

# Approved

## PLANNING BOARD SITE VISIT MINUTES

Tuesday, September 24, 2019 | 5:45 p.m.  
Property at 8-10 Green Street, Woburn, MA

In attendance from the Board was Chair Dave Edmonds, Vice-Chair Kevin Donovan, Claudia Bolgen, Bob Doherty, Carolyn Turner, Jim Callahan and Mike Ventresca (arrived at approximately 5:55 p.m.). Also present were Planning Board Director Tina Cassidy.

**PUBLIC HEARING (continued): PROPOSED ZONING TEXT AND MAP AMENDMENTS TO CREATE A "RAILWAY OVERLAY DISTRICT" ("ROD") OVER THE PROPERTIES IN THE S-1 ZONING DISTRICT BETWEEN GREEN STREET AND HIGH STREET THAT ABUT THE ABANDONED BOSTON & MAINE RAILROAD LINE LOCATED ON MAIN STREET, GREEN STREET AND HIGH STREET**

Chair Edmonds called the site visit meeting on the above-referenced zoning change to order, and reopened the public hearing thereon, at approximately 5:50 p.m.

Mr. Hans Strauch of HDS Architecture, the firm hired by the prospective developers (owners of 8-10 Green Street), oriented the audience to the site's boundaries and the locations of the planned building, parking areas and green space.

Edmonds asked the developers' attorney, Joe Tarby, how much land area is included in the proposed overlay district. Tarby estimated six (6) acres. Callahan asked why streets weren't used to define the overlay district's boundaries. He believes that is a better approach than using meandering lot lines.

George Gately, co-owner of the property and one of the prospective developers stated the property is contaminated in some areas and it will need to be remediated.

Members walked to the back of the site and viewed the proposed driveway access to Prospect Street which includes an easement over an abutter's property.

Resident John Holland who owns the house at #51 Prospect Street said he would be thrilled to have the site cleaned up.

Turner asked about the height of the apartment building on the adjacent lot. Gately estimated 40'-42'. Strauch said the overlay proposes a 49' height limit but thinks the building can be constructed with a 45' limit.

A Board member asked if the owners knew what some of the previous uses were on site. Gately stated previous uses included an auto body repair shop, a metal etching shop and a machine shop. He also said all buildings presently on the site would be demolished and some have asbestos.

A Board member asked for a recap of the proposed setback requirements for the new overlay zone. Tarby said the front, side and rear setbacks would all be 25', which is nearly identical to those required by the current zoning district (S-1). The rear setback in the S-1 District is 30', and the

proposed overlay would require less (25') because the applicant is not sure whether the Building Inspector would consider that particular property line to be a side or a rear line.

Participants then walked to Green Street to view the planned driveway location, traffic on Green Street and the adjacent right of way for the former railroad. Bolgen asked about encroachments into the right of way; Cassidy stated that the MBTA has leased some portions of it to abutters, and there are no doubt unauthorized encroachments as well.

The entirety of the site and immediate surroundings having been visited, Edmonds asked members if anyone had any other questions and if not, if one was prepared to make a motion.

Doherty: Motion to recess the public hearing on the proposed Railway Overlay District (ROD) to this evening at 7:00 p.m. at Woburn City Hall. Motion seconded by Callahan, all members in favor (7-0).

The site visit was adjourned at approximately 6:30 p.m.