



# City of Woburn, Massachusetts

## Planning Board

City Hall, 10 Common Street  
Woburn, MA 01804

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Planning Director

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### Agenda

January 24, 2017 Meeting  
MEETING SHALL BEGIN AT 7:00 P.M.  
City Council Chamber  
10 Common Street, Woburn, MA

1. **ROLL CALL** of members
2. **SUBDIVISION APPROVAL NOT REQUIRED PLANS (ANR's)**, if any
3. **ZONING AMENDMENT PUBLIC HEARINGS (7:00 p.m.)**:
  - a. **ZONING TEXT AMENDMENT PUBLIC HEARING (continued): BILLBOARDS AS SPECIAL PERMIT USE (CITY COUNCIL) IN THE MISHAWUM STATION TOD OVERLAY DISTRICT**: Petition to allow billboards in the Mishawum Station Transit Oriented Development Overlay District and to add new definitions of "Billboard", "Electronic Billboard" and complementary sign regulations to the zoning ordinance / NBTC Realty, LLC
  - b. **ZONING MAP AMENDMENT PUBLIC HEARING: REZONING OF TWO PARCELS ON GARFIELD AVENUE FROM THE R-2 AND I-G ZONING DISTRICTS TO THE R-3 ZONING DISTRICT**: Rezoning of lots 69-08-07 and 69-08-08 on Garfield Avenue comprising 2.92 acres / Sports Management Services, Inc. *(Petitioner has filed request for public hearing to be continued to the Board's February 28, 2017 meeting.)*
  - c. **ZONING TEXT AMENDMENT PUBLIC HEARING: BILLBOARDS AS SPECIAL PERMIT USE (CITY COUNCIL) IN THE OP-93 AND I-P2 ZONING DISTRICTS**: Petition to create a new Section 28 in the zoning ordinance entitled "Billboards" and to insert complementary provisions in the sign section of the zoning ordinance/600 MetroNorth Corporate Ctr LLC
4. **SUBDIVISIONS**
  - a. **0 MARCY STREET DEFINITIVE SUBDIVISION PLAN PUBLIC HEARING** / Creation of two (2) lots (one buildable, one non-buildable) with frontage on Marcy, Henshaw and Erie Streets / Commonwealth Realty Foundation LLC
  - b. **855-859 MAIN STREET**: Bond reduction request / Seaver Construction
  - c. **BEAR HILL ESTATES SUBDIVISION**: Execute release of covenant posted in 1986
5. **APPROVAL OF MINUTES**: January 10, 2017 meeting

\* PAGE ONE OF TWO PAGES \*

At the Planning Board's discretion, agenda items may be deleted or discussed in a different order than they appear on this agenda.

**Planning Board Agenda  
January 24, 2017 Meeting  
(continued)**

6. **ANNUAL ELECTION OF PLANNING BOARD CHAIR AND VICE-CHAIR**
7. **PLANNING BOARD DIRECTOR UPDATE:** (a) Agenda items planned or scheduled for February Board meetings; (b) formatting of future board meeting agendas; (c) Update on ZORC legislation; (d) Time-sensitive matters, if any, regarding such as invitations to conferences/workshops; (e) 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**