

**COMMITTEE ON ORDINANCES, CHARTER AND RULES
MONDAY, OCTOBER 21, 2019 AT 6:16 P.M.
COMMITTEE ROOM
WOBURN CITY HALL**

Voting Members:

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

Non-Voting Members:

Present: Alderman Joanne Campbell and Alderman Richard Gately. Absent: President Michael
Anderson and Alderman Robert Ferullo

Also present: Christopher Kuschel, Senior Regional Planner, Metropolitan Area Planning
Council

* * * * *

VOTED to dispense with the reading of the minutes from the previous meeting and to approve;
4-0.

* * * * *

Woburn Commerce Way e-TOD Plan: Mr. Kuschel said the council last discussed the eTOD plan over the summer. He said he wanted to review the report very quickly and talk about what will be implemented. He said the major change to the area was the 40R project at the Woburn Mall. He said he handed out a report at the August 6 meeting of the council and would like to submit a document that summarizes MAPC’s recommendations. Motion made by Alderman Mercer-Bruen and seconded by Alderman Concannon to accept the document from Mr. Kuschel entitled “Woburn e-TOD – MAPC Zoning Map Recommendations Summary;” approved, 4-0. Alderman Mercer-Bruen requested that the e-TOD files be put on the city’s website. She said the e-TOD report is on the website but it is very hard to find. She suggested sending a communication to the city’s IT representative to put the e-TOD documents on line. Clerk of Committees said he can put the documents on line under the section that includes the meeting minutes. Alderman Mercer-Bruen said that is a good idea. Motion made by Alderman Mercer-Bruen and seconded by Alderman Concannon to have the clerk post the e-TOD documents on the committee meeting minutes page; approved, 4-0. Mr. Kuschel said the Planning Dept. also has all the e-TOD documents on file. Mr. Kuschel said he does not think there is anything in the summary that is controversial. He said the suggestions are advisory. Alderman Mercer-Bruen asked if some of the language mirrors what already exists in the Woburn Mall ordinance. Mr. Kuschel replied affirmatively. Alderman Mercer-Bruen said there was some discussion about the connectivity of the e-TOD and Woburn Mall overlay districts. She said she sees that is the first item enumerated on Mr. Kuschel’s matrix of recommendations. She said that was understood to be the most important piece. Mr. Kuschel said the two areas are related and connectivity makes sense. He said item #5 on the MAPC matrix adds language that encourages pedestrian and bicycle transportation. Chairman Higgins said that will obviously have to go through the City Council. Alderman Mercer-Bruen said recommendation #1 hits it right in the head. Mr. Kuschel

said recommendation #2 was written as a result of concerns raised by Building Commissioner Thomas Quinn that flexibility would be reduced. He said it is a relatively simple thing to review. Alderman Concannon said he thought the underlying zoning was always available. He said he thought the overlay sat on top of the underlay. Alderman Mercer-Bruen said the developer does not lose any of its rights. She said unless the economy changes, the developer will use the overlay, because that typically represents market conditions. Mr. Kuschel said recommendation #6 references the open space requirements because generally speaking the requirement is too high. He said if the open space is boring, banal land, it's not necessarily better. He said he thinks there could be an opportunity to provide funding for trails or off-site improvements. He said those will have to be within the district itself or at the discretion of the City Council. Chairman Higgins said it would be nice if there was some green space for congregational events. She said she believes Market Street in Lynnfield has space for events. Alderman Mercer-Bruen said in the winter Market Street has an area with ice. She said the shopping center there has open area, but it is not used passively. Chairman Higgins said she would like an area like that which people can use. Alderman Campbell suggested a joint open area that two developments can share. She said trees really break things up so the area isn't all pavement. She said she does not want to see all the vegetation in one area without the pavement being broken up. Chairman Gately said he thinks the plan is pretty good. Mr. Kuschel referred to a ride share component, which he said could be added to the language. He said other changes to the e-TOD were minor. Chairman Gately said it is important that this gets passed. He said it will open up the whole area. He said he can visualize golf carts taking people to the Anderson RTC. He said he thinks he said the project is going to be a good project. Alderman Concannon asked why recommendation #15, which incentivizes 3-bedroom units, was included. Mr. Kuschel replied that as housing prices continue to rise, families may be priced out. He said it is hoped 3-bedroom units will keep families in the city. Alderman Concannon said condos and apartments are good because they don't put as much of a premium on the schools. He said with a third bedroom, you have to start thinking about the schools. Mr. Kuschel said there is a reason why that recommendation was 15th out of 15. Chairman Higgins said the matrix will be helpful. She said she thinks the council will start moving on the legislation next year. Mr. Kuschel said he will be happy to come out to any future meetings.

* * * * *

Motion made by Alderman Mercer-Bruen and seconded by Alderman Concannon to adjourn; all in favor, 4-0. Chairman Higgins adjourned the meeting at 6:38 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees