of Campbell Street, in Main Street.

On the petition by Aaron Banker, 108 Arlington Road, Woburn, Massachusetts 01801, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(56) to build an accessory structure greater than 900 sq. ft. with garage doors more than eight feet in height, at 108 Arlington Road.

20 Franklin Realty Trust, 5 Whitney Street, Saugus, Massachusetts 01906, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69), Section 7.3, and Section 15.7 to raze a preexisting nonconforming three family structure damaged by fire to construct a new three family dwelling in the Groundwater Protection District, at 20 Franklin Street. PUBLIC HEARING OPENED: A communication dated January 30, 2026, was received from Thomas C. Quinn Jr., Building Commissioner, regarding “20 Franklin Street”. Further, a communication dated February 23, 2025, was received from John M. Cashell, Planning Director, as follows:

RE: Petitioner: 20 Franklin Realty Trust
 Property Location: 20 Franklin Street, Woburn, MA 01801

Dear President Toro and Members of the Council:

The Planning Department has reviewed the above-referenced Petition, which seeks a Special Permit pursuant to Sections 5.1 (69), 7.3 and 15.7 of the 1985 Woburn Zoning Ordinance (WZO) as amended.

The Petition calls for razing the existing non-conforming structure, which was recently subject to a fire, and replace said structure with a new 3-family dwelling. The subject property is located in an R-2 Zoning District.

The following documents were included with this petition:

- Plot Plan 20 Franklin St., Woburn, MA, prepared by Paul J. Finocchio, P.L.S., of PJF & Associates, 4 Highland Ave., Wakefield, MA, Dated: January 13, 2026;
- Site Plan, prepared by Engineering Alliance, Inc., 194 Central Street, Saugus, MA, Dated: January 23, 2026, consisting of Sheet C-1; and
- ZBA and City Council Special Council Approval Plans, prepared by Fisher Associates, consisting of Sheet C-1 and Sheets A1-A7.

Pursuant to Section 7.3 of the WZO, as amended, preexisting non-conforming structures can be extended or altered, provided that any "...such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood." The Petition proposes to raze the current structure, which is a 4,047 square three (3) family dwelling, built in the 1880's, and replace it with three (3) new townhouse units.

This Petition also requires the issuance of a second Special Permit by the City Council, per Section 15.7 – The Groundwater Protection District - of the WZO. In this regard the following comments are provided:

This Petition will create 4,184 square feet (23.5%) of impervious lot area, whereas, the Groundwater Protection District allows for a maximum of 15% impervious area for a lot. In order to make the subject property compliant with the WZO, this Petition includes the implementation of a sub-surface infiltration system, which will provide a net impervious area of 844+/- square feet, which complies with the WZO. Based on the implementation of said stormwater infiltration system, the Planning Department has no concerns with the issuance of the Special Permit as it relates to the Groundwater Protection District.

In addition to the above Special Permit aspects of this Petition, it also includes Zoning Board of Appeals (ZBA) relief, as follows: the subject parcel does not have the requisite frontage, i.e., it has 120.06 ft. of frontage, but 125 ft. is required. Further, 15 ft. of rear yard setback is requested by the Petitioner, but a 30 ft. rear building setback is required. In regard to the aforementioned zoning variance matters, the Petitioner went before the ZBA on February 18, 2026, seeking relief of same, and the hearing was continued, date specific, to the ZBA's March 18, 2026 meeting.

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

Respectfully Submitted, s/ John Cashell, Planning Director

WCV – 45 Industrial, LLC, 1 International Place, Boston, Massachusetts 02110, for a special permit under the 1985 Woburn Zoning Ordinances, as amended, Section 5.1(69) for the extension of a preexisting nonconforming loading space fronting a roadway, in violation of Section 8.7.10, to allow for the expansion of the loading door, at 45 Industrial Parkway. PUBLIC HEARING OPENED: A communication dated January 30, 2026, was received from Thomas C. Quinn Jr., Building Commissioner, regarding “45 Industrial Way”. Further, a communication dated February 23, 2026, was received from John M. Cashell, Planning Director, as follows:

RE: Petitioner: WCV – 45 Industrial, LLC
Property Location: 45 Industrial Parkway, Woburn, MA 01801

Dear President Toro and Members of the Council:

The Planning Department has reviewed the above-referenced Petition, which seeks a Special Permit pursuant to Section 5.1 (69) of the 1985 Woburn Zoning Ordinance (WZO), as amended. Specifically, this Petition seeks to modify (enlarge) an existing loading dock door, which happens to front on the Everberg Rd. side of the building. It is this later issue, i.e., a loading dock fronting on the side of an abutting street that causes the need for the Petitioner to seek a Special Permit by the City Council. The actual door enlargement entails the following dimensions: 9 feet high by 10 feet wide to 18.5 feet high by 21 feet wide. The subject property is located in the Industrial Park (I-P) Zoning District.

The following documents were submitted with this Petition:

- Site Plan-of-Record, entitled: *45 Industrial Parkway, Woburn, MA*, prepared by Allen & Major Associates, Inc., 100 Commerce Way, Suite 5, Woburn, MA 01801, dated: April 8, 2025, consisting of Sheet C-100; and
- Permit Documents, prepared by PDA, 15 Huron Drive, Natick, MA, dated: November 6, 2025 (revision date: December 23, 2026, consisting of Sheet A000, Sheet A112, Sheet S101, and Sheet S401

The Planning Department recommends granting the Special Permit, as the Department is unaware of any past or present complaints and/or issues concerning the location of the subject loading dock, and because the distance of the modified loading dock door is setback over 260 feet from Everberg Rd., it is not anticipated that said modification will pose an adversity to passersby on Everberg Rd. nor to abutting businesses; further, the granting of this Special Permit will help ensure the Petitioner can continue operating his business in Woburn.

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

Respectfully Submitted, s/ John M. Cashell, Planning Director

On the petition by Pulte Homes of New England, LLC, by its Attorneys, Rubin and Rudman LLP, 500 Unicorn Park Drive, Woburn, Massachusetts 01801, to amend the 1985 Woburn Zoning Ordinances, as amended, by amending Section 28 Technology and Business Mixed Use Overlay District (TBOD) to the Technology and Business/Residential Mixed Use Overlay District (TBROD), and by City Council issuance of a special permit the following described residential use may be applied for within said overlay district: Age Restricted Homeownership Units not to exceed 504 units, subject to the following occupancy restriction: all units must be occupied by individuals or families in which at least one household member is 55 years of age or older and in which no resident is 18 years of age or younger, and make associated changes. PUBLIC HEARING OPENED: A communication dated February 11, 2026, was received from John M. Cashell, Planning Director, as follows:

RE: PLANNING BOARD RECOMMENDATION ON THE PROPOSED
AMENDMENT LANGUAGE TO SECTION 28 – TECHNOLOGY BUSINESS
OVERLAY DISTRICT (TBOD) OF THE WOBURN ZONING ORDINANCES, AS
AMENDED

Dear President Toro and Members of the Council:

After conducting the public hearing on the above-cited Section 28 TBOD zoning amendment, comprised of two separate Planning Board meetings, i.e. 13 JAN 26 & 10 FEB 26, and after deliberating on the pluses and minuses concerning this amendment, the Planning Board voted unanimously (5 yeas, 0 nays and 2 absent) to forward the following recommendation to the City Council:

To forward a favorable recommendation to the City Council on the proposed amendment language to Section 28 – Technology and Business Mixed Use Overlay District (TBOD) to Technology and Business/Residential Mixed Use Overlay District (TBROD), and for the amendment language to be comprised, as written and presented to the Planning Board at its 10 February 2026 meeting, with the following exception:

That proposed Section 28.6.2.3., be amended to read:

“Section 28.6.2.3 - In addition to the residential units allowed in Section 28.6.2.2 above, Age Restricted Home Ownership Units shall not exceed 504 units, subject to the following occupancy Restriction: All units must be occupied by individuals or families in which at least one household member is Fifty-Five (55) years of age or older; for all market rate units no resident (as opposed to visitor) shall be 18 years of age or younger and that up to 10% of the Age Restricted Home Ownership Units (50 units) must be affordable as defined by M.G.L. Chapter 40B Section 20; further, to the extent permitted by EOHLIC, that up to 70% of the affordable units (35 units) be provided local preference as per EOHLIC’s local preference program which includes eligible Woburn residents. In

addition to the aforementioned provisions of this section, certificates of occupancy for all market-rate residential units in a building must be obtained proportionately with certificates of occupancy for any affordable residential units in said building.”

In regard to taking the above action, the Planning Board considered the following findings:

- i. The proposed zoning amendment reflects the fact that the economy of New England, if not the entire country, has dramatically changed since 2018, i.e., a time not so long ago when life-science/bio-medical/mixed commercial uses were in high demand in this region, and when the subject 33-acre vacant building site at The Vale was approved by the City Council for over one million square feet of said uses. Whereas today, in contrast, the demand for said commercial uses has significantly dissipated, and has been replaced by a high demand for housing, especially affordable housing.

Note: in regard to the above particular finding there are numerous examples of existing office buildings throughout Massachusetts, and in particular along the Rte. 128 Corridor, that have recently been razed or rehabbed into multi-family residential complexes. For example, in the 16 February 2026 edition of the Banker & Tradesman there’s a feature article, entitled: Housing Starts to Fill Up Office Parks – Developers Tout Tax Benefits of Multifamily Pivot; this article highlights the present plight and seriousness of the present downturned office and commercial markets in our region, replaced by said high demand for multifamily developments, such as Pulte’s present Del Webb zoning proposal.

- ii. The proposed Del Webb age-restricted housing complex, proposed in compliance with up to 10% 40B affordability, is conducive with the existing residential and mixed uses already developed at The Vale; further, by requiring the 10% affordable housing component concerning this rezoning proposal helps to sustain the city’s 40B compliance, i.e., that at least 10% of the city’s total housing stock is certified by EOHLIC as affordable.
- iii. Property tax revenue produced by the Del Webb development, in combination with the existing and occupied uses, will not be significantly less than what the city would have realized with the approved mixed-use commercial development (in regard to this point, the City Council may want to review with the Petitioner the projected tax revenue difference between the approved uses of the subject undeveloped parcel v. the projected tax revenue of the Del Webb development);
- iv. The proposed zoning amendment, being age-restricted, will create an insignificant (if any) impact on Woburn’s public schools;
- v. As the vehicle trip generation study for the proposed Del Webb development cites, significantly less A.M. & P.M. Peak Hours of traffic will result from said development v. the already approved mixed-use commercial development;

Note: The above traffic aspect of the present petition is noteworthy to point-out, here, for off peak hrs. of travel are the only hrs.in which our roadways have any capacity left resembling a degree of travel convenience.

Therefore, in combination with the above findings, the Planning Board, herein, unanimously supports the proposed amendment language to Section 28, as aforementioned. Please feel free to contact the Planning Department with any questions or concerns Council members may have concerning this recommendation.

Respectfully Submitted, s/ John M. Cashell, Planning Director

Further, a communication dated February 26, 2026 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 500 Unicorn Park Drive, Suite 502, Woburn, Massachusetts 01801 as follows:

Re: Pulte Homes of New England LLC, Proposed Amendment to Section 28 of the 1985 City of Woburn Zoning Ordinances, as Amended

Dear Ms. Higgins

I respectfully request that the City Council public hearing on this matter presently scheduled for March 3, 2026 be continued to the City Council meeting on April 21, 2026. If you need any further information, please contact me. Thank you.

Very truly yours, s/Joseph R. Tarby, III

UNFINISHED BUSINESS FROM PREVIOUS MEETINGS: None.

COMMITTEE REPORTS:

ORDINANCES, CHARTER AND RULES:

On the order amending Title 6 Animal Control, Sections 6-2, 6-4, and 6-7 related to dog violations, penalties, and enforcement., a committee report was received “ought to pass”.

CITIZEN’S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS: None.

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS:

From the Traffic Commission:

ORDERED Be it ordered that Schedule 2 Turning and Moving Restrictions of the 2017 Woburn Traffic Code, as amended, be further amended, by removing the following:

WASHINGTON STREET – Northbound vehicles no right turn at the intersection with Schneider Court between 4:00 p.m. and 6:00 p.m. Monday through Friday.

WASHINGTON STREET – Southbound vehicles no left turn at the intersection with Schneider Court between 4:00 p.m. and 6:00 p.m. Monday through Friday.

ORDERED Be it ordered that Schedule 2 Turning and Moving Restrictions of the 2017 Woburn Traffic Code, as amended, be further amended by adding the following:

HART PLACE – No through traffic northeasterly from the intersection with Kimball Road.

ORDERED That the City Council meet with representatives from the School Committee for a status report on school issues.

s/President Robert F. Toro, Jr.

ORDERED Whereas, the Woburn Memorial High School (“WMHS”) Wrestling Team (the “WMHS Wrestling Team”) had an overall record of 22-5-3 in 2026; and

Whereas, the WMHS Wrestling Team was the 2025 Brendan Grant Memorial Tournament Team Champions, being the first team tournament win in over 10 years; and

Whereas, the WMHS Wrestling Team had 22 Dual Meet wins, setting a new single season wins record in program history previously set at 20 wins in both 2001 and 2025; and

Whereas, the WMHS Wrestling Team were the Middlesex League Liberty Division Champions, for the first time in 25 years; and

Whereas, the WMHS Wrestling Team is led by Senior Captains Thomas Kineavy, Caitlin Castoldi, Maggie Campbell, Aedyn Mennell, and Cole MacPhee, as well as the Head Coach Richie Rodriguez, and Assistant Coaches Nick Camacho and Mike Bentley;

Now, Therefore, Be It Resolved by the City Council of the City of Woburn that the Woburn City Council recognizes the achievements and accomplishments of the WMHS Wrestling Team and extends best wishes in hopes for continued future success.

s/ President Robert F. Toro, Jr., Councilor
Robert J. Ferullo, Jr., Councilor Yano Amara,
Councilor William J. Pappalardo, Councilor
Jeffrey P. Dillon, Councilor Joseph E. Demers,
Councilor Darlene Mercer-Bruen, Councilor
Lou DiMambro, and Councilor Charles Viola.

Motion made and 2nd to ADJOURN.