

APPROVED MEETING MINUTES
Tuesday, May 14, 2019 Meeting | 7:00 p.m.
Council Chambers, Woburn City Hall, 10 Common Street, Woburn, MA

Chair Dave Edmonds called the meeting to order at 7:00 p.m. and asked Planner Karen Smith to call the roll.

Mr. Kevin Donovan, Mr. Bob Doherty, Ms. Claudia Bolgen, Mr. Jim Callahan, Mr. Michael Ventresca, Ms. Carolyn Turner, and Chair Dave Edmonds were present.

City Planner/Grant Writer Dan Orr and Planner Karen Smith were also present and introduced themselves

Chair Edmonds asked to silent all cell phones and also noted the meeting is being recorded.

SUBDIVISION APPROVAL NOT REQUIRED PLAN (ANR) / 205-213 CAMBRIDGE ROAD

Planner/Grant Writer Dan Orr stated the applicant, Church of the Living God, has submitted a lot line adjustment plan for the purpose of modifying the boundary between two existing parcels. Specifically, the plan proposes to reconfigure Parcel A and Parcel B into Lot 1A and Lot 2A. Street frontages, building setbacks, and lot sizes for the reconfigured parcels will meet or exceed the required dimensions for the R-1 zoning district. No zoning non-conformities will occur as a result of this plan and no new building lots will be created.

Orr further stated staff recommends that the Board endorse the plan as one not requiring approval under the Subdivision Control Law.

Motion to accept the plan as one not requiring approval under the Subdivision Control Law made by Bob Doherty;

Seconded by Bolgen;

Motion carried 7-0-0.

PUBLIC HEARING: PROPOSED ZONING TEXT AMENDMENTS to (a) delete Section 19 of the Zoning Ordinances (Traffic); (b) replace the current Section 18 (Development Impact Mitigation) with a new Section 18 (Development Impact Mitigation), and (c) amend references in Sections 20.6 and 23.11 relative to mitigation / Aldermen Anderson, Higgins, Mercer-Bruen and Gately

Orr stated staff has been unable to make contact with one of the sponsoring councilors to come to a conclusion as to what exactly is proposed in this zoning amendment. Planning Director Tina Cassidy met extensively with City Solicitor Ellen Callahan Doucette and two of the sponsoring councilors this past fall and created a draft version of the amendment that needs to be reconciled to this current submission.

Orr further stated the proposed text amendment would eliminate the flat fee of 3% in favor of the developer performing the actual mitigation needed to directly address identified and quantified undue impacts. It also does not completely eliminate the payment in lieu of mitigation as that is something that would be left intact. The amendment does propose to expand the development impact areas such as impacts on utilities, parking and transit, environmental conditions and other public services like schools and trash/recycling. Until now, that was no included so this would be more holistic in that approach.

Orr further stated that staff would recommend deferring action this evening so more work may be done on the outstanding draft.

PUBLIC HEARING

Edmonds opened the Public Hearing by asking if any audience members would like to step forward to speak for or against this matter. No one stepped forward to speak.

Bolgen stated this amendment is a major rewrite that can have far reaching consequences and feels staff is not in a position at this time to advise the Board with any specificity as to how to consider the proposal.

Bolgen made a motion to continue the public hearing until the Board's meeting on June 11, 2019;
Seconded by Doherty;
Motion carried 7-0-0.

PUBLIC HEARING: MODIFICATIONS TO SPECIAL PERMIT/PLAN OF RECORD AND APPROVED SITE PLAN / Applicant Lord Hobo Brewery

Attorney Mark Salvati, 10 Cedar Street, Woburn, appeared with petitioner Lord Hobo Brewing owner, Bryan Palumbo and architect Joe Stromer, of Joe the Architect, Somerville, MA. The current proposal before the Planning Board is to expand the tap room and add an outdoor patio along the front of the building along Draper Street as they have reconfigured the entire parking lot and added enough parking. Salvati noted Lord Hobo is withdrawing their request before the City Council for 23 off-site parking spaces across the street at 8 Draper Street, as the landlord was not inclined to allow for customer parking at that specific site. Salvati further stated the applicant is currently appearing before the City Council for an amendment to their Special Permit as the Council was the authority that originally granted the reduction in parking on the site as allowed under mixed use. Lord Hobo has 116 spaces, which Salvati stated is exactly what Lord Hobo needs with the additional space, as shown on the plan, if the City Council once again grants the reduction in parking. Salvati reminded the Board the reduction in parking was allowed, even though they are considered manufacturing, which requires a certain number of spaces per square foot, the manufacturing portion of the operation is only beer bats that take up a lot of space and sit there unattended. Therefore, the Council saw to view that as basically only warehouse square footage and grant the permit. Salvati acknowledged that after speaking with Planning Director Tina Cassidy it would be best to continue this Public Hearing until the City Council has acted on the petition before them.

Ventresca inquired of the original intent of obtaining additional parking across the street at 8 Draper.

Salvati responded Lord Hobo currently rents the building from Lawless and uses it for storage. The landlord was not happy with the notion of customer parking.

Ventresca further inquired if there were any particular concerns from the landlord.

Salvati responded the landlord was concerned of liability issues regarding patrons.

Callahan inquired about the relocation of the dumpster and if the dumpster was enclosed.

Salvati responded the current location of the dumpster and noted they will be happy to add fencing around it. He also stated the grain trailer will be moving to the side of the building, further away from the residential neighbors, resulting in noise reduction.

Bryan Palumbo, of Lord Hobo Brewery, stated Waste Management removes trash during regular business hours, not in the middle of the night as it previously did.

Edmonds stated he teaches driver's education every Sunday that includes a class of people that have been arrested for drunk driving. Some of these people have killed people, which is concerning. This will be a patio. He inquired, because this has become a different venue that we are used to in the City of Woburn, what the owners are doing to make sure they are not putting people on the road that have consumed too much alcohol.

Palumbo stated all of his bartenders have completed alcohol awareness training and that Lord Hobo retains weekend night security who are well-trained off duty court officers.

Edmonds inquired as to whether or not they are trained in conducting intercept; as in realizing you have someone that is drunk. Palumbo responded that they have a very strict policy of overserving and emphatically said they do not overserve.

Edmonds stated it is very difficult to tell what overserving is as there are so many variables that he will not go in to. Edmonds wants to be sure that the public is safe and state some of the sports franchises in Massachusetts do intercept. They have people that are looking at the people, at the latter part of the process, to decide if they should be driving.

Palumbo stated his bartenders are trained, four managers that are trained, two general managers that are trained, and security that are always watching. He added, in addition to food, they serve beer, not hard alcohol, and they are a tasting room.

PUBLIC HEARING

Edmonds opened the Public Hearing by asking if any audience members would like to step forward to speak for or against this matter. No one stepped forward to speak. Edmonds noted the Board will not be closing the Public Hearing this evening.

Ventresca stated that Lord Hobo is a tasting room, it is geared toward families and has a very different atmosphere than a bar room.

Palumbo stated his staff has over 150 cumulative years of bar management.

Edmonds stated 12,000 people will be arrested in Massachusetts this year for DUI and he does not want to see any spike in this community. Woburn has a very good police force that works very hard to keep us safe and stated that he has to ask this question because he does this for a living.

Turner inquired as to the number of patrons that would occupy the patio.

Salvati and Palumbo responded there will be picnic tables set up on the 15' wide by 90' long patio and Stromer added, based on the square footage, 107 patrons could occupy the patio.

Edmonds inquired if they were increasing the permeable surface.

Stromer replied that patio itself would be permeable.

Edmonds inquired as to the removal of the grass that absorbs water and Stromer responded again that the patio will be permeable.

Ventresca made a motion to continue the matter to the June 11, 2019 meeting.
Seconded by Callahan;
Motion carried 7-0-0.

APPROVAL OF APRIL 23, 2019 MINUTES

Bolgen asked to amend the eighth paragraph on page 5 of the draft minutes to clarify her comment that she was referring to “.... developer building out a ‘paper street’ with a 30’ right of way.”

Motion to approve the minutes of the April 23, 2019 Planning Board meeting as amended made by Bolgen;
Seconded by Ventresca;
Motion carried, 6-0-1 (Doherty abstained).

PLANNING BOARD DIRECTOR UPDATE

Orr stated there are two public hearings scheduled for the next meeting in addition to some subdivision expiration dates that may be requesting an extension.

Orr further mentioned the city has received an update from the Postmaster on the Garvey Road mail delivery issue and it appears the matter has been resolved as they will be receiving direct mail delivery.

ADJOURNMENT

Seeing no further business, Bolgen made a motion to adjourn the meeting at 7:24 p.m.;
Seconded by Doherty;
Motion carried, 7-0-0.

Table of Documents Used and/or Referenced at Meeting

Planning Board staff report May 14, 2019
ANR application for 205-213 Cambridge Rd / Church of the Living God
Public Hearing: Proposed Zoning Amendment Development Impact Mitigation Order
Application from Lord Hobo: Modifications to Special Permit Plan of Record and Approved Site Plan
Planning Department Special Permit Recommendation Letters
Draft Planning Board Meeting Minutes April 23, 2019

Respectfully submitted,

Karen Smith

Karen Smith
Planner