

Meeting Minutes
February 14, 2017 Planning Board Meeting
7:00 P.M.
City Council Chambers, Woburn City Hall

A blue ink stamp with a checkmark in a square box followed by the word "APPROVED" in a bold, sans-serif font, slanted upwards to the right.

Chair Carolyn Turner called the meeting to order at 7:00 p.m. and asked City Planner/Grant Writer Dan Orr to call the roll.

ROLL CALL OF MEMBERS

Ms. Claudia Bolgen, Mr. Kevin Donovan, Mr. Bob Doherty, Mr. Jim Callahan, Mr. Michael Ventresca, Mr. Dave Edmonds and Chair Carolyn Turner were present. Also present were Planning Director Tina Cassidy and City Planner/Grant Writer Dan Orr.

Chair Carolyn Turner asked if there were ANR plans for this meeting. Director Cassidy stated there were none.

BILLBOARDS AS A CITY COUNCIL SPECIAL PERMIT USE IN IP-2/OP-93 ZONING DISTRICTS ON LOTS THAT ABUT I-93

Chair Carolyn Turner recused herself from this matter and Mr. Michael Ventresca took over the position of Chair pro tem.

PUBLIC HEARING

Planning Director Cassidy stated that the applicant's attorney has requested that this hearing be continued to the Board's February 28th meeting.

Motion to continue the public hearing until the Board's February 28th meeting made by Mr. Dave Edmonds;

Seconded by Mr. Bob Doherty;

Motion carried, 6-0-0, with Chair Carolyn Turner recusing.

Chair Carolyn Turner returned to the meeting and assumed the Chair.

O MARCY STREET DEFINITIVE SUBDIVISION

Planning Director Cassidy stated that at the last meeting the applicant had requested a continuance of this matter to this meeting but the Board has since received a letter from the applicant requesting permission to withdraw the application without prejudice.

PUBLIC HEARING

Chair Carolyn Turner opened the public hearing and asked any members of the audience who would like to step forward to address the Board to please do so at this time.

No members of the audience stepped forward.

Mr. Dave Edmonds inquired as to whether it is appropriate to close the public hearing. Planning Director Cassidy stated that it was appropriate to do so.



Motion to close the public hearing made by Mr. Dave Edmonds;
Seconded by Mr. Bob Doherty;
Motion carried, 7-0-0.

Motion to allow the applicant to withdraw the definitive subdivision plan filing without prejudice made by Mr. Dave Edmonds;
Seconded by Mr. Bob Doherty;
Motion carried, 7-0-0.

REGULATING MARIJUANA RETAIL ESTABLISHMENTS

Alderman Joanne Campbell Ward 1 approached the Board. She was present to speak in favor of the amendment; the intent of the amendment is to prohibit the use of marijuana sales in all zoning districts with the exception of the IP-2 zoning district.

Alderman Campbell said she would like to address a few points raised by the City Solicitor in her memo dated January 12, 2017. With respect to the Solicitor's comments that retail uses are not allowed presently in the IP-2 Zoning District, Alderman Campbell stated that in 1996, the City amended its zoning to permit retail sales in the IP-2 District when it passed an ordinance allowing adult book/video store establishments in this district.

Alderman Campbell further stated that the City also recently voted to permit medical marijuana treatment centers in this zoning district, which covers a significant portion of the City.

Alderman Campbell further stated that she has asked the City Solicitor to review and offer her comments on the proposed legislation, which comments have been provided to the Board in the memo cited previously.

Alderman Campbell stated that with respect to the Solicitor's comment that discouraged the inclusion of definitions of terms not used in the proposed ordinance, she believes, for the sake of clarity, the more information that is provided in the zoning code the better.

Alderman Campbell stated that the language that City Solicitor suggested in her memorandum is identical in style to that suggested by her Order. She believes that this amendment will help to protect the children and residents of the City.

Mr. Dave Edmonds inquired as to whether tattoo parlors would also be permitted within this district; Alderman Campbell responded yes.

Ms. Claudia Bolgen inquired as to whether there are any places in the IP-2 District where a retail marijuana establishment could be located; Alderman Campbell responded that it is a large area and there are a number of lots and buildings where a marijuana retail establishment could locate.

Ms. Claudia Bolgen inquired as to whether there are existing structures in which these facilities could reasonably locate; Alderman Campbell responded that there are areas to build-out based on what the market allows.

Ms. Claudia Bolgen inquired as to the rationale for segmenting marijuana retail/production establishments in one particular area of the City, as opposed to being interspersed with other types

of retail uses, such as alcohol or tobacco. Alderman Campbell responded that the intent of the proposed ordinance is for the purpose of handling marijuana differently.

Mr. Bob Doherty inquired as to how locating marijuana retail/production in one area of the City would be ideal, particularly when this is an area of the City where more economic development is being targeted. Alderman Campbell responded that she is of the opinion that it will generally make the City safer.

Mr. Dave Edmonds stated that based on the restrictions required by the state, such as setback requirements from church or school establishments, it would appear that the IP-2 zone would be the only place where marijuana retail/production would be permitted, anyway.

Planning Director Cassidy stated that based on her experience with the past rezoning to accommodate medical marijuana facilities, she recalls that the IP-2 zone appeared to be the only place where it would have been permitted, given the other siting parameters.

Mr. Dave Edmonds stated that he agreed with Mr. Bob Doherty that it seems that we may be making a place where this is concentrated but which is the same area to which the City is trying to attract other businesses.

Mr. Dave Edmonds inquired as to whether the production of marijuana could also occur within the same premises of the retail sales. Alderman Campbell stated that she believes that production and retail are allowed simultaneously according to the new state law.

Mr. Dave Edmonds stated that these establishments are also cash-based at present, unable to use banks because of Federal government views on marijuana.

Mr. Bob Doherty stated that the proposal to site them in the Commerce Way area may make the City less safe due to the fact that these businesses are cash-based and would be located right next to the major transportation corridor of I-93.

Mr. Dave Edmonds inquired about the introduction of housing into this area and the impact that this would have on the allowance of retail sales of marijuana. Attorney Mark Salvati responded that the underlying zoning would not prohibit marijuana establishments if residential were to be introduced into that area subsequently.

Mr. Michael Ventresca stated that he recognizes that the City is trying to envision this area of the City as something with more robust jobs and residential development, but he also recognizes that this use has to go somewhere.

Planning Director Cassidy stated that marijuana retailers will have to be licensed; they would not necessarily be overlaid or permitted as part of some other, non-marijuana related retail establishment.

Planning Director Cassidy further stated that there also some remaining issues that have to be addressed by the State in terms of zoning guidance; the committee required by the Legislation has yet to be formed.

Chair Carolyn Turner opened this matter for a public hearing and asked any members of the audience who would like to step forward to address the Board to please do so at this time.

PUBLIC HEARING

Tim Swain, 29 Dragon Court, stated to the City that it is sending mixed signals by placing housing as well as marijuana establishments and that more thought should be placed into the zoning changes.

Mr. Michael Ventresca inquired of Mr. Swain whether he is for or against this Petition. Mr. Swain responded that it does not necessarily make sense to confine this to a certain section of Woburn.

Ms. Phyllis Etsell, of Burlington, inquired as to whether retail marijuana sales would be allowed as a primary or accessory use, and is there a limit as to how much could be grown? Planning Director responded that she is not entirely sure whether this use would be permitted as an accessory use outside of the IP-2 use. She would have to confirm that.

Chair Turner asked if there were any other speakers. There were none.

Motion to close the public hearing made by Mr. Dave Edmonds;
Seconded by Mr. Bob Doherty;
Motion carried, 7-0-0.

Planning Director Cassidy stated that she does not support the notion of restricting marijuana retail establishments to the "remote" part of town. Similar to medical marijuana, she supports the idea of permitting them in all retail districts such as the downtown. If the Board is inclined to support the proposed amendment, she recommended it incorporate the suggestions contained in the City Solicitor's memo.

Mr. Michael Ventresca stated that he feels marijuana retail sales should be controlled to some degree. He is inclined to support the proposal, with the tweaks recommended the City Solicitor incorporated.

Mr. Jim Callahan inquired as to whether it may be more appropriate to allow this use by Special Permit on a case-by-case basis; perhaps the matter should be explored further.

Mr. Michael Ventresca inquired as to how the zoning districts would be determined for the Special Permit process.

Mr. Jim Callahan stated that he is in favor of the proposal as it is currently drafted.

Mr. Bob Doherty stated that it seems that it would be beneficial to the City to have some discretion as to where to allow it, but that it should be potentially be allowed in any zoning district.

Mr. Michael Ventresca stated that potential changes are not what is in front of the Board; it seems a special permit approach would be more realistic, if they could fashion a recommendation to the City Council.

Mr. Dave Edmonds inquired as to whether the City might be subject to a lawsuit because of the arbitrary nature of a Special Permitting process, as opposed to confining it specifically to certain areas of the City.

Mr. Jim Callahan stated that he would support the City Council revisit this proposal to make it more sustainable over the long-term.

Mr. Jim Callahan stated that it would be better to address this sooner rather than later so that the City is best prepared to handle an application.

Planning Director Cassidy stated that it will be some time before an application can be submitted; the State committee must be formed and conclude its work to promulgate the required regulations before establishments can open.

Ms. Claudia Bolgen stated that she believes that this zoning proposal is premature. She personally has more questions than answers after hearing this discussion. She does not believe that there is a sense of urgency to act on this, given that no applications are slated to be received for some time.

Motion by Mr. Michael Ventresca to recommend to the City Council that it not adopt the proposal at this time; Seconded by Mr. Jim Callahan;
Motion carried, 7-1-0, with Mr. Dave Edmonds opposed.

ZONING TEXT AMENDMENT TO ALLOW TOWNHOME “STACKED UNITS” & DRIVEWAY WAIVERS

Mr. Michael Ventresca stated that he is recusing himself from discussion of this matter as he owns a property that abuts the property in question.

Attorney Mark Salvati, 10 Cedar Street, representing the Petitioner, approached the Board to provide an overview of the two zoning text amendment proposals.

Attorney Salvati requested permission to provide a prospective site plan handout to the Board relative to what is envisioned for the site should the townhouse rezoning be approved.

Motion by Mr. Dave Edmonds to accept the handout;
Seconded by Mr. Bob Doherty;
Motion carried, 6-0-0.

Attorney Salvati stated that there are two iterations of the plan that have the same number of units and explained the concept of “stacked units” to the Board. The zoning height restriction will not change.

Attorney Salvati further stated that the density of the structures will not necessarily change, but it will reduce the size of some of the units.

Attorney Salvati stated that this concept will increase the amount of open space that is provided as part of the plan. The total number of units proposed is 118; the existing historic farmhouse will be retained.

Mr. Jim Callahan inquired about affordable housing; Attorney Salvati confirmed that 12 units will be set aside as affordable housing as required by the Zoning Ordinance.

Ms. Claudia Bolgen inquired about the comparison of units between two iterations of the plan; how will the number of bedrooms be determined? Mr. Scott Seaver stated that the number of bedrooms proposed with the townhouse development is 245. This is less bedrooms than a single-family development would have on this lot.

Ms. Claudia Bolgen inquired as to what the economic benefit is to the developer in building smaller units. Mr. Scott Seaver stated that the construction cost is slightly decreased and the revenue is decreased, but there is an increase in the "palatability" of the project in terms of a diversity in the marketing of the project and unit types, as well as saving more prime acreage for open space use.

Mr. Scott Seaver stated that there are some misconceptions about what they are trying to do. They are not going to have taller buildings than what the current zoning allows. The project at St. Anthony's would be a good analogue, as there are "stacked flats" that were permitted in that project in addition to traditional townhouse style units.

Ms. Claudia Bolgen inquired as to whether project will be Americans with Disabilities Act (ADA) - compliant; Mr. Scott Seaver confirmed that there are no elevators provided.

Ms. Claudia Bolgen inquired about the abutting development at Shaker Glen and other open space onsite; instead of "dead-ending" the trail into the powerlines where would there be access? Mr. Scott Seaver indicated the proposed access point on the plan.

Chair Carolyn Turner opened this matter for a public hearing and asked any members of the audience who would like to step forward to address the Board to please do so at this time.

PUBLIC HEARING

Ms. Joan Byerton, 36 Dix Road Extension, approached the Board to state that she is opposition to the zoning change.

Ms. Byerton stated that she is concerned that this zoning change will only benefit Mr. Seaver; it will negatively impact many neighborhoods in the City.

Mr. John Burke, 49 Dix Road Extension, approached the Board to state that he opposes the zoning change. He was willing to make concessions, but he does not see that Mr. Scott Seaver has done so with this latest zoning text amendment proposal.

Attorney Salvati stated that the zoning application does not change the R-1 zoning, only the definition allowed under R-1 zoning.

Planning Director Cassidy stated that with respect to the second proposal, the Board in the recent past had recommended essentially the same zoning change, in connection with an earlier proposal to vary driveway widths for commercial properties. The City Council adopted the Planning Board's recommendation but the City Solicitor ruled subsequently that the scope of the legal notice was not broad enough to encompass amendments for multi-family driveways. Staff has recommended additional tweaks to the draft language Mr. Seaver submitted that clarifies that the ability to vary the width of driveways only applies to the areas where the driveways meet streets, and not portions of interior ways.

Mr. Scott Seaver stated that because this is a low-density zone, he is constructing far fewer units than would be permitted in a standard single-family zone.

Mr. Scott Seaver further stated that appropriate traffic mitigation measures would be adopted and required as part of the project mitigation requirements. He believes the traffic study will propose to upgrade the computerized signal system at Four Corners.

Motion to close the public hearing made by Mr. Dave Edmonds;
Motion withdrawn by Mr. Dave Edmonds.

Ms. Claudia Bolgen asked the Planning Director why the 118-unit plan changed based on the meetings within City Hall. Planning Director Cassidy stated that there were a number of issues that came up at the department head review meeting in terms of minimum required driveway widths and turnarounds for emergency vehicles, and minimum setbacks from the open space parcel that had to be factored in. Finally, there were elements of construction that were proposed to be within the open space parcel. The Building Inspector opined that nothing should lay within the open space in terms of drainage infrastructure, or else it would violate the definition of Open Space. That too required plan revisions.

Ms. Claudia Bolgen inquired of Mr. Seaver as to whether his project would have been feasible without seeking the zoning text amendment to allow stacked units. Mr. Seaver responded yes, but the presence of stacked units makes it a better project.

Motion to close the public hearing made by Mr. Dave Edmonds;
Seconded by Ms. Claudia Bolgen;
Motion carried, 6-0-0.

Planning Director Cassidy stated that her recommendation would be for the Board to recommend to the City Council that the language to allow variations of maximum driveway widths and minimum driveway radii be adopted.

Planning Director Cassidy further stated that she does not see a lot of applications for the "stacked unit" portion of the requested zoning change. It does help to preserve open space and it does not necessarily increase the number of units that could be built on the site. With the addition of more open space, she can see a public benefit and would therefore be supportive of the zoning text change.

Ms. Claudia Bolgen inquired as to how the stacked units made it into the St. Anthony's project; Mr. Scott Seaver stated that the stacked units were incorporated into the St. Anthony's project because of a specific zoning district that was created for the purpose (the Intergenerational Zoning District). In addition, he has conferred with Building Commissioner Tom Quinn regarding this change, and this would be the approach to take.

Ms. Claudia Bolgen inquired as to the number of parcels that this would apply to throughout the City. Planning Director Cassidy stated that she knows of only two residentially-zoned parcels that are bigger than the 18 acre minimum needed for townhouse developments: This parcel and the other half of Shannon Farm across the street.

Ms. Claudia Bolgen inquired as to whether this proposal would constitute spot-zoning; Attorney Salvati responded that this is not a proposal to amend the zoning map, only to change written provisions.

Planning Director Cassidy stated that this change could conceivably apply to other parcels in the future should there be a reduction in the permitted acreage to something less than 18 acres.

Attorney Salvati stated that the approach to amending Section 14 of the Woburn Zoning Ordinances is that the definition of townhouse will not, in fact, change.

Ms. Claudia Bolgen inquired as to whether the number of units can be increased; Mr. Scott Seaver confirmed that the number of units cannot be increased based on this zoning text amendment; a decrease in size of unit will still yield the same number of units, since the number of units is a function of the lot's size and nothing else.

Mr. Dave Edmonds inquired as to whether this could be vote on as one matter or two; Chair Carolyn Turner inquired to the Board as to whether they would like to consider as a separate or combined matter.

Motion to send a favorable recommendation to the City Council regarding the amendment relative to maximum driveway widths and minimum radii, subject to the amendments suggested by the Planning Director, made by Ms. Claudia Bolgen;
Seconded by Mr. Dave Edmonds;
Motion carried, 6-0-0, with Mr. Michael Ventresca recusing.

Motion to send a favorable recommendation on the stacked townhouse units, made by Mr. Dave Edmonds;
Seconded by Mr. Bob Doherty;
Motion carried, 6-0-0, with Mr. Michael Ventresca recusing.

Mr. Michael Ventresca re-joined the meeting.

BILLBOARDS IN MISHAWUM STATION TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT

Attorney Sam Brady, of Mawn & Mawn, 275 Mishawum Road, representing the Petitioner, approached the Board.

Attorney Brady provided a recently-received handout indicating a change in the location of the proposed MBTA-authorized billboard (from the south side of Rt. 128/I-95 to the north side) to the Board.

Motion to accept handout made by Mr. Dave Edmonds;
Seconded by Mr. Jim Callahan;
Motion carried, 7-0-0.

Planning Director Cassidy inquired about the language of the State regulation that prevents a sign from blocking an existing building's signage. It would appear that the new location of the proposed billboard may be able to be appealed on the grounds that it blocks the signage of the Northern Bank and Trust Building. Attorney Brady responded that this is a matter that he could look into.

Planning Director Cassidy stated that the State hearing that was scheduled to be held by the Office of Outdoor Advertising (OOA) regarding the Clear Channel billboard was postponed due to inclement weather and has yet to be rescheduled to her knowledge.

Mr. Bob Doherty inquired as to the placement of a Northern Bank and Trust billboard application relative to the other already filed. Attorney Brady confirmed that this proposal is behind the other in the queue, but they would still like to be able to make an attempt.

Attorney Brady inquired about the City Solicitor's opinion on this matter. Planning Director Cassidy responded that she has received the opinion of the Solicitor that with respect to billboards permitted by the Office of Outdoor Advertising, State law exempts the MBTA is exempted from the provisions of local zoning ordinances and is therefore able to permit billboards in cities and towns that don't otherwise allow them.

Mr. Michael Ventresca inquired as to the "Billboard free" cities and their exemption.

Mr. Bob Doherty inquired as to how the three municipalities mentioned in State law have been designated as "billboard free communities". Planning Director Cassidy responded that she would look into this matter.

Chairman Carolyn Turner asked if the Director had a recommendation. Planning Director Cassidy stated that she would not recommend approval of the billboard proposal for reasons cited at earlier hearing segments.

Motion by Mr. Bob Doherty to accept the Planning Director's recommendation.

Seconded by Mr. Jim Callahan;

Motion carried, 7-0-0.

3. DRAGON COURT (GARVEY ROAD)

Chair Carolyn Turner recused herself for this matter and Mr. Michel Ventresca stepped in as Chair Pro Tem.

Ms. Phyllis Etsell, project representative for developer Robert W. Murray, approached the Board.

Ms. Etsell requested that the Board set the bond amount for this subdivision. The Engineering Department provided a recommendation letter on that earlier today. It did not leave enough time to have the Tri-Partite Agreement executed prior to the meeting, so they will have to return to the Board at a subsequent meeting to have it accepted and signed.

Ms. Claudia Bolgen inquired as to when the subdivision should have been completed. Ms. Etsell stated that the plan was approved over two years ago. Planning Director Cassidy stated that the completion date was supposed to have been established in the covenant document, rather than at the time of approval.

Ms. Claudia Bolgen inquired as to whether it is the practice of the Planning Board to set the completion date as part of the standard approval.

Planning Director Cassidy stated that it would be within the bounds of the Board's authority to set a completion date now.

Mr. Dave Edmonds asked Ms. Etsell how much time she would estimate is needed to complete the project.

Ms. Phyllis Etsell stated that Mr. Murray has completed everything up to and including the binder on the roadway. In addition, utilities have also been completed. Remaining elements include curbing, the final pavement coat on the street, installation of stone bounds and streetlights. She anticipates that Mr. Murray will begin building the houses in the spring and that construction will proceed smoothly and continuously.

Planning Director Cassidy inquired as to whether Mr. Murray intends to build all the houses and then sell them, or whether he intends to build "on spec". Ms. Etsell responded that Mr. Murray plans to market the houses as they are constructed.

Ms. Claudia Bolgen stated that she is uncomfortable with the fact that a completion date has not yet been set.

Ms. Claudia Bolgen inquired to Ms. Etsell as to what would be a good estimate for a completion date in her opinion, given the amount of work left to be done. Ms. Etsell stated that summer to fall of 2018 would be her best guess for an accurate completion date.

Ms. Phyllis Etsell stated that although the project was approved some years ago, the developer did not start construction until last summer and actually completed the work to date with great speed.

Mr. David Edmonds stated that he does not think that this subdivision is the type to have begun and then stopped mid-way.

Motion to set the bond amount for the Dragon Court/Garvey Road subdivision at \$106,012.00, and to set the construction completion date for the subdivision at September 1, 2018, made by Mr. Dave Edmonds;

Seconded by Mr. Bob Doherty;

Motion carried, 5-1-0, Ms. Claudia Bolgen opposed and Ms. Carolyn Turner abstaining.

Chair Turner resumes the Chair.

RUSSO ESTATES

Attorney Mark Salvati, 10 Cedar Street, appeared on behalf of the Petitioner.

Attorney Salvati stated that there were a number of issues that the Petitioner experienced that produced a delay, included health issues, as well as construction and utility issues.

Attorney Salvati further stated that the Petitioner will be re-starting the subdivision in earnest and is taking the appropriate measures to do so.

Attorney Salvati further stated that he has received the Engineering Department's recommendation, which indicated that measures must be taken to reach completion of the subdivision.

Attorney Salvati requested that the Board be receptive to hearing from the Petitioner again at its March 14th meeting. At that time he will provide a full update on all engineering matters and provide a detailed timeline for project completion.

Mr. Jim Callahan inquired as to the amount of trucking that would be required moving forward.

Attorney Salvati stated that future trucking activities on site would be limited to the concrete crushing operation, delivery of concrete for foundations and deliveries associated with the top coat of pavement and loam for landscaping.

Ms. Claudia Bolgen inquired as to what has actually been done thus far. Attorney Salvati responded that the roadway binder is in, and utilities and drainage have been installed. Much of the fill that was evident in the pictures Planning staff provided to the Board has been removed from the site since the picture was taken.

Ms. Claudia Bolgen stated that she would have been more amenable to the request for an extension of the completion date had it been made before it expired. She would not be in support of an extension until there is a concrete time line in mind for completion.

Mr. Michael Ventresca stated that in the past the Board had requested a project management schedule to provide updates. Generally speaking, the Board's two-year subdivision completion dates do not seem to be observed very strictly. Perhaps a new method of tracking could be incorporated into subdivision approvals moving forward.

Mr. Jim Callahan stated that when the Petitioner returns next month, he would appreciate seeing documentation and dialogue that has transpired from Eversource to indicate what efforts have been made to ensure time "energization" of the street lights. This is often a scheduling delay.

Chair Carolyn Turner inquired about how the timeline will be presented when the applicant returns. Attorney Salvati stated that using the Engineering surety spreadsheet could be useful in terms of attaching itemized completion dates.

Mr. Michael Ventresca inquired about whether there is a Special Permit requirement to bring in/remove fill. Attorney Salvati stated that a Special Permit is only required when something is not connected to a building permit.

Mr. Dave Edmonds inquired about the concrete crushing operation onsite and its intended purpose; Attorney Salvati stated that it is for graveling purposes on site.

Mr. Michael Ventresca stated that it would be helpful to have an update at the next meeting that indicates the site has been cleaned up and siltation measures have been installed.

Motion to continue matter to March 14th Planning Board meeting made by Ms. Claudia Bolgen;
Seconded by Mr. Dave Edmonds;
Motion carried, 7-0-0.

4. APPROVAL OF MINUTES: January 10, 2017 & January 24, 2017 meetings

Ms. Claudia Bolgen requested that a sentence from the January 24, 2017 minutes on pg. 3 RE: "calls from the audience" be stricken due to inaccuracy.

Motion to approve January 10, 2017 minutes, as drafted, made by Mr. Bob Doherty;
Seconded by Mr. Dave Edmonds;
Motion carried, 7-0.

Motion to approve the January 24, 2017 minutes, as amended, made by Mr. Dave Edmonds;

Seconded by Mr. Bob Doherty;
Motion carried, 6-0-1, with Mr. Jim Callahan abstaining due to absence.

5. PLANNING DIRECTOR UPDATES

Planning Director Cassidy provided the Board with a preview of hearings that will be held on the February 28th 2017 meeting.

ZORC Update

Planning Director Cassidy stated that the Board has not been called to the City Council for discussion on this matter yet. She conferred with Alderman Anderson and he has promised follow-up.

Mr. Michael Ventresca stated that he would request that Planning Director Cassidy communicate that because we have received a multitude of zoning map and text amendments lately, it would be helpful to have a more constructive forum in which to discuss these matters.

Woburn Loop Bikeway

Planning Director Cassidy stated that further research since the last meeting indicates the lease agreement the City once had with the MBTA for the right-of-way has expired. The consultant working with the MBTA informed her the MBTA will in fact be leasing some of the right-of-way to an abutter, but will be including language in the lease that preserves an 8'-10' wide right-of-way for a future bike path.

Planning Director Cassidy further stated that there is a Council member who is willing to personally work with property owners in the vicinity of the right-of-way to individually obtain any necessary easements to complete a future project.

Mr. Michael Ventresca inquired about a parcel of land near the Winchester line and whether there is any development plans have been filed for that land. Planning Director Cassidy stated that she has heard rumors about the potential redevelopment of the underutilized, industrially-zoned parcels in that corridor, but nothing concrete has been submitted.

6. ADJOURNMENT

Seeing no further business, Ms. Claudia Bolgen motioned to adjourn at 9:53 p.m.;
Mr. Bob Doherty seconded;
Motion carried, 7-0-0.

The meeting adjourned at 9:53 p.m.

Table of Documents Used at Meeting

<ul style="list-style-type: none"> • Staff Report
<ul style="list-style-type: none"> • Petition to Allow Billboards as a Special Permit Use (City Council) in the OP-93 and IP-2 Zoning Districts
<ul style="list-style-type: none"> • Petition to Amend the Zoning Code for the regulation of marijuana establishments and retail sales of marijuana (Section 5.1)
<ul style="list-style-type: none"> • Petition to Amend the Zoning Code to Permit “Stacked Units” in townhouse developments and permit City Council to waive certain driveway standards for multi-family and townhouse developments (Sections 5.1, 5.1 [Note 1], 8.4.1.3, and 14)
<ul style="list-style-type: none"> • Handout: Conceptual Site Plan for the Shannon Farm property relative to what could be constructed in accordance with the zoning text amendment proposal
<ul style="list-style-type: none"> • Petition to Amend the Zoning Code of Woburn to permit billboards in the Mishawum Station TOD Overlay District (Sections 2, 13, and 21)
<ul style="list-style-type: none"> • Handout: Correspondence from the MBTA-authorized billboard applicant containing notice of a change in the location of the proposed billboard
<ul style="list-style-type: none"> • Draft Planning Board Meeting Minutes (dated January 10, 2017 and January 24, 2017)

Respectfully submitted,


 Dan Orr
 City Planner/Grant Writer

