

Special Permits Committee meeting minutes

July 31, 2017

Woburn City Hall

Committee Room

Voting members: Chairman Richard Gately, Mark Gaffney, Joanne Campbell, Edward Tedesco, Darlene Mercer-Bruen (absent)

Non-voting members present: Mark Gaffney, Lindsay Higgins and Michael Anderson

On the petition from the James E. McKeown Boys & Girls Club Inc., 1 Charles Gardner Lane, to revise a site plan and landscape plan: Appearing for the petitioner were Boys & Girls Club board member Shaun Briere, Boys & Girls Club Executive Director Julie Gage, Boys & Girls Club President Michael Donaghey and architect Michael Pascavage of Design & Development Solutions, 400 Trade Center, Woburn. Briere told the committee the proposed changes to the layout of the site driveway are necessary to conform with an agreement with Eversource. The landscaping plan has been altered slightly to accommodate requests from abutters on Main Street for a more significant buffer between them and the new Boys & Girls Club building. The proponents have conferred with Building Commissioner Thomas Quinn and he has endorsed the changes. Chairman Gately remarked he was amazed at how much work on the new building has been accomplished in a short amount of time, and that he has no issue with the proposed revisions to the plan. Motion made and seconded to recommend the revisions to the special permit "ought to pass" with the following conditions: 1.) Acceptance of the plan of record dated July 7, 2017; 2.) Acceptance of the landscaping plan dated July 7, 2017. Vote to approve was 4-0-1, with Alderman Mercer-Bruen absent.

On the petition from Seaver Properties LLC to revise the plan of record for a special permit relative to the parking areas at 100 Baldwin Ave.: Appearing for the petitioner was Sy Wrenn, Project Manager for Seaver Construction. Mr. Wrenn told the committee the revisions to the plans are necessary because three parking spaces in the original version of the project do not conform to the standards required by Building Commissioner Quinn because they are not 18-feet long. Wrenn told the committee the plans have been changed to add three dedicated spaces for units 29, 33 and 41, though those spaces will not be in front of those units. Motion made and seconded and to recommend the revisions to the plans "ought to pass" with the following conditions: 1.) Acceptance of the revised plan of record dated June 6, 2017; and 2.) No parked

vehicles may block any part of a sidewalk on the property. Vote was 4-0-1, with Alderman Mercer-Bruen absent.

The Special Permits Committee meeting was convened at 6:09 p.m. and adjourned by Chairman Gately at 6:29 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees