

**COMMITTEE ON SPECIAL PERMITS
OCTOBER 10, 2017 at 9:00 PM
WOBURN CITY HALL
COMMITTEE ROOM**

Voting members: Chairman Richard Gately, Alderman Mark Gaffney, Alderman Joanne Campbell, Alderman Edward Tedesco, Alderman Darlene Mercer-Bruen

Non-voting members present: Alderman Mark Gaffney, and Alderman Michael Anderson;
Absent: Alderman Lindsay Higgins and President Richard Haggerty

On the petitions from C&C Realty Trust, 6 Draper Street, to allow 2,800 cubic yards of fill and outside storage of materials and equipment, and; Ronchetti Masonry, 6 Draper Street, to allow: 1. Outside storage of building materials and equipment; 2. Accessory storage trailers, and; 3. Accessory parking of commercial vehicles: Chairman Gately said Attorney Mark Salvati is unable to attend the Committee meeting and discussion will resume at the Council's regular meeting on October 17. Chairman Gately said if the petitioners do not show up to the October 17 meeting, he will make a motion to deny both special permits and the owner of the building would be required to remove the fill that is already on the premises. Alderman Mercer-Bruen said she had spoken to Attorney Salvati and he got hung up with a client on Cape Cod and was unable to travel back to Woburn in time for the Committee meeting. Alderman Mercer-Bruen said Attorney Salvati indicated the fill is going to be tested and results of the testing will be available in time for the October 17 meeting. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to send the petitions "back for action" at the Council's meeting on Tuesday, October 17; approved, 5-0.

On the petition of Tocci Building Corp., 660 Main Street, to allow three storage trailers at 660 Main Street: Appearing for the petitioner was Bart Tocci, 660 Main Street, who presented a plan showing the proposed location of the three storage trailers, which he said would be partially shielded by existing trees on the property. Mr. Tocci said in order to see the trailers, you would have to travel to the far end of the parking lot. Alderman Mercer-Bruen told Mr. Tocci that the storage trailers must be removed after one year. Mr. Tocci said the plan is to find a location in the Woburn area that allows permanent storage, and the goal is to ultimately get rid of a lot of the materials that are going to be stored in the trailers. Alderman Gaffney said Mr. Tocci's building is beautiful and Mr. Tocci does not want to put the storage trailers in an area where they might detract from the appearance. Alderman Mercer-Bruen said she will support the petition as long as there is a condition and an understanding the storage trailers will be gone after one year. Alderman Gaffney said the location of the storage trailers will still allow for plenty of parking in the parking lot. Mr. Tocci said he is required to have 60 parking spaces, and he has 103. The trailers will take up three spaces, leaving him with 100, well over the required quantity. Alderman Gaffney said there will be plenty of room for snow storage. Mr. Victor Allen of 16 Lowell Street said he and Mr. Tocci have come to an agreement wherein Mr. Tocci will install a fence as a barrier between Mr. Tocci's property and Mr. Allen's property. Mr. Allen said he wants to ensure the trailers don't go in until after the fence goes in. Mr. Tocci said the fence will be 5-foot high. Motion made by Alderman Gaffney and seconded by Alderman Mercer-Bruen to add the following conditions: 1. The storage trailers must be removed after one year; 2. The

petitioner must complete the installation of a 5-foot, black aluminum fence approximately 25 feet in from Lowell Street, and repair all existing fencing; 3. The fencing must be maintained in perpetuity; 4. To accept and make part of the permanent record the official plan of record dated August 18, 2010; approved, 5-0. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to recommend the special permit “ought to pass,” as amended; approved, 5-0.

Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to adjourn, all in favor, 5-0. Adjourned: 9:15 p.m

Attest: _____
Gordon Vincent
Clerk of Committees