

LEGAL NOTICE



**CITY OF WOBURN
PLANNING BOARD**

NOTICE OF PUBLIC HEARING

Notice is hereby given that under the provisions of M.G.L. Chapter 40A, Section 5 the Woburn Planning Board will hold a **Public Hearing on Tuesday, April 26, 2022 at 7:00 p.m.** in the City Council Chambers, City Hall, Woburn, MA, on a petition by **Montvale Land LLC, c/o Joseph R. Tarby, III, Esquire, Rubin & Rudman LLP, 600 Unicorn Park Drive, Woburn, MA 01801 to amend Sections 13 (SIGN REGULATIONS) and 28 (TECHNOLOGY AND BUSINESS MIXED USE OVERLAY DISTRICT [TBOD]) of the 1985 Woburn Zoning Ordinances (WZO) as follows:**

(a) Adding a new provision as Section 13.9.1.6 that would allow, in B-1 zoning districts, one free-standing sign per lot that advertises the street address, name of development(s) or project(s), and/or name of businesses in a TBOD district adjacent to such B-1 zoning district; **(b)** Adding a new provision as Section 13.9.2.9 that would allow the off-premises free-standing signs noted in (a) above to be up to 100 sq. ft. in size per sign face (maximum of 200 sq. ft.), up to 30' in height, and permissible anywhere on a lot regardless of applicable setback and "location" requirements with approval of the Building Commissioner; **(c)** Revising Section 28.3 and 28.6.3 to authorize the City Council to allow, by special permit, additional uses not otherwise permitted by Section 28.6.1.19; **(d)** Amending Section 28.6.1 to allow roof-mounted, solar carport/canopy, small-scale ground-mounted, medium-scale ground-mounted, large-scale ground-mounted, off-grid and passive solar energy systems, and solar thermal systems, by right with site plan review; **(e)** Adding a new Section 28.7.6 relating to solar photovoltaic installations that would incorporate the dimensional requirements of Section 26.5 (subject to the City Council's authority to vary dimensional requirements pursuant to Section 28.3) and eliminate any setback requirement for solar photovoltaic installations in a TBOD that are within a yard abutting I-93; **(f)** Adding a new Section 28.11 entitled "Solar Photovoltaic Installations" to incorporate the requirements of Section 26 with respect to solar photovoltaic installations unless otherwise provided for in Section 28; and **(g)** Renumbering subsequent subsections (current subsections 28.11, 28.12, 28.13, 28.14 and 28.15) sequentially, to accommodate the insertion noted in (f) above.

Copies of the petition are on file at the Office of the Planning Board, City Hall, 10 Common Street, Woburn, MA. Any persons interested may review said petition during normal City Hall business hours and appear at the public hearing. If special services, assistance or accommodations are required to participate in this meeting, please contact the Planning Board Office within sufficient time prior to the scheduled meeting date.

Claudia Bolgen,
Planning Board Chair