



City of Woburn Massachusetts
OFFICE OF THE CITY CLERK

Woburn City Council
Notice of Hearing

Notice is hereby given that there will be a **Public Hearing** under the provisions of the Woburn Zoning Ordinances and Chapter 40A of the General Laws on **October 5, 2021 at 7:00 p.m.** in the City Council Chambers, City Hall, Woburn, Massachusetts, on a petition by **Montvale Land LLC, c/o Leggat McCall Properties, 10 Post Office Square, Boston, Massachusetts 02109**, request for approval of amended Master Concept Plan pursuant to Section 28.4.3 of the City of Woburn Zoning Ordinance, as amended, for the Vale, located on Hill Street, and for a Special Permit with Site Plan Review under the Technology Business Overlay District under the 1985 City of Woburn Zoning Ordinance, as amended, to allow for: 1. Site Plan Review pursuant to Section 28.6.1.3 and Section 28.6.1.4 to allow for approximately 881,364 square feet of research and testing laboratory use, including vivarium use; and research and development; 2. Site Plan Review pursuant to Section 28.6.1.4 to allow for approximately 130,256 square feet of cGMP/BIO Manufacturing; 3. Site Plan Review pursuant to Section 28.6.1.12 to allow for amenity retail, personal service establishments, including full service restaurants and fast food restaurants. The retail uses will be located in a central single story 10,000 square foot amenity building and some first floor space of the adjacent Office/Lab/R&D buildings; 4. Site Plan Review pursuant to Section 28.6.1.19 to allow for accessory uses normally incidental to a permitted use, including high hazard and other uses accessory to a permitted proposed use; 5. Site Plan Review pursuant to Section 28.6.1.20 to allow for parking facilities below grade at Buildings 1, 2, 4, 5 as shown on the Site Plan; 6. A Special Permit pursuant to Section 28.3 and Section 28.11.6 to allow relief from Section 5.2.1.4 (“Access to the buildable portion of a lot shall be granted from a lot’s legal street frontage. Access to lots by so called “common driveways” or access easements shall be prohibited.”) Relief has been requested because the Applicant’s legal street frontage is along Hill Street. Access will be from the site drive; 7. A Special Permit pursuant to Section 28.6.2.4 to allow for parking facilities above grade as shown on the Site Plan filed herewith; 8. A Special Permit from Section 28.3 to allow for all parking ratios as shown on the Site Plan; and 9. approval of all signage as set forth on the plans filed herewith, at **A2 Hill Street**. A copy of the petition is on file at the Office of the City Clerk, City Hall, Woburn, Massachusetts. Any persons interested may review said petition and appear at the hearing. If special services, assistance or accommodations are required to participate in this meeting, please contact the City Clerk within sufficient time prior to the scheduled meeting time.

Date: September 15, 2021

Lindsay E. Higgins
City Clerk and Clerk of the City Council