

**COMMITTEE ON SPECIAL PERMITS
MAY 13, 2019 at 6:49 p.m.
WOBURN CITY HALL
COMMITTEE ROOM**

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

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

Also present: Dept. of Public Works Supt. John Duran and City Engineer John Corey

Seaver Properties, LLC request for review of Utility Connection Plans to make a determination that the proposed plans are not in conformance with the Site plan at 299 Lexington Street: Chairman Gately said he spoke earlier in the day to the attorney representing the petitioner who asked that the matter be left in committee. He said there will be no action tonight. Alderman Higgins said she wished the petitioner had let her know that the matter was going to be continued.

Seaver Properties LLC, 215 Lexington Street, Woburn, Massachusetts 01801 for a special permit to allow modification of special permit dated June 8, 2017 (“Decision”) to allow for: 1. Approval of plan entitled “Retaining Wall Modification Plan, Approved Layout Shannon Farms Woburn, MA” dated February 12, 2019 prepared by ALAN Engineering, L.L.C. (“Retaining Wall Plan”); and 2. That Propane Plan and Retaining Wall Plan be made part of the “Site Plan” referenced in Condition 1 of the Decision, at 299 Lexington Street: See preceding item.

As a Committee of the Whole - Woburn (Edens) LLC for Plan Approval and Special Permit Approval to permit the redevelopment of the existing Woburn Mall property into a mixed-use residential and commercial development at 300 Mishawum Road: Alderman Concannon recused himself and left the Committee Room. Representing the petitioner were Attorney Mark Vaughan, Riemer & Braunstein LLP, 700 District Avenue, Burlington, MA, 01803; Keith Hague and Brad Dumont, Woburn (Edens) LLC, c/o Edens 21 Custom House Street, Suite 450, Boston, Massachusetts 02110; and Steven Martorano, Bohler Engineering, 45 Franklin Street, Boston, MA, 02110. Chairman Gately said the primary topic of discussion will be the peer review of the plan for the utilities. He asked if there are copies. Engineer Corey said he will make sure the peer review is submitted. He said the petitioner is committed to spending \$230,000 in repairs to the sewer system. He said total mitigation for the I&I component of the project is \$550,000. He said he is satisfied the petitioner’s drainage system will work. Alderman Mercer-Bruen said she has spoken to Building Commissioner Thomas Quinn about the snow removal plan and there should be a condition there are no snow piles higher than three feet within 75 feet of an entrance or an exit. She said Commissioner Quinn thinks that is reasonable. She asked if there will be a separate document for the mitigation for the sewer system. Engineer Corey said he thinks he can come up with some conditions that can be forwarded to the committee by Wednesday. He said he will also include a condition that there will be no snow

deposited on a public way. He said there have been instances when snow has blocked the sidewalks on Commerce Way. Chairman Gately said the petitioner will basically have to take the snow off-site. Mr. Hague said they can melt it or take it off-site. Chairman Gately asked Attorney Vaughan if he wanted to add anything. Attorney Vaughan said the petitioner's traffic engineer has responded to the peer review by the city's traffic consultant and is working on a draft list of condition that he expects will be submitted this week. Alderman Ferullo said there will be access for public safety vehicles via a gate behind the building. Alderman Campbell said she thinks the residents ought to be able to access that area behind the building. She said she thinks that is going to help traffic tremendously, especially along Commerce Way. She asked if the council will be made aware if the traffic pattern ends up not working. Engineer Corey said there is a substantial mandatory review period that is built in with the cash bond. He said that money can be used to change the timing of the traffic signals, if necessary. Alderman Ferullo said enhanced traffic flow will be mutually beneficial. Alderman Campbell said she feels much better about the traffic plan after last week. Chairman Gately asked if there have been any further discussions about the creation of a path from the site to Anderson station. Attorney Vaughan said the petitioner is willing to provide funding for a 25-percent design study to create the river walk. He said there are a lot of property owners involved, and design study will at least provide an opportunity to get that done. President Anderson asked if the petitioner wants to address the Commerce Way traffic study. Mr. Hague said Edens will contribute \$50,000 toward future mitigation. He said there will also be language in the draft conditions that provides a \$100,000 bond to cover the cost of road safety audit. President Anderson said he would like the petitioner to exert any political force it has to help re-open Mishawum station. Engineer Corey said when the Northern Bank project included a residential housing component, there was an effort to restore Mishawum station as a whistle stop. Alderman Mercer-Bruen said there was a lot of discussion about the restoration of Mishawum station but ultimately it didn't matter. President Anderson said his hope is that the conditions are nailed down by next Tuesday for a vote. Chairman Gately suggested sending the petition back for action on Tuesday. Motion made by Alderman Tedesco and seconded by Alderman Higgins to send the matter "back for action" pending the receipt of proposed conditions; approved, 8-0.

Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to adjourn, all in favor, 8-0. Chairman Gately adjourned the meeting at 7:03 p.m.

Attest: _____
Gordon Vincent
Clerk of Committees