

**COMMITTEE ON SPECIAL PERMITS
May 31, 2017 AT 6:00 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

Non-Voting Members: Alderman Michael Anderson, Alderman Michael Concannon, Alderman Lindsay Higgins, President Richard Haggerty

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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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On the petition for a 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 a Committee of the Whole) Appearing Attorney Mark Salvati, 10 Cedar Street, Suite 26, Woburn, Massachusetts 01801 stated that the developer has a large scale landscape plan dated 5/26/2017, Motion made and 2nd accept an email dated 5/31/2017 and attached pictures (Worcester Pictures), all in favor 9-0. The plan shows the lighting on Atlantic Avenue at Anderson Station it has a decorative design, that the lights will be 125 feet apart on both sides of the street. We would like to carry this design all the way down Commerce Way. The Atlantic landscape median is shrubs and perennials, Presidential way already has landscaped islands, this will be similar. Constitution Way & Cabot Road will be trees, shrubs, perennials and further down trees need to be trimmed with MassDot approval. The pictures we provided show what we will be looking at (Worcester Pictures). The will be planting between the trees from Market Basket to Atlantic Avenue. Some of the islands seem to be adopted and are being taken care of. Alderman Gately set up a program and gave each landscaping company the choice and they could put up a small sign and had to keep up the area. Jay Duran has requirements to adopt and every green space has landscaping except the culvert. Motion made and 2nd to accept the electronic copy of the landscaping cost at the cost of \$730,000.00, all in favor 9-0. President Haggerty stated that he had hoped to have money left or come in under budget with the lighting with the budget amount of \$350,000.00 we might be able to put regular street lights. The island at Target to the culvert could have new lighting. Alderman Campbell asked if the islands will be irrigated (N0). Condition changes 6. a. i. No standing & parking in the public way to make deliveries; 7.a.i. at the discretion of the Building inspector; 7.b.i. Add, or his designee. Add 7.b.ii. No building wrap around signs; 8.a.ii. after the words Commerce Way add, to be coordinated with DPW Superintendent as well as the Environmental Protection Agency (EPA); 8.a.iii. add DPW Superintendent; New add 8.c.iv; Installation of street lighting shall be installed at the Island in front of 101 Commerce Way to be

coordinated with the DPW Superintendent as to the exact location and type; 8.e.iii. delete complete paragraph; 9. Add, with the exception of any outstanding landscaping due to seasonal and weather; 10. All residential parking spaces shall be numbered and assigned to specific residential occupants by the property management staff. Un allocated parking spaces shall be available as visitor parking; 13. Add, shall be applied to any on site activities; 14. Add, shall be applied to any on site activities; 8.e.i. add after Commerce Way, the study shall not exceed \$100,000 in cost and shall be paid for by the applicant contributing \$50,000 and the City of Woburn contributing \$50,000 from city mitigation funds; 16. the applicant shall only use thermoplastic paint on all roadways; 17. The applicant shall re-strip the intersection of Commerce Way, Presidential Way and Atlantic Avenue in its entirety a distance of 300 feet in all directions; 18. All sidewalks constructed by the applicant in relation to this project shall be concrete; 19. Any lane closer or interference with Commerce Way shall be coordinated with the DPW Superintendent; 20. All street lights installed shall be to the DPW Superintendents specifications. Motion made and 2nd “Back for Action”, all in favor 9-0.

Motion made and 2nd to Adjourn, all in favor 9-0. Meeting adjourned at 7:50 p.m.

ATTEST:

Joyce M. Gray
Clerk of Committees Pro Tem