



City of Woburn, Massachusetts

Planning Board

City Hall, 10 Common Street
Woburn, MA 01801

Tina Cassidy,
Planning Director

Dan Orr,
Grant Writer/Planner

Karen Smith, Planner

Phone: 781-897-5817

****REVISED****

MEETING AGENDA

October 10, 2017 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
 - a. 369 Washington Street / Madison Woburn Holdings, LLC
 - b. 6 Tidd Avenue / Ms. Constance Carbone
3. **PROPOSED DEFINITIVE SUBDIVISION PLANS**
 - a. 24 FLAGG STREET PROPOSED DEFINITIVE SUBDIVISION PLAN: Discussion and Decision on Definitive Plan Application / George W. Gately, Jr. (Applicant has requested postponement of Board deliberation/decision until November 14, 2017)
4. **PUBLIC HEARINGS ON ZONING TEXT AND/OR ZONING MAP AMENDMENTS**
 - a. **PUBLIC HEARING:** Petitions To (a) Amend The Zoning Ordinance By Adding a New Section 31 (Federal Street Smart Growth Overlay District [FS/SGOD]) and (b) Amend The City's Zoning Map By Overlaying The FS/SGOD District on Property at 14 and 14R Federal Street / Jamieson Properties
 - b. **PUBLIC HEARING:** Petition to Amend Section 11.11 (Subsections 1, 3, 4 and 5) of the Zoning Ordinance (Affordable Housing Requirement) By (a) Increasing affordable housing requirements applicable to special permit petitions from 10% to 25% of units; (b) Expanding the applicability to include uses where dwelling units are located above first stories in commercial structures; (c) Deleting the option of offsite affording housing units by petitioner request; and (d) Deleting a cash payment option to satisfy affordable unit requirements in cases where the number of required affordable units results in fractions below 1 / Alderman Joanne Campbell (Sponsor has requested continuance of public hearing and discussion of proposal to October 24, 2017)
5. **PROPOSED PRELIMINARY SUBDIVISION PLANS**
 - a. **285 LOCUST STREET PRELIMINARY SUBDIVISION PLAN:** Discussion and Decision on Preliminary Subdivision Plan Application / 285 Locust Street LLC

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.

CITY CLERKS OFFICE

2017 OCT 10 AM 11:47

6. **SUBDIVISIONS**

- a. **DOWN'S COURT SUBDIVISION:** Set bond amount, and potentially accept check as surety to guarantee project completion, accept drainage and emergency turnaround easement documents, and release the covenant previously posted as surety so that lots may be built upon and sold / Mr. Fred Cialdea
- b. **FREMONT STREET EXTENSION SUBDIVISION:** Request for Final Bond Release / Seaver Properties, LLC
- c. **DRAGON COURT SUBDIVISION (GARVEY ROAD):** Update on construction progress and conformance with conditions of subdivision approval / Murray Hills

7. **APPROVAL OF MINUTES:** September 26, 2017 regular meeting

8. **PLANNING BOARD DIRECTOR UPDATE:** (a) Meeting schedule and agenda items for next Board meeting on October 24, 2017; (b) Update on progress toward remote meeting participation by Board members; (c) Time-sensitive matters, if any, such as invitations to conferences/workshops; (d) 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).

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

10. **ADJOURNMENT**