

COMMITTEE ON SPECIAL PERMITS
APRIL 22, 2019 at 6:44 p.m.
WOBURN CITY HALL
COMMITTEE ROOM

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

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

120 Commerce Apartments LLC for a special permit as follows: 1. To amend a special permit to allow changes to plan and reference to a new plan of record, 2. Transfer of special permit to 120 Commerce Apartments LLC, at 120 Commerce Way: Representing the petitioner were Attorney Mark Salvati, 10 Cedar Street, Woburn, MA; Timothy Williams, Allen & Major Associates, 100 Commerce Way, Woburn, MA; and John Sullivan, Cabot, Cabot & Forbes, 185 Dartmouth Street, Suite 402, Boston, MA. Mr. Williams said there have been some minor changes to the plans, including the shifting of a dog park to the back of the site. He said some parking spaces have been shifted and the sidewalk in front of the retail area has been widened. He said there is still a surplus of four parking spaces on the site. He said Woburn Fire has also asked for a new fire hydrant and he has been working on some minor tweaks to the utilities. Attorney Salvati said the parking spaces were shifted due to the reconfiguration of some of the dwelling units, but there are no new units nor is there a change to the building. Mr. Sullivan said the unit count is the same and there is a new area for dogs. He said the configuration of some of the units has changed. President Anderson asked where Commerce Way is on the plan that Mr. Williams displayed on an easel. Mr. Sullivan pointed to the top of the page, and said the idea is to promote pedestrian traffic to Anderson station. Alderman Campbell asked the petitioners to confirm there are five additional bedrooms but no additional units. Mr. Sullivan said the net gain is five additional bedrooms, but no new units. Chairman pro tem Tedesco said he has spoke with Chairman Gately who has no issues with the changes to the plan but asked that the council incorporate all previous conditions into the amended special permit. Attorney Salvati submitted a proposed list of three conditions; motion made by Alderman Campbell and seconded by Alderman Gaffney to accept the list of conditions offered by Attorney Salvati; approved, 3-0. President Anderson asked if all the units will be rentals. Attorney Salvati said all the units will be rentals. Motion made by Alderman Campbell and seconded by Alderman Gaffney that the petition “ought to pass,” with the three conditions submitted by Attorney Salvati; approved, 3-0.

Motion made by Alderman Campbell and seconded by Alderman Gaffney to adjourn, all in favor, 3-0. Chairman Gately adjourned the meeting at 6:51 p.m.

Attest: _____
Gordon Vincent
Clerk of Committees

