

**COMMITTEE ON SPECIAL PERMITS  
MONDAY, JANUARY 13, 2020 at 6:06 p.m.  
WOBURN CITY HALL  
COMMITTEE ROOM**

Voting members present: Chairman pro tem Edward Tedesco, Alderman Darlene Mercer-Bruen, Alderman Joanne Campbell and Alderman Jeffrey Dillon. Absent: Chairman Richard Gately

Non-voting members present: Alderman Lindsay Higgins, Alderman Michael Concannon, Alderman Robert Ferullo, and President Michael Anderson

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MOTION made by Alderman Mercer-Bruen and seconded by Alderman Campbell to take the Special Permits Committee meeting out of order from the posted agenda; in favor, 4-0.

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**Reading of previous meeting minutes:** Motion made by Alderman Campbell and seconded by Alderman Mercer-Bruen to approve the minutes of the previous meeting; in favor, 4-0.

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**Maurice Saba, Montvale Auto Care, 317 Montvale Avenue, Woburn, Massachusetts for a special permit pursuant to 1985 Woburn Zoning Ordinances, as amended, Section 5.1.45 to allow sale of five (5) motor vehicles and for a Second Class Motor Vehicle Sales License, at 317 Montvale Avenue:** Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to receive and make part of the permanent record a document from Building Commissioner Thomas Quinn dated January 10, 2020, and entitled “317 Montvale Avenue;” in favor, 4-0. Alderman Mercer-Bruen said Commissioner Quinn’s memo indicates the property has been cleaned up. She said the property does look much better. She said she is concerned about a limit of five vehicles for sale. She said the parking lot is pretty tight. She said she thinks it might be better to start with two vehicles for sale. She said she is aware of suggestions to make improvements to the back portion of the property, particularly putting up a gate for the overflow of cars to repair. She reiterated she would like to start with the limit of two vehicles for sale. Mr. Saba said he is OK with a limit of two vehicles for sale. Alderman Mercer-Bruen said the council could revisit the limitation on two vehicles in another year. Alderman Mercer-Bruen said she conferred with Commissioner Quinn and has compiled a list of conditions. Motion made by Alderman Campbell and seconded by Alderman Dillon to receive and place on file a document from Alderman Mercer-Bruen entitled “Proposed Conditions for 317 Montvale – January 13, 2020;” approved, 4-0. She said condition #1 limits the numbers of cars for sale to two. She said condition #2 references the plot plan dated October 17, 2008 and limits the petitioner to a sign no larger and 12 inches by 18 inches for the used car component of the business. She said the sign is the size of a placard and has worked well elsewhere. She said condition #3 limits storage of used cars for sale to two. She said the petitioner will not be allowed to store 15 vehicles out back. She said condition #4 limits the hours of operation to the same hours as the repair component. She

said condition #5 references the fence on the site, about which there have been some issues. She said she is not asking Mr. Saba to replace the face, but she would like him to repair what needs to be repaired. She said condition #6 references fencing or screening along the rear property line with Albany Street. She said she wants to make sure the fence has slats. She said condition #7 will required Mr. Saba to confer with Commissioner Quinn to confirm via memorandum that all the conditions have been complied with. She said she is willing to allow Mr. Saba to wait until spring to do any required paving work. Mr. Saba said he does not own the land. Alderman Mercer-Bruen said the council is asking for repair. She said the petitioner will have to reach out to the owner. She said condition #8 references the conditions of all previous special permits for 317 Montvale Avenue, with which Mr. Saba must comply. Chairman pro tem Tedesco said he has spoken with Chairman Gately who agrees there should be a limit of two vehicles on the license to sell vehicles. He said Commissioner Quinn has scheduled April 24, 2020 for an inspection and asked if the committee wished to incorporate that date as a deadline for Mr. Saba to comply with the conditions. Chairman pro tem Tedesco also said the numbering of conditions on the draft version is duplicated with number 6 listed twice. He asked if the committee wishes to add the phrase “unless otherwise modified herein” to condition #8. Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to amend the draft list of conditions as follows: Re-number the second condition #6 as condition #7; and to add the phrase “unless otherwise modified herein,” to condition #8; in favor, 4-0. Alderman Mercer-Bruen said she does not want to hold up the sale of used cars. Chairman pro tem Tedesco suggested putting a compliance date of May 31, 2020, onto condition #6. Alderman Mercer-Bruen said she would agree to a compliance date around April 2020. Chairman pro tem Tedesco said it might be better to put a deadline of June 30, 2020. Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to add the sentence “These conditions should be met by June 30, 2020” to condition #6; in favor, 4-0. Motion that the special permit application be sent “ought to pass,” as amended; in favor, 4-0.

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**Motion made** by Alderman Mercer-Bruen and seconded by Alderman Campbell to adjourn; all in favor, 4-0. Chairman pro tem Tedesco adjourned the meeting at 6:16 p.m. p.m.

A TRUE RECORD ATTEST

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Gordon Vincent  
Clerk of Committees