

COMMITTEE ON ORDINANCES, CHARTER AND RULES
MAY 7, 2018 AT 6:00 p.m.
CITY COUNCIL CHAMBERS
WOBURN CITY HALL

Voting Members:

Present: Chairman Michael Anderson, Alderman Michael Concannon, Alderman Lindsay Higgins and Alderman Mark Gaffney. Absent: Alderman Darlene Mercer-Bruen

Non-Voting Members:

Present: Alderman Richard Gately, Alderman Joanne Campbell, President Richard Haggerty, and Alderman Edward Tedesco

Also present: Tina Cassidy, Planning Director

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On the Order to amend the Woburn Zoning Ordinances by adding a new section 5.2.1.5 relative to maximum residential density: Chairman Anderson said the ordinance change limits residential density to 20 units per acre, except in the Business Downtown zoning district. He said there is a memorandum from the Planning Board regarding the petition. Chairman Anderson said he has talked with the City Solicitor and she opined the ordinance would not apply to overlay districts. Planning Director Cassidy said the Planning Board discussed the proposal over the course of several meetings. She said the legislation would not apply to overlay districts. She said the Planning Board endorsed the exemption of assisted living, continuing care, congregate elderly apartments and hospitals from the 20 units per acre limitation. Chairman Anderson said the Planning Board's recommendations seem fair and reasonable. Chairman Anderson suggested sending the matter with a recommendation of "ought to pass" to the City Council, with the Planning Board's suggestions. He said the Council still has to address the residential density in the Commerce Way Corridor Overlay District (CWCOD) and he would put something together before next week. Alderman Concannon suggested sending the matter "back for action" pending the details of the CWCOD density regulations. Chairman Anderson said there is no rush on it and he thinks 25-30 units per acre would be appropriate for the CWCOD. Planning Director Cassidy said the Planning Board is waiting for a recommendation from the Metropolitan Area Planning Council (MAPC), which is conducting a study to determine what types of development would be appropriate in the Commerce Way area. She said there is an overlay district in the Mishawum Station area that has not been used which allows about 43 units per acre. Planning Director Cassidy said the project at the intersection of Atlantic Avenue and Commerce Way allows 88 units per acre. Alderman Gaffney asked about the proposed project at the Woburn Mall site. Planning Director Cassidy said the Woburn Mall isn't in the CWCOD. She said the owners of the Mall have filed a preliminary subdivision plan with the Planning Board and any restrictions imposed by the Council under the new section 5.2.1.5 would not be applicable to that project. Alderman Concannon asked what the time line is for the MAPC study. Planning Director Cassidy said it will be at least six months before it is finalized and published. President Haggerty said he would prefer projects with a retail or commercial component on the first floor, with residential on the floors above. He said he would like to hear from Planning Director Cassidy if she has any insight on the subject. Planning Director Cassidy this is the first time the question

has been posited to her and said imposing a requirement of a retail or commercial component isn't necessarily a bad idea. She said the MAPC study is not looking toward wholesale changes to the Commerce Way area, but it is rather an attempt to analyze what types of development might be agreeable to the community. She said the city may have opportunities to promote mixed use development at the Woburn Mall and the Anderson Regional Transportation Center. President Haggerty said when Cabot, Cabot & Forbes came in with its project for the Fitzgerald Tile facility there was part of him that wanted more retail on the first floor, and that is something to think about. Motion made by Alderman Concannon and seconded by Alderman Higgins that the Order to amend the Woburn Zoning Ordinances by adding a new section 5.2.1.5 relative to maximum residential density, with amendments proposed by the Planning Board, "ought to pass;" approved, 4-0.

Motion made by Alderman Concannon and seconded by Alderman Higgins to adjourn.
Chairman Anderson adjourned the meeting at 6:15 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees