



City of Woburn, Massachusetts

Planning Board

City Hall, 10 Common Street
Woburn, MA 01801

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Planning Director

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WOBURN, MA 01801 Karen Smith, Planner

*** REVISED ***

MEETING AGENDA

Tuesday, January 8, 2019 Meeting | 7:00 p.m.

Engineering Conference Room, Woburn City Hall, 10 Common Street, Woburn, MA

1. **ROLL CALL** of members
2. **SUBDIVISION APPROVAL NOT REQUIRED PLANS (ANR's)**, if any
3. **PUBLIC HEARINGS:**
 - a. **PUBLIC HEARING ON PROPOSED ZONING TEXT AMENDMENTS** TO AMEND SECTION 5.1 TABLE OF USE REGULATIONS BY (1) RENUMBERING SECTIONS 5.1.80A, 80B AND 80C AS SECTIONS 5.1.81A, 81B AND 81C; AND (2) REVISING NOTE 19 TO READ "19. ALL WIRELESS COMMUNICATIONS LINKS LOCATED ON MUNICIPALLY OWNED PROPERTY AND STRUCTURES, INCLUDING MONOPOLES SHALL REQUIRE A SPECIAL PERMIT "P". ALSO, THE COMMERCIAL USE OF WIRELESS COMMUNICATIONS LINKS IN RESIDENTIALLY ZONED DISTRICTS (R-1, R-2, R-3, R-4 AND S-1) IS PROHIBITED" / Aldermen Anderson and Higgins
 - b. **PUBLIC HEARING ON PROPOSED ZONING TEXT AMENDMENTS** TO (1) REVOKE AND DELETE SECTION 5.8 ENTITLED "INTERIM REGULATIONS FOR MEDICAL MARIJUANA TREATMENT CENTERS" AND (2) RENUMBER SECTION 5.9 ENTITLED "MARIJUANA ESTABLISHMENTS FORBIDDEN" AS SECTION 5.8. / Aldermen Anderson and Higgins
 - c. **PUBLIC HEARING:** PROPOSED MODIFICATION TO THE ALAN R. GERRISH DRIVE (88-92 PEARL ST) DEFINITIVE SUBDIVISION / Cattle Crossing LLC (Developer will be requesting a continuance of the public hearing to February 12, 2019 meeting due to unavailability of engineer.)
4. **DEFINITIVE SUBDIVISIONS**
 - a. **ALAN R. GERRISH DRIVE (88-92 PEARL ST) SUBDIVISION:** Request for acceptance of Access and Easement Documents, O&M Plan, Covenant, Memorandum of Understanding; and HOA Declaration and Bylaws / Cattle Crossing LLC
 - b. **EAST DEXTER AVENUE SUBDIVISION:** Request for acceptance of as-built plan / Seaver Construction, Inc.
 - c. **BAKER WAY SUBDIVISION:** Request to extend expired construction completion date from December 13, 2018 to June 30, 2019 / David Baker

The items listed are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law.

- d. **FAIRWAY DRIVE (COUNTRY CLUB ESTATES):** Request to update Form F (Covenant of Approval Release) to be recorded at Registry of Deeds / Attorney Mark Salvati
 - e. **RUSSO ESTATES:** Expiration of construction completion date on January 30, 2019 / William Scire
 - f. **285 LOCUST STREET:** Request to accept Covenant as surety and endorse Plan of Record / 285 Locust LLC
 - g. **300 MISHAWUM ROAD (WOBURN MALL):** Request to accept Covenant as surety and endorse Plan of Record / Woburn (Edens), LLC
5. **APPROVAL OF MINUTES:** November 27, 2018 Planning Board meeting
6. **ANNUAL ELECTION OF PLANNING BOARD CHAIR AND VICE-CHAIR**
7. **PLANNING BOARD DIRECTOR UPDATE:** (a) Meeting schedule, location and agenda items for next Board meeting on January 22, 2018 and beyond; (b) Time-sensitive matters, if any, such as invitations to conferences/workshops; and (c) If required, general information on other topics such as implementation of the affordable housing production plan and master plan, updates on potential zoning ordinance and subdivision rules and regulations amendments to be discussed at future meeting(s).
8. **OTHER BUSINESS MATTERS THAT MAY LEGALLY COME BEFORE THE BOARD NOT KNOWN AT THE TIME OF POSTING**
9. **ADJOURNMENT**