

COMMITTEE ON SPECIAL PERMITS
MAY 28, 2019 at 6:00 p.m.
WOBURN CITY HALL
COMMITTEE ROOM

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

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

Lord Hobo Brewing Company for a special permit as follows: 1. For a reduction in parking as referenced in new plan; 2. to allow parking of one (1) commercial vehicle; and 3. for offsite parking at 8 Draper Street, all at 5 Draper Street: Representing the petitioner were Attorney Mark Salvati, 10 Cedar Street, Woburn, MA, and Brian Palumbo, Lord Hobo Brewing Co., 5 Draper Street, Woburn, MA. Attorney Salvati said Alderman Mercer-Bruen conducted a site visit this afternoon. He said the primary concern is noise and the only people affected by the proposed patio will be on the Draper Street side of the building. Alderman Gately said the plan of record is dated May 17, 2019 and shows where the proposed patio will be. Alderman Mercer-Bruen said the patio is on the industrial side of the building and not in back where the residential neighbors are. Chairman Gately said the parking across the street is for employees only. Motion made by Alderman Mercer-Bruen and seconded by Alderman Tedesco to accept the plan of record; approved, 4-0. Chairman Gately asked how long Lord Hobo's lease is. Attorney Salvati said the lease is for five years with another 5-year option. Chairman Gately said snow storage will be in the southwest corner of the lot. Alderman Concannon arrived at 6:04 p.m. Chairman Gately asked about hours of operation. Attorney Salvati said the hours of operation will be the same as they are for the tap room – from 11 a.m. to midnight, seven days. Alderman Mercer-Bruen said she would like to maintain the 10 conditions from the previous special permit. She said the hours of operation are not listed on the special permit and maybe they should be added. Attorney Salvati said the tap room hours are set by the License Commission. Alderman Mercer-Bruen said the License Commission has jurisdiction over the liquor license but not the hours of operation in the manufacturing realm. Mr. Palumbo said Lord Hobo could abide by hours of operation between 11 a.m. and midnight. Alderman Higgins arrived at 6:06 p.m. Alderman Mercer-Bruen said she would like to see another condition regarding the emptying of dumpsters between 7 a.m. and 7 p.m. only. She said if the dumpsters are emptied outside of those hours, she will call Lord Hobo back for a committee meeting and require the dumpsters to be closed and locked outside of those hours. She said she is happy to see how it goes but if there are calls from the neighbors, Lord Hobo will be back before the committee. Mr. Palumbo said Lord Hobo has explained the situation to Waster Management and they will abide by the hours. Alderman Mercer Bruen said Lord Hobo has a beautiful facility. Alderman Gaffney said Lord Hobo runs a quiet operation. He said it attracts craft beer enthusiasts from everywhere to Woburn. He said people will travel miles for just one 6-pack. Alderman Tedesco proposed the following conditions: 1.) That the revised Plan of Record dated May 17, 2019 shall be filed with the office of Inspectional Services; 2.) That the Special Permit is issued only to Lord Hobo Brewing Co. and is not transferable, with the exception of a transfer to an entity of which Lord Hobo Brewing Co. is the primary or principal owner; 3.) A copy of the snow removal plan shall be filed with the

Building Commissioner; 4.) There shall be no customer parking at 8 Draper Street; 5.) The hours of operation for the restaurant shall be 11 a.m. to midnight; 6.) That any conditions of any previously-issued special permits, unless otherwise modified herein, shall remain in full force and effect; 7.) The petitioner shall comply with the Woburn Zoning Ordinance regarding the emptying of dumpsters. Motion made by Alderman Tedesco and seconded by Alderman Gaffney that the special permit “ought to pass” with the seven aforementioned conditions; approved, 4-0.

Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to adjourn, all in favor, 4-0. Chairman Gately adjourned the meeting at 6:13 p.m.

Attest: _____
Gordon Vincent
Clerk of Committees