

**COMMITTEE ON LIAISON  
NOVEMBER 26, 2018 at 7:14 p.m.  
COMMITTEE ROOM  
WOBURN CITY HALL**

Voting Members present: President Richard Haggerty, Alderman Michael Concannon, Alderman Joanne Campbell, Alderman Richard Gately, Alderman Mark Gaffney, Alderman Michael Anderson, Alderman Darlene Mercer-Bruen, Alderman Edward Tedesco, and Alderman Lindsay Higgins.

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**Woburn Commons master development program:** Representing the petitioner were Attorney Joseph R. Tarby III, Murtha Cullina, 600 Unicorn Park, Woburn, MA; William Gause, Executive Vice-President and Chad Reynolds, Senior Vice-President, both of Leggett McCall Properties, 10 Post Office Square, Boston, MA, 02109. President Haggerty said Attorney Tarby has submitted a proposed development agreement. Attorney Tarby said there is an approval process for a Technology and Business Mixed Use Overlay District (TBOD) for the former Kraft Foods parcel and the first step is to place the property in the TBOD. He said once the development agreement is negotiated, the developer will apply for a special permit and site plan review for each phase of the project. He said he submitted a draft of a development agreement on behalf of his client. He said a zoning bylaw was submitted by Mayor Scott Galvin based on an ordinance in Marlboro. He said the first page of the development agreement is standard. He said item #2 refers to the master plan and the intent is to come up with a subdivision plan and subdivide it into various lots. He said item #3 is a proposal to work with the City Council to come up with bicycle and pedestrian facilities. Attorney Tarby said item #4 indicates the developer will support the city in its quest to obtain grant financing or public funding. He said item #5 allows the City Council to retain experts and consultants, as necessary. He said item #6 refers to a summary of mitigation in a separate exhibit. He said items #7 and #8 give the city enforcement rights. He said items #9-13 deal with notices. Attorney Tarby said item #14 indicates the city and the developer will cooperate with McDonald's and MassDOT in an effort to widen and reconstruct Hill Street. He said there have been discussions about moving the exit from McDonald's to behind the building. He said there is a commuter lot which is inefficient. Attorney Tarby said Exhibit B is a summary of the proposed mitigation. Item A.b.v refers to the relocation of a bus stop which Attorney Tarby said is in a dangerous location. He said Item A.b.vi refers to Walker's Pond and said there have been preliminary discussions with the Conservation Dept. He said item A.b.xi refers to the relocation of a water meter. Attorney Tarby said Item A.c involves an agreement to pay the city \$1,000 per residential dwelling unit. He said Item B.V refers to the developer's responsibility to relocate municipal services and infrastructure. President Haggerty said he anticipates meeting again to go over the development agreement but offered the following comments: On A.b.i of Exhibit B, he would like to see more depth on the Hill Street improvements. On item A.b.iii, he said he hopes people who aren't paying for parking now don't end up paying for parking later. On A.b.iv, he said he would like to take a look at reconstructing the sidewalk from Hill Street to the bridge. On A.b.v, he wants to know to where the bus stop will be relocated. On A.b.vi., he said there will have to be some type formal review. He said he does not think item A.b.ix is necessary because it involves the petitioner's property. On item

A.c., he said his preference would be for the money from the development contribution to be used to beautify the property itself or the area around Montvale Avenue. Alderman Mercer-Bruen said she wouldn't feel comfortable supporting this until she finds out what the MEFA report is. She suggested sending the proposed development agreement to City Solicitor Ellen Callahan Doucette for review. Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to send the proposed development agreement to City Solicitor Ellen Callahan Doucette, DPW Supt. Jay Duran, City Engineer Jay Corey and Conservation Administrator Theresa Murphy for review and comment by December 7; approved, 9-0. Alderman Tedesco asked if the development contribution of \$1,000 per unit goes to the general fund. Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to ask the City Solicitor if the development contribution in Exhibit B, Section A.c can be restricted by the City Council; approved, 9-0. President Haggerty asked the petitioners about the status of the project with other relevant agencies. Mr. Gause said they are in the midst of the MEPA process with traffic and that approximately 20 intersections will be impacted. We said the MEPA review should continue into 2019 and that the plans for a residential and senior housing may be ready for review by mid-2019. President Haggerty said it is his intent to meet again in two weeks.

Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to adjourn; approved, 8-0. President Haggerty adjourned the meeting at 7:38 p.m.

Attest: \_\_\_\_\_  
Gordon Vincent  
Clerk of Committees