

**COMMITTEE ON SPECIAL PERMITS
TUESDAY, NOVEMBER 12, 2019 at 7:17 p.m.
WOBURN CITY HALL
COMMITTEE ROOM**

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

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

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Reading of previous meeting minutes: Motion made by Alderman Campbell and seconded by Alderman Gaffney to approve the minutes of the meeting of October 7, 2019; all in favor, 3-0.

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271 Salem Street: Chairman pro tem Mercer-Bruen said she requested a meeting to review the activities at 271 Salem Street, which she said is a commercial building that houses several tenants. She said she has been getting complaints since April. She said one of the tenants, Diversified Construction, applied for a special permit but withdrew and has only offices there. She said things were quiet for a few months but now there are issues with noise from the dumpsters. Chairman pro tem Mercer-Bruen said there is a concern about construction material being brought to the site and then transferred off. She said the building owner, Lenny Mirra, was at City Hall earlier in the evening and he volunteered to meet with her, Building Commissioner Thomas Quinn, and some of the neighbors in the City Council Chamber. She said Mr. Mirra's sister also attended the meeting. Chairman pro tem Mercer-Bruen said Mr. Mirra has agreed to notify the tenants of the requirements of the city's zoning ordinance regarding dumpsters and they have to follow the ordinance. She said the council needs to take a closer look at what types of uses are taking place at 271 Salem Street. She said there are supposed to be office uses there. She said Mr. Mirra meeting with the neighbors was helpful and she is hopeful a point is reached where things quiet down. President Anderson suggested keeping the matter in committee. Alderman Gaffney asked if Diversified Construction also has a location on Draper Street. Clerk said Diversified Construction also has a location in Cummings Park. Chairman pro tem Mercer-Bruen said there are more than a dozen tenants at 271 Salem Street and most are pretty benign. She said there is an electrical contractor cutting wires that makes noise. She said the problems that take place at 271 Salem Street are the reason why the council permitted another building on Pine Street the way it did. Chairman pro tem Mercer-Bruen said there is a concern about construction material being brought to the site and then transferred off.

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Motion made by Alderman Campbell and seconded by Alderman Gaffney to adjourn; approved, 4-0. Chairman pro tem Mercer-Bruen adjourned the meeting at 7:21 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees