



City of Woburn, Massachusetts

Planning Board

City Hall, 10 Common Street
Woburn, MA 01801

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WOBURN, MA

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AGENDA

Tuesday, January 14, 2020 Meeting | 7:00 p.m.
City Council Chamber, Woburn City Hall, 10 Common Street, Woburn MA

1. **ROLL CALL** of members
2. **SUBDIVISION APPROVAL NOT REQUIRED PLANS (ANR's)**, if any
3. **ZONING AMENDMENT PUBLIC HEARING(S)**:
 - a. **PUBLIC HEARING**: To amend Sections 2 (Definitions) and 23 (Commerce Way Corridor Overlay District [CWCOD]) of the 1985 Woburn Zoning Ordinances by (a) revising the definition of Mixed Use Residential; (b) revising provisions relative to maximum lot coverage, minimum required open space, height, maximum permitted residential density and minimum percentage of required affordable housing; (c) adding and deleting provisions as necessary to prohibit free-standing residential buildings; and (d) deleting the last two sentences in the first paragraph of Section 23.7.7 / Alderman Anderson
 - b. **PUBLIC HEARING**: To amend the 1985 Woburn Zoning Ordinances by proposing to insert a new Section 11.12 ("Modification of Special Permits") for the purposes of (a) defining the terms "minor modification" and "major modification"; and (b) establishing procedures and requirements for review and consideration of modifications and design adjustments / Aldermen Anderson, Mercer-Bruen and Higgins
4. **SUBDIVISIONS**:
 - a. **24 FLAGG STREET SUBDIVISION**: Accept HOA Declaration and Bylaws/Certificate of Manager, Emergency Access Easement and Drainage and Access Easement and establish bond amount / 24 Flagg Street LLC
 - b. **BORSELLI DRIVE II SUBDIVISION**: Establish bond amount and request for extension of the construction completion date / George W. Gately, Jr.
5. **APPROVAL OF MINUTES**: December 10, 2019 regular 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 28, 2020; (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).

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.

8. **OTHER BUSINESS MATTERS THAT MAY LEGALLY COME BEFORE THE BOARD NOT KNOWN AT THE TIME OF POSTING**
9. **ADJOURNMENT**