

**COMMITTEE ON SPECIAL PERMITS
MAY 22, 2017 AT 6:26 PM
COMMITTEE ROOM
WOBURN CITY HALL**

Voting Members:

Attending: Chair Richard Gately, Alderman Mark Gaffney,
Alderman Joanne Campbell, Alderman Darlene Mercer-Bruen,
Alderman Edward Tedesco
Absent: None

Non-Voting Members:

Attending: Alderman Michael Anderson, Alderman Michael Concannon
Alderman Lindsay Higgins, President Richard Haggerty
Absent: None

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The Committee on Special Permits met as a Committee of the Whole on the petition by Cabot, Cabot & Forbes, LLC.

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Chairman Gately motioned to except the letter from Attorney Joseph Tarby requesting the special permit petition for Lot 1 Presidential Way, Minast, LLC be continued to the next Committee meeting in June, all in favor 5-0.

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On the petition by Cabot, Cabot & Forbes, LLC for special permit to allow restaurant and retail uses on ground floor with multifamily residential housing within the six stories above with parking spaces including surface spaces to serve the retail and residential clubhouse areas and a structured parking facility wrapped by residential units at 120 Commerce Way, meeting as Committee of the Whole. Motion made and 2nd to receive the ICO report, Budget Estimates for Utility infrastructure Relocations and a letter from City Engineer Jay Corey, Proposal review of Mitigation associated with the 120 Commerce Way project, all in favor 9-0. Alderman Mercer-Bruen stated that the memo received from City Engineer Jay Corey, that the concern is to see \$450,000.00 for the New Boston Street Bridge, that is still 4 years away, that \$100,000 for a Commerce Way study, that I would like to see improvements before a study is done. John Sullivan stated that it is too big a scope to even do a study on putting all the utilities underground, Group ICO Energy and Engineering put together an electrical coordination a few different options from where to where it will go, that a Landscaping Design work and cost estimates to redesign islands at Commerce Way to Mishawum, the median, the culvert needs more of a study, irrigation plans for all the landscaping that is being done, lighting up and down Commerce Way will have a cost for the next meeting, that a letter from the EPA is needed before we make conditions, before work can be started. Alderman Gately stated that a professional

landscaper should come in, give a design and price to do the landscaping. Building - Alderman Anderson stated that the parking requirement in the overlay district does not require number parking, that the concern with the parking is that not enough parking will cause parking on the street in a crunch. John Sullivan stated that the zoning section 23, 1 bedroom is 1.5 parking spaces, 2 bedrooms is 1,75 parking spaces and 3 bedrooms is 2 parking spaces, retail is 1 per 250 sf and restaurant is 1 per 1200 sf. That the last two projects the parking space are numbered which has worked. Street Light Cost – John Sullivan stated that for 20 streetlights for Atlantic Avenue, ten (10) on each side is \$375,000.00. Mitigation – Alderman Mercer-Bruen stated that what problems are being created, Traffic, Pedestrian Traffic, sidewalk lighting, that making the gateway attractive to people will make them want to come back into the area. Alderman Gately stated that the area from Marshalls to Cabot Road is the ugliest area, broken guard rails, landscaping needs to be addressed, the culvert needs to be studied and addressed and what the money value to fix the issues would be. Their business that are coming into the area that can help with the cost. The sewer issue on Presidential needs to be fixed, that we need to find out what the issue is and the cost to fix it. Motion made and 2nd to send a correspondent to Jay Corey, City Engineer and Jay Duran, Department of Public Works Superintendent requesting information on the Presidential Way issue, what the damage is, where it is located and if the EPA has approved it to be fixed, all in Favor, 9-0. Alderman Mercer-Bruen stated that numbers should be assigned to parking spaces, That no occupancy permit shall be issued until all the mitigation is completed, traffic improvements, sidewalks and landscaping as seasonal, that utility work be coordinated with the DPW Superintendent Jay Duran and that most of the work be done at night when can be, that dust control measures be taken, that rodent control be implemented, that the streets are keep clean of debris and that the street sweeper make a pass when needed. Next meeting of the Special Permit Committee of the whole will be May 31, 2017 at 6:00 p.m. in the committee room for 120 Commerce Way.

Meeting Adjourned, all in Favor, 9-0. Meeting Adjourned at 7:30 p.m.

TRUE ATTEST

Joyce M. Gray
Clerk of Committees Pro Tem