CITY OF WOBURN
WOBURN CITY COUNCIL
SPECIAL PERMITS COMMITTEE
WOBURN CITY HALL
COMMITTEE ROOM
MONDAY, JUNE 22, 2026 – 6:07 p.m.

Voting members present: Chair Darlene Mercer-Bruen, Councilor Joseph E. Demers, and Councilor Jeffrey P. Dillon, Councilor Lou DiMambro, and Councilor Charles Viola.

Non-voting members present: Councilor Yano Amara, Councilor Robert J. Ferullo, Jr., Councilor William J. Pappalardo, and President Robert F. Toro, Jr.

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Reading and approval of meeting minutes of May 11, 2026: Motion made by Councilor Demers and seconded by Councilor Viola to waive the reading of and approve the minutes of the previous meeting; in favor, 5-0.

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Madison Woburn Holdings LLC request for minor modification to various special permits issued Mixed Use Hotel/Restaurant Decision dated August 11, 2015; special permit issued to Chick-Fil-A issued July 14, 2016 as amended on January 24, 2018, July 19, 2019, October 11, 2018 and May 27, 2021; special permit issued to Pressed Café dated August 15, 2023 and special permit issued to Starbuck's dated March 21, 2024. To replace Site Plan of Record with plan entitled "Woburn Landing, 371 Washington Street, Woburn: Representing the petitioner was Attorney Joseph R. Tarby III, Rubin Rudman, 500 Unicorn Park Drive, Suite 7, Woburn, MA. Attorney Tarby said in the letter he submitted on behalf of his client he noted the last revision date on the proposed plan of record is June 11, 2026. Motion made by Councilor Demers and seconded by Councilor DiMambro to accept and make part of the permanent record a plan of record for Woburn Landing, 371 Washington St., Woburn, MA, from Allen & Major Associates, Inc., with a revision date of June 11, 2026; all in favor, 5-0. Attorney Tarby said back in February 2025 the applicant presented a proposed zoning amendment to Section 6 of the zoning amendments allowing for a floor area ratio of 75 percent and landscaped open space not to be less than 20 percent, similar to what was done for Unicorn Park and Inwood Office Park. He said the reason behind that was the applicant wanted to create a separate lot for the hotel, in case the owners of the hotel want to re-finance or sell the hotel. He said after the City Council approved the zoning amendment the applicant also had to go to the Planning Board for an ANR, then to the Zoning Board of Appeals for relief for the setback requirements on Tower Park Drive and then back to the City Council for an amendment to the site plan. He said the applicant has to take all of these steps to have the plan revised. He said there are no changes proposed to any of the buildings, uses, and parking, and the traffic flow will not be altered. He said the various decisions for the site have been noted in the letter he sent to the council. He said after the last meeting at the request of Chair Mercer-Bruen he reached out to Chick-fil-A. He said

unknown to him Chick-fil-A has retained the services of VAI to look at the traffic on Tower Park Drive, all of the uses that exit onto Tower Park Drive, and the traffic lights at Woburn Toyota and Kohl's. He said VAI will provide a report to Chick-fil-A and then Chick-fil-A will reach out to Chair Mercer-Bruen to figure out what if anything can be done with the lights. He said Tower Park Drive needs to be re-striped. He said one of the property owners not Madison Properties re-striped the road and that created traffic issues. He said he spoke to the head of real estate at Chick-fil-A and they want to put together a meeting with the appropriate city officials and figure out what needs to be done. Chair Mercer-Bruen thanked Attorney Tarby for the synopsis. Councilor DiMambro said he assumes the point of the traffic study is to have the traffic lights start communicating in unison with each other so traffic can flow a little more evenly. He said he assumes that this is due to the heavy queues during the lunchtime period. Chair Mercer-Bruen said the queues are occurring during the lunch and dinner periods. Councilor Dillon said he is glad this was brought to committee. He said it sounds like Chair Mercer-Bruen is a lot more comfortable than she was. Motion made by Councilor Demers and seconded by Councilor DiMambro to suspend the City Council's rules to allow any non-voting member of the council to address the petition; all in favor, 5-0. President Toro asked Chair Mercer-Bruen what the main concern is. Chair Mercer-Bruen said the concerns are the queuing on the site. She said Pressed Café has brought a lot more traffic. She said the City Council needs to make sure everything in that area is absolutely safe. She said her mantra has always been public safety, back when that development was started. She said she thinks most of it has been gotten right. President Toro said he has been going to Pressed Café and some of the other establishments in that area for the past couple of weeks. He said most of the traffic occurs in the morning and at lunch, and there is not as much traffic at dinner time. Chair Mercer-Bruen said the traffic at dinner time is usually going to Chick-fil-A. President Toro said when he goes in the morning and there afternoon there always seem to be plenty of parking spots, but he did acknowledge Washington Street can be difficult in terms of traffic in general. He said what is going on inside of the Woburn Landing area and Chick-fil-A and Pressed Café in particular seems to run pretty smoothly. Chair Mercer-Bruen said Chick-fil-A manages that site very well. She said they have somebody out there at noontime at 6 p.m., literally in the middle of the street, directing traffic. She said they are all living over there together, so this is a community problem and they all pay rent to Madison Properties. She said she thinks having this meeting like they did several years ago will be helpful. Motion by Councilor Dillon and seconded by Councilor Demers that the minor modification "ought to pass;" all in favor, 5-0.

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Motion made by Councilor Demers and seconded by Councilor Viola to adjourn, all in favor, 5-0. Chair Mercer-Bruen adjourned the meeting at 6:17 p.m.

A TRUE RECORD ATTEST:

Gordon Vincent
Clerk of Committees