

**CITY OF WOBURN
JUNE 7, 2022 – 7:00 P.M.
REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBER, WOBURN CITY HALL**

Roll Call

Campbell	Ferullo
Demers	Gately - Absent
Dillon	Mercer-Bruen
DiMambro	Viola
Concannon	

VOTED to dispense with the reading of the previous meeting’s Journal and to APPROVE, all in favor, 8-0-1 (Gately Absent).

MAYOR’S COMMUNICATIONS: None.

NEW PETITIONS:

Petition for the transfer of Second Class Motor Vehicle Sales License from Capelo’s Auto Service, Inc. dba J.C. Auto Sales to JFSO Auto Sales, LLC at 84-86 Winn Street. Motion made and 2nd that the MATTER BE REFERRED TO THE COMMITTEE ON PUBLIC SAFETY AND LICENSE, all in favor, 8-0-1 (Gately Absent).

Petition by Boston Gas dba National Grid for grant of right in a way to install approximately 354 feet of 4-inch, plastic gas main in East Dexter Avenue from an existing gas main in North Maple Street. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 8-0-1 (Gately Absent).

Petition by Robert D. Gaudet & Sons Cleaning Services Inc. d/b/a Service Master by Gaudet, 90 Blueberry Hill Road, Woburn, Massachusetts 01801, for a special permit from Section 7.3 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for the alteration of the preexisting nonconforming use (moving and storage warehouse business) and nonconforming structure to allow for: 1. Service use in connection with the operation of a business office under Section 5.1 (31); 2. the overnight parking of ten (10) commercial vehicles on the premises, consisting of consist of five (5) cargo vans, (3) box trucks, and two (2) pick up trucks under Section 5.1 (57b); 3. a service use area in excess of twenty (20%)

percent of the gross floor area of the principal structure; and 4. The continuation of the existing nonconforming structure related to parking setbacks, buffer zone compliance, loading door fronting on Blueberry Hill Road, and interior parking landscaping, at 90 Blueberry Hill Road. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 8-0-1 (Gately Absent).

Petition by U-Haul Co. of Massachusetts and Ohio, Inc., 31 Olympia Avenue, Woburn, Massachusetts 01801, for special permit pursuant to Section 7.3 and site plan review under Section 12 of the 1985 City of Woburn Zoning Ordinance, as amended, to allow for: 1. a modification of Special Permits dated September 1, 2011 and July 9, 2015; 2. the alteration of the existing nonconforming use and structure under Section 7.3 to allow for a one story addition containing approximately 19,831 gross square feet of gross floor area for the storage of U-Boxes, an increase of U-Boxes from 816 to 1200, and an increase in self-storage units from 802 to 1202; 3. Site Plan Review under Section 12 since there is an increase of gross floor area in excess of 5,000 square feet (19,831 square feet); and 4. the construction of the addition within the Flood Plain District under Section 9, at 31 Olympia Avenue. Motion made and 2nd that the MATTER BE REFERRED TO PUBLIC HEARING, all in favor, 8-0-1 (Gately Absent).

PUBLIC HEARINGS:

On the petition by Jennie Silva, 16 Danby Road, Stoneham, Massachusetts 02180, for a special permit pursuant to the 1985 Woburn Zoning Ordinance, as amended, Section 5.1(33b), to allow muscular therapy, at 21 Cummings Park, Suite 206. PUBLIC HEARING OPENED: A communication dated May 31, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PLANNING DEPARTMENT COMMENTS ON SPECIAL PERMIT APPLICATION FOR 345 WASHINGTON STREET, SUITE 206 / JENNIE SILVA

Dear Council:

The Planning Department reviewed the above-referenced Special Permit application which requests permission to operate a muscular therapy business, pursuant to Section 5.1 (33b) of the Woburn Zoning Ordinances (WZO), at the above-referenced location. The property is zoned Office Park (O-P) and therefore such use is allowed by City Council Special Permit. The proposed use appears to entail a “re-tenanting” of an existing individual office suite which would mean no construction activity is proposed in connection with the Petition. The Council should verify this fact.

Planning staff reviewed this Petition (containing an undated and untitled floor plan, attached) with the Building Commissioner. Given the nature of the request and the fact that adequate parking exists on the site to accommodate it, Planning staff takes no issue with the request.

If the Council ultimately decides to grant the requested special permit, Planning staff recommends imposing the following as conditions of approval:

1. That a date and title be formally added to the floor plan so it can accurately be cited as the Plan of Record in the decision;
2. That all massage therapists practicing at this establishment shall be licensed massage therapists;
3. That the Petitioner must obtain a separate occupancy permit from the Department of Inspectional Services prior to moving into the space; and
4. That a copy of the recorded special permit Decision and Plan of Record be submitted to the Inspectional Services Department; and

Respectfully, s/Tina P. Cassidy, Planning Board Director

Motion made and 2nd that any and all communications be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). The petitioner, Jennie Silva, stated she is trying to do business in Woburn. Ms. Silva stated that she has 20 years of experience and has worked in spas and other physical therapy business. Ms. Silva stated she wants to do muscular therapy and deep tissue massages. Upon inquiry from President Concannon, Ms. Silva stated she did not have an issue with the planning board comments. Ms. Silva stated it would just be herself working. Councilor Ferullo inquired if her moving inside Cummings property triggered this. Ms. Silva stated yes. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 8-0-1 (Gately Absent). PUBLIC COMMENTS: None. Motion made and 2nd to close the public hearing, all in favor, 8-0-1 (Gately Absent). PUBLIC HEARING CLOSED. Motion made and 2nd to add the condition "5. The Special Permit is not transferable." Motion made and 2nd that the SPECIAL PERMIT BE GRANTED with the conditions as outlined by the Planning Department memorandum dated May 31, 2022, as amended, as follows: 1. That a date and title be formally added to the floor plan so it can accurately be cited as the Plan of Record in the decision; 2. That all massage therapists practicing at this establishment shall be licensed massage therapists; 3. That the Petitioner must obtain a separate occupancy permit from the Department of Inspectional Services prior to moving into the space; 4. That a copy of the recorded special permit Decision and Plan of Record be submitted to the Inspectional Services Department; and 5. The Special Permit is not transferable, all in favor, 8-0-1 (Gately Absent).

On the petition by Montvale Land LLC, c/o Joseph R. Tarby, III, Esquire, Rubin & Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 to amend Sections 13 (SIGN REGULATIONS) and 28 (TECHNOLOGY AND BUSINESS MIXED USE OVERLAY DISTRICT [TBOD]) of the 1985 Woburn Zoning Ordinances (WZO) as follows: (a) Adding a new provision as Section 13.9.1.6 that would allow, in B-I zoning districts, one free-standing sign per lot that advertises the street address, name of development(s) or project(s), and/or name of businesses in a TBOD district adjacent to such B-I zoning district; (b) Adding a new provision as Section 13.9.2.9 that would allow the off-premises free-standing signs noted in (a) above to be up to 100 sq. ft. in size per sign face (maximum of 200 sq. ft.),

up to 30' in height, and permissible anywhere on a lot regardless of applicable setback and "location" requirements with approval of the Building Commissioner; (c) Revising Section 28.3 and 28.6.3 to authorize the City Council to allow, by special permit, additional uses not otherwise permitted by Section 28.6.1.19; (d) Amending Section 28.6.1 to allow roof-mounted, solar carport/canopy, small-scale ground-mounted, medium-scale ground-mounted, large-scale ground-mounted, off-grid and passive solar energy systems, and solar thermal systems, by right with site plan review; (e) Adding a new Section 28.7.6 relating to solar photovoltaic installations that would incorporate the dimensional requirements of Section 26.5 (subject to the City Council's authority to vary dimensional requirements pursuant to Section 28.3) and eliminate any setback requirement for solar photovoltaic installations in a TBOD that are within a yard abutting I-93; (f) Adding a new Section 28.11 entitled "Solar Photovoltaic Installations" to incorporate the requirements of Section 26 with respect to solar photovoltaic installations unless otherwise provided for in Section 28; and (g) Renumbering subsequent subsections (current subsections 28.11, 28.12, 28.13, 28.14 and 28.15) sequentially, to accommodate the insertion noted in (f) above. PUBLIC HEARING OPENED: A communication dated May 25, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: PROPOSED ZONING AMENDMENTS to revise Sections 13 and 28 of the 1985 City of Woburn Zoning Ordinance to allow for offsite directional signage for, and solar photovoltaic systems in, the Technology and Business Mixed Use Overlay District (TBOD) / Montvale Land LLC

Dear Council:

Members of the Planning Board conducted a public hearing on the above-referenced zoning amendments at meetings on April 26, 2022 and May 24, 2022. Following the hearings and deliberations, members of the Planning Board voted unanimously to recommend the following:

1. That with respect to incorporating solar photovoltaic installations into the TBOD, the proposed amendments be revised as follows before adoption:
 - (a) In Section 28.3, replace the citation "26.6.1.19" with "28.6.1.19"; and
 - (b) In Section 28.6.3, replace the proposed phrase "...except as authorized by a Special Permit pursuant to Section 28.3" with the phrase "...except for accessory uses that may be authorized by a Special Permit pursuant to Section 28.3."

2. That with respect to allowing off-site signage in a B-I District for a TBOD development, the proposed amendments be revised as follows before adoption:
 - (a) Reduce the maximum height of such an off-premise sign to ten (10) feet;
 - (b) Limit the number of allowed off-premises signs to one (1);

- (c) Limit the number of “developments, projects, or businesses” that can be included on such a sign to six (6), and require that if the sign has two faces, then each face must have the same text and design; and
- (d) Eliminate authority to include a street address on the off-premise sign.

The above-referenced revisions suggested by the Planning Board are reflected in redline on the attachment.

Please feel free to contact me if you have any questions relative to the Planning Board’s vote.

Respectfully, s/Tina P. Cassidy, Planning Board Director

Further, a communication dated June 2, 2022 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 regarding Montvale Land LLC/Proposed Zoning Amendments to Section 13 and Section 28 of the 1985 City of Woburn Zoning Ordinance.

Motion made and 2nd that any and all communications be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). Appearing for the petitioner, Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801, stated that with him was Chad Reynolds and Brian Murrhly of Leggat McCall. Attorney Tarby stated he submitted an outline summarizing some of this. Attorney Tarby stated that the Vale represents one of the largest redevelopment parcels to become available inside the Route 128 corridor in the last 15 years. Attorney Tarby stated the Vale is a mixed used development with Class A office, Lab, Research and Development, biomanufacturing, retail and residential uses. Attorney Tarby stated that to date the following approvals have been issued by the City Council: 1. A special permit was issued to LCS Woburn LLC on June 10, 2021 allowing for 103 congregate elderly housing units and an extended care facility with 84 assisted living units and 36 memory care unit. Site work and building construction is underway; 2. On June 22, 2021, a special permit was issued to Pulte Homes for 75 townhome dwellings and 122 multi-family garden-style units in two 36-unit buildings and one 50-unit building. All units are for sale and will be owner occupied with 30 of the units being affordable. Site work is underway for this development; 3. In August 2021, site plan approval was granted to MGB for approximately 62,000 square foot medical office building. The proposal was recently withdrawn by MGB from consideration by the Department of Public Health and will not be going forward; and 4. Montvale Land LLC obtained site plan approval and special permit on January 4, 2022 allowing for approximately 881,364 square fee of research and testing/lab use; approximately 130,256 square feet of cGMP/Bio Manufacturing Use along with amenity retail, personal service establishments including full service restaurants and fast food restaurants in a central single story 10,000 square foot amenity building as well as the first floor space of the adjacent office, lab and retail development buildings. Attorney Tarby stated that the proposed zoning amendments as submitted would allow for up to two offsite free standing way finding signs that are part of the overall traffic mitigation plan. Attorney Tarby stated the amendments would also allow for dimensional regulations for those signs that are identical to the dimensional regulations allowed in the BI Zoning District for a freestanding sign which is a maximum height of 30

feet and a sign face of up to 100 square feet on each side of the sign. Attorney Tarby stated that in Section 28.3 would allow for the City Council to allow for other accessory uses by special permit. Attorney Tarby stated the reason they filed these zoning amendments is that there is language in the TBOD that the petitioner thought they could proceed and ask for solar use. Attorney Tarby stated in reviewing it with Tom Quinn there was conflicting language and asked him to go forward and amend the TBOD to allow for language in Section 26 for solar installation. Attorney Tarby stated the petitioner has asked for the entire Section 26 be included into the TBOD with one exception with no setback requirements abutting Interstate 93. Attorney Tarby stated in terms of off-premise signage, while it will have a presence on I-93, it will not have a presence on Montvale Avenue. Attorney Tarby stated that the lack of signage to identify, not for advertising, the Vale and some of the major property owners/tenants will help with the overall traffic mitigation. Attorney Tarby stated if there is no signage there is a good chance that people may drive by the site resulting in turning around in other business properties along Montvale Avenue. Attorney Tarby stated that the height and size of the sign would be consistent with the requirements of a freestanding sign in the BI Zoning District. Attorney Tarby stated that as we get into it, you will see we met with the Planning Board and modified the original request. Attorney Tarby stated in terms of restating Section 28.3 there is conflicting language in the TBOD which states in part: "Except as specifically provided herein, uses and provisions of the Zoning Ordinance relating to the underlying zoning district not otherwise impacted by this Section 28 shall continue to remain in full force and effect." Attorney Tarby stated with that language they thought they could do solar panels. Attorney Tarby stated Tom Quinn pointed out there was conflicting language which stated, "Any use not expressly authorized by this Section is not permitted". Attorney Tarby stated that this prevented them from going forward with solar energy systems in the TBOD. Attorney Tarby stated so their proposed amendment which we agreed to limit to accessory uses only and not principal uses would allow for other accessory uses but only by a special permit from the City Council if in its opinion, such change or accessory use shall result in an improved project and will not nullify or substantially derogate from the intent or purposes and objectives of this Section. Attorney Tarby stated this would eliminate them from having to seek an amendment for another accessory use such as food truck, Tesla charging stations, and other items never thought of when TBOD was written. Attorney Tarby stated this allows for the petitioner to come before the City Council if you think it is an accessory use to add to the TBOD. Attorney Tarby stated for solar installations, they would like to incorporate the language from Section 26 into the TBOD. Attorney Tarby stated that the petitioner appeared before the Planning Board two times on April 26, 2022 and May 24, 2022. Attorney Tarby stated following the hearings and discussion with Planning Board and voted unanimously to: 1. That with respect to incorporating solar photovoltaic installations into the TBOD, the proposed amendments be revised as follows before adoption: (a) In Section 28.3, replace the citation "26.6.1.19" with "28.6.1.19"; and (b) In Section 28.6.3, replace the proposed phrase "...except as authorized by a Special Permit pursuant to Section 28.3" with the phrase "...except for accessory uses that may be authorized by a Special Permit pursuant to Section 28.3." Attorney Tarby stated that with respect to the B-I District signage, the Planning Board made the following revisions: (a) Reduce the maximum height of such an off-premise sign to ten (10) feet; (b) Limit the number of allowed off-premise signs to one (1); (c) Limit the number of "developments, projects, or businesses" that can be included on such a sign to six (6), and require that if the sign has two faces, then each face

must have the same text and design; and (d) Eliminate authority to include a street address on the off-premise sign. Attorney Tarby stated those revisions are set forth in the Planning Board recommendation dated May 25th, and the applicant is in agreement with the Planning Board staff recommendation. Attorney Tarby stated that he has an example of what a sample sign would look like. Motion made and 2nd to accept the document of a sample sign, all in favor, 8-0-1 (Gately Absent). Attorney Tarby stated this is what the sign would look like on Hill Street. Attorney Tarby stated there has been a lot of work down on Hill Street and the MassDOT parking lot is underway. Councilor Mercer-Bruen stated these pictures answered a lot of her questions and that the petitioner and Tom Quinn did good work that needed to be done. Councilor Mercer-Bruen stated she was concerned about neon signs and scrolling and becoming Vegas East. Attorney Tarby stated that the plan is to have exterior illumination. Councilor Mercer-Bruen stated she was fine with the changes. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 8-0-1 (Gately Absent). PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CLOSED, all in favor, 8-0-1 (Gately Absent). Motion made and 2nd to approve the amendments as outlined by the Planning Board with one additional condition by the council that the signage will depict extremely close to what has been represented in the picture tonight. Before the Council took a vote, City Clerk Higgins stated to President Concannon that this is a zoning amendment request, and such requests cannot be conditioned. Upon inquiry from Councilor Mercer-Bruen, Councilor Demers stated that Councilor Mercer-Bruen is amending the proposed zoning amendment. Councilor Mercer-Bruen stated she making a motion to amending the proposed zoning amendment with subsection e stating the signage will represent the photographs depicted and presented to the City Council on June 7, 2022, which was 2nd. Before a vote was called, upon inquiry from Councilor Campbell, President Concannon stated that this change would be for the TBOD only. President Concannon stated that if we are accepting recommendations from the Planning Board, that it is appropriate for us to add additional conditions. On the motion and 2nd to approve the to Section 13 and Section 28 of the City of Woburn Zoning Ordinance, as amended, and as outlined by Councilor Mercer-Bruen, all in favor, 8-0-1 (Gately Absent).

Note: On June 8, 2022 at 5:08 p.m., Councilor Demers filed a notice of his intent to move for reconsideration of his vote in support of the motion to approve the amendments to Section 13 and Section 28 of the City of Woburn Zoning Ordinance, as amended.

On the petition by Rhino FE 400 Presidential LLC, c/o Tyler Murphy, Rhino Capital Advisors LLC, 125 Broad Street, Boston, Massachusetts 02110, for a special permit and site plan review pursuant to the 1985 Woburn Zoning Ordinance, as amended, Sections 5.1(41a) and 5.1(66), and Section 12, for approval for a life science laboratory with research and development uses and ancillary office space, at 400 Presidential Way. PUBLIC HEARING OPENED: A communication dated May 26, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT / SITE PLAN REVIEW APPLICATION FOR RESEARCH AND TESTING LABORATORY AT 400 PRESIDENTIAL WAY / RHINO FE 400 PRESIDENTIAL, LLC

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks special permits to authorize use of the property for a life sciences laboratory in accordance with Section 5.1(41a) of the Woburn Zoning Ordinance (WZO), as well as accessory uses in conjunction with scientific research in accordance with Section 5.1(66) of the WZO. The Petition also seeks Site Plan Review in accordance with Section 12.

The proposed project involves reusing the existing building at 400 Presidential Way for life science labs, research and development, and ancillary office space. Site work will include construction of a loading bay and associated access drive at the rear of the building, the addition of more interior floor space by “infilling” the former indoor basketball court and swimming pool areas, and modifications to the parking lot that will improve truck circulation and modestly increase the size of some of the landscaped areas.

Planning staff hosted a department review meeting on Tuesday, May 25th which was attended by the development team and Inspectional Services Director Tom Quinn, Public Works Director Jay Duran, Engineering Director Jay Corey, Fire Lieutenant Joe Foley, and me. The Conservation Commission did not attend, but its staff reported in advance that members had reviewed the proposed site work and determined it would not require the filing of a Notice of Intent, given the nature of the improvements and the fact that the planned work will be located outside of areas within the Commission’s jurisdiction. The Commission did however impose fifteen (15) conditions on the developer when it issued its formal Determination of Applicability (attached, for reference).

We offer the following comments on the Special Permit/Site Plan Review filing:

1. The Engineering Department reviewed the traffic study and deemed it thorough and responsive. Mr. Corey noted that while general vehicular traffic will decrease, there will be an increase in truck traffic resulting from the new use. He therefore recommends that with respect to mitigation under Section 18 of the WZO, the Council should require the developer to contribute sufficient funds to cover the cost of equipping the traffic signal at the Presidential Circle/driveway intersection with Gridsmart’s Performance Plus module. The cost is approximately \$6,500, but this figure is only an estimate and the condition of approval should require the developer to pay the entire cost.
2. The Public Works Department is satisfied that the City’s infrastructure can handle the expected water and sewer demands from this project, particularly since the wastewater demand will decrease approximately 40% from what the building’s current tenant (a fitness club) generates. The developer team noted that additional electrical capacity

will be needed for the new use and they will work with Eversource directly to acquire it.

3. The Fire Department has no concerns relative to circulation of emergency vehicles through the property. It noted that the topic of flammable material storage will be addressed once individual tenants of the facility are identified and information specific to each tenant is available. Similarly, ventilation requirements will be analyzed once specific tenants are identified and their respective needs determined.
4. The Inspectional Services Department received confirmation that the agreement to provide emergency access to the abutting Emery Flats development will remain unchanged and in effect. Director Quinn recommended the Council consider imposing the following as conditions of approval of the Special Permits:
 - a. That the dilapidated sign frame adjacent to this site which encroaches into the Route I-93 layout be removed and not replaced;
 - b. That the Dumpster area be cleaned up and enclosed with opaque screening; and
 - c. That all equipment on the rooftop be adequately screened to provide a visual and noise buffer for the benefit of adjacent properties.

Please feel free to contact me if you have any questions relative to this communication.

Respectfully, s/Tina P. Cassidy, Planning Director

Motion made and 2nd that any and all communications be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). Appearing for the petitioner, Attorney Mark T. Vaughn, Riemer | Braunstein LLP, 700 District Avenue, 11th Floor, Burlington, Massachusetts 01803, stated that he has a few slides to walk through and will try to be brief. Attorney Vaughn stated with him tonight was Tyler Murphy, head of research and development for Rhino. Attorney Vaughn stated that this was a very modest aerial of the site being shown. Attorney Vaughn stated he has a few folks here, Tyler Murphy, Eric Gerade, VHB project manager civil engineer, and Christine Trearchis with VHB, and Mark Pelletier, Principal for the Mauge Architect. Attorney Vaughn stated they are here in connection with the special permit application. Attorney Vaughn stated that the location is in the IP2 zoning district and in the Commerce Way Corridor Overlay District. Attorney Vaughn stated the plan is to keep the existing building and reposition it for life science and lab purposes. Attorney Vaughn stated the property is ideally situated, with an exceptional location for repurposing. Attorney Vaughn stated it is a very modest expansion 6,600 sq. ft., update the basketball area to update square footage, and loading dock enhancement. Attorney Vaughn stated the Conservation Commission issued a negative determination of applicability with conditions that were issued last month. Attorney Vaughn stated they met with Tina Cassidy and Tom Quinn to go over the project, and then subsequently had a department head meeting. Attorney Vaughn stated the aerial of the property in yellow and Target being at the bottom of the screen. Attorney Vaughn stated this is part of the Metro North Corporate

Center Campus with 300 and 200 Presidential Way in the same subdivision. Attorney Vaughn stated that access is provided by a signalized intersection off Presidential Way. Attorney Vaughn stated traffic from use conversion is less than existing use that is consistent with lab usage. Attorney Vaughn stated he has prepared draft conditions to present to the City Council. Motion made and 2nd that the proposed conditions be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). Eric Gerade from VHB with headquarters in Watertown stated he wanted to run through the proposed site improvements. Mr. Gerade stated that it is a change of use from a fitness club user to life science/research laboratory. Mr. Gerade stated there are modest business improvements, such as loading dock that requires a small driveway expansion off existing parking lot. Mr. Gerade stated there is about 6,600 square feet of building improvements, filling in existing basketball court, and interior improvements to fit out the lab and office space. Mr. Gerade stated site improvements are minor and green is new impervious area with a total reduction of 32 parking spaces to help not adversely effect water drainage. Mr. Gerade stated Jay Corey the City Engineer is okay with the changes since there is a slight reduction in impervious surface. Mr. Gerade stated reduction of approximately 200 sq. ft. so the numbers will go down. Mr. Gerade stated the site has been cleaned up the structures and that there will be another transformer added to the site to support the use. Christine Trearchis with VHB stated that this was a simple transportation impact analysis. Ms. Trearchis stated she compared traffic for existing use to the future use. Ms. Trearchis stated they did two methods; one was what would be generated from a fitness facility. Ms. Trearchis stated that they then also wanted to use pre-pandemic conditions to be counted along the driveway the actual trips. Ms. Trearchis stated the proposed uses is a reduction of up to 100 trips during peak hour, and 400 trips less per day. Ms. Trearchis stated the study area was that of the Presidential Way driveway where Raytheon is located. Ms. Trearchis stated they had March 2022 volumes were still 20-25% lower, so they used 2019 precondition to be conservative. Ms. Trearchis stated that they used future developments and background projects in the calculation that was a request from Tina Cassidy. Ms. Trearchis stated that even though trip generations are going down the petitioner has agreed to do mitigation and site plan improvements at Presidential Way to upgrade to the GridSmart module requested by Jay Corey. Mark Pelletier, Principal for the Mauge Architect, stated that they want to use controlled areas in the building. Mr. Pelletier stated that it is a three story building, there are six control areas but allowed nine control areas, and there would be a 50/50 split office/lab uses. Mr. Pelletier stated there would be additional fire ratings. Mr. Pelletier stated the loading dock and freight elevator are being proposed. Mr. Pelletier stated wanted to match existing materials of the building. Councilor Mercer-Bruen thanked Attorney Vaughn and his team for the presentation. Councilor Mercer-Bruen stated she takes no exception to repurposing but has issues with the conditions after taking a quick look. Councilor Mercer-Bruen stated that Condition No. 5 has different language, and she will not support but she they can discuss an adequate time frame in order to complete. Attorney Vaughn stated that the sign is not the petitioners, nor is it their property. Attorney Vaughn stated that there may be easement rights there, but do not know where, and do not want to be liable for taking sign down. Attorney Vaughn stated they are okay with taking it down though. Tyler Murphy, for the petitioner, stated they looked at the conditions in 2010 and 2013 range in google earth, and it seemed to be an older Metro North sign for 200 Presidential Way. Mr. Murphy stated that he can submit the image from that and they can work it out. President Concannon stated the petitioner should track them down. Mr. Murphy

stated they have a good lead. Councilor Mercer-Bruen stated that regarding double poles, she is going to hold them to the same standard, but they may have more leeway with respect to time with one year instead of three months. Councilor Mercer-Bruen stated that with mitigation, she had not talked to the city engineer yet. Councilor Mercer-Bruen does not want money to be deposited into an account and just sit there. Councilor Mercer-Bruen stated she would need clarification from the city engineer on this and would ask that this go to committee. Attorney Vaughn stated that the petitioner is committed to doing it and that Jay Corey, City Engineer, has stated this amount should be sufficient to do it and at most \$7,800 to buy and install. Attorney Vaughn stated that the petitioner is concerned to not have this open ended and having the cost be \$30,000. Councilor Mercer-Bruen stated she does not want to have this open ended. Councilor Mercer-Bruen stated she prefers no check and that the petitioner actually buy the equipment and install it. Councilor Mercer-Bruen stated there is too much history with mitigation not getting done, so she will not support the payment. Ms. Trearchis stated that the GridSmart is throughout the city. Ms. Trearchis stated that Jay Corey has a command center here at city hall to monitor the intersections. Ms. Trearchis stated the upgrade is essentially a fee for software. Ms. Trearchis stated there is a cost to purchase and then a code is installed. Councilor Mercer-Bruen stated this is not the first time an upgrade has not worked. Councilor Mercer-Bruen stated that Commerce Way is gridlocked and want the petitioner to be on the hook to do it. Attorney Vaughn stated they are fine with doing it as long as there is no issue for them having access to signal. Councilor Mercer-Bruen stated she would like to spend time and get the language right to leave in committee. Councilor Mercer-Bruen stated she wanted the opportunity to see it knowing the history. Upon inquiry from Attorney Vaughn, Councilor Mercer-Bruen stated she could see it coming back in two weeks and be ready and that she will do her homework. City Clerk Higgins stated that the matter is not in committee. Councilor Viola stated he would be more at ease if the petitioner was on the hook for installing SmartGrid system, and that he was concerned with air scrubbers on the roof. Mr. Pelletier stated that not knowing the tenant in the space, there is a potential for air scrubbers on the roof, and it is the intent is to have them be screened. Attorney Vaughn stated that it is a condition that the rooftop mechanicals be screened. Upon inquiry from Councilor Campbell, Attorney Vaughn stated there has been interest for the location. Mr. Murphy stated there has been interest with two potential tenants that are in cell therapy. Mr. Murphy stated he did not want to discuss further as he was trying to provide confidentiality for the two potential tenants and that they are in preliminary discussions. Councilor Campbell stated that she was concerned with hazardous materials and waste because there are small waterways there and does not want waste getting into it. Mr. Murphy stated that per the zoning code it is not allowed to have hazardous waste in high quantities that would provide a high hazard use. Mr. Murphy stated that it is clear what can and cannot be in the building and that they have had discussions with the building inspector about this. Councilor Campbell stated that she hopes the petitioner is not aiming for larger amounts of high hazardous materials. Mr. Murphy stated that they will be using BSL 1 and BSL 2 types. Mr. Pelletier stated that the strategy is an A3 use group is converting to B1 or F1 use group. Mr. Pelletier stated there are control areas to control the amount in the spaces. Mr. Pelletier stated that they can have a tenant come in with a lot of ethanol but they are also restricted on other classes as well. Mr. Pelletier stated there is a chart. Mr. Murphy stated that 19 Presidential Way is a good example of what type of tenant will be in their space. Mr. Pelletier stated anything going out of building would need neutralization or containment and

packaged up and shipped out. Councilor Demers thanked the petitioner for clarifying it was not a high hazard use. Councilor Demers stated that if sign is in I-93 layout of sign, he assumed local district of Mass Highway would know if there were an easement there or necessary permitting. Councilor Demers stated that he agreed with Councilor Mercer-Bruen to give the petitioner enough leeway to do it, but that they should call Mass Highway and get a day permit to take care of the job of pulling it out. Councilor Mercer-Bruen stated that this permit is similar to other ones in 19 Presidential Way and another pharmaceutical business the city council approved. Upon inquiry from Councilor DiMambro, petitioner stated that the loading dock slopes down and is depressed. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 8-0-1 (Gately Absent). PUBLIC COMMENTS: None. Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON June 21, 2022, all in favor, 8-0-1 (Gately Absent).

On the petition by Guardado Landscaping, 11 Green Street, Woburn, Massachusetts 01801, for a special permit pursuant to the 1985 Woburn Zoning Ordinance, as amended, Section 5.1(57b), to allow for the overnight parking of 3 trucks and 2 trailers for a landscaping business, at 11 Green Street. PUBLIC HEARING OPENED: A communication dated June 1, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT APPLICATION FOR OVERNIGHT COMMERCIAL PARKING
AT 11 GREEN STREET / GUARDADO LANDSCAPING

Dear Council:

The Planning Department reviewed the above-referenced Special Permit application which requests permission to allow the existing business at this property to park three (3) “commercial trucks” and two (2) “commercial trailers” on site overnight, pursuant to Section 5.1 (57b) of the Woburn Zoning Ordinances (WZO). The property is zoned IG and is located within a Groundwater Protection District Zone 2, according to the City’s GIS system. As a result, at least one other special permit (in accordance with Section 15 of the WZO entitled Groundwater Protection District) would be needed in order to fully authorize a landscaping business at this address.

The Planning Department met with Tom Quinn, Director of the Inspectional Services Department, to review this Petition and offers the following comments.

1. The site is a relatively small one, housing an existing building and also providing vehicular access to the abutting parcel/business at #9 Green Street. When coupled with the overnight truck and trailer storage currently being requested, it is appropriate to ask the question as to whether there is sufficient parking on site to accommodate the vehicles of employees reporting to the site on a daily basis, either to work at the Petitioner’s property or to report to work there and then leave in one of the commercial trucks to work at off-site location(s). The Petitioner should be required to report the

number of employees expected on the largest work shift, and then to provide at least that many parking spaces on the site for the employee's personal vehicles. Lines should be painted on the ground to demarcate all parking spaces, and each space should be a minimum of 9' wide by 18' long.

2. The Petition provides no information as to the types and sizes of vehicles and trailers planned to be parked on site overnight. The Petitioner should provide descriptions and dimensions of the vehicles and trailers, and the Council should ensure all of them can be stored within the area identified on the submitted plan for overnight commercial vehicle parking.
3. The plan does not show any provisions for refuse or recycling storage. GIS photos, however, show empty wooden pallets stored in the same area now being proposed for overnight parking. The Petitioner should be asked where he currently stores refuse and recycling materials and to explain the current and proposed arrangements for trash and recycling pickup.

There are also snow plows and various other contractor-related equipment being stored in the planned commercial parking area. The Petitioner should explain where that equipment will be stored if the proposed commercial parking area is approved. If he intends to store it in the same location as the commercial trucks and trailers, the Council should ensure there is adequate room for all.

If the Council ultimately decides to grant the Special Permit, the Planning Department suggests it consider imposing the following as conditions of approval:

1. All vehicles exiting the site shall be required to turn left and travel westerly toward Main Street; no exiting vehicles shall turn right and travel easterly down Green Street;
2. All existing and proposed lighting on site shall be Dark Sky compliant and shall direct the light onto the 11 Green Street property and not that of abutters;
3. The only "trailers" allowed on site shall be towable work trailers on wheels that are used in the course of the Petitioner's business on a daily or weekly basis. No storage containers or "fixed" trailers (e.g. without wheels) shall be permitted to be located on site;
4. All of the Petitioner's vehicles stored or parked at this address shall be registered in the City of Woburn;
5. All trash and recycling receptacles must be stored inside the building and shall not be serviced between 7:00 p.m. and 7:00 a.m. on any day, in accordance with the requirements of the Woburn Municipal Code;
6. That all activity on site shall comply with the provisions of the Woburn Municipal Code, including those limiting the hours of operation;
7. There shall be no exterior storage of landscaping materials on the site, and no other vehicles shall be stored on the site except for the three (3) authorized commercial trucks and employee vehicles in designated parking spaces;

8. The Petitioner should submit, to the Council and the Building Commissioner, acceptable proof that the proposed Plan of Record complies with the accessible parking requirements outlined in 521 CMR; and
9. No retail sales are authorized, and no customer pick-up of any materials from the site is permitted.

Please feel free to contact me if you have any questions about this comment letter.

Respectfully, s/Tina P. Cassidy, Planning Board Director

Further, a communication dated June 7, 2022 was received from Attorney Joseph P. Franzese, Franzese & Franzese, P.C., Attorneys at Law, 152 The Lynnway, Suite 3B, Seaport Landing, Lynn, Massachusetts 01902 as follows:

RE: Petition for Special Permit
Petitioner: Guardado Landscaping
Location: 11 Green Street

REQUEST FOR 60 DAY CONTINUANCE

Dear Clerk Higgins:

I am counsel for Guardado Landscaping. The Public Hearing is scheduled for tonight's 7PM City Council Meeting. On June 1st, 2022, I received a 2-page letter from the Planning Board with their input and concerns on the Petition.

The petitioner will need additional time to address the issues raised by the Planning Board prior to a presentation before the City Council.

I am respectfully requesting a 60-day Continuance for the Public Hearing. This will allow the Petitioner to comply with all the recommendations of the Planning Board. Thank you.

Sincerely Yours, s/ Joseph P. Franzese

City Clerk Higgins stated that she spoke with Attorney Franzese and he is aware that his request would be to the August 16, 2022 meeting. Motion made and 2nd that any and all communications be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). Motion made and 2nd that the public hearing be opened for public comments, all in favor, 8-0-1 (Gately Absent). PUBLIC COMMENTS: George Poole, 12 Green Street, stated that he has not seen the plans. Mr. Poole stated that there is one parcel with one property owner, but it is 9 and 11 Green Street. Mr. Poole stated the properties share the same gate. Mr. Poole stated he has had no problems with Guardado Landscaping since moving in in 2015 and that he would hate to see this landscaper get lumped in with the other one causing issues. Mr. Poole stated there are restrictions on 9 Green Street for no material storage on site. Mr. Poole stated it is reasonable to park the 3 trucks and trailers on the property. Mr. Poole stated he was not too concerned with the employee parking either.

Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON August 16, 2022, all in favor, 8-0-1 (Gately Absent).

Motion made and 2nd to take the next two matters, for CCF New Boston Property Company LLC at 225 Merrimac Street and 216 New Boston Street, collectively, all in favor, 8-0-1 (Gately Absent).

On the petition by CCF New Boston Property Company LLC, 185 Dartmouth Street, Suite 402, Boston, Massachusetts 02116, for Special Permits pursuant to Section 5.1(30b); Section 5.1(41a); Section 5.1(53), Section 8.3.1, and Site Plan Review pursuant to Section 12.2.4 to allow for a two (2) story building containing approximately 133,738 sf of net floor area with the following uses: Office (approximately 39,229 sf); Manufacturing (approximately 33,514 sf); and Lab Use (approximately 58,845 sf) with accessory high hazard use and the parking of ninety-two (92) vehicles on an adjacent lot located at 225 Merrimac Street, at 216 New Boston Street. PUBLIC HEARING OPENED: A communication dated June 2, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT APPLICATIONS FOR NEW BUILDING HOUSING OFFICE SPACE AND RESEARCH AND TESTING LABORATORY SPACE AT 225 MERRIMAC STREET / CCF New Boston Property Company LLC

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks special permits to authorize construction of a new four-story building. Two special permits are needed: One to allow more than 15,000 sq. ft. gross floor area of office space in accordance with Section 5.1(30b) of the Woburn Zoning Ordinance (WZO); and one to allow more than 25,000 sq. ft. gross floor area of research and testing laboratory space in accordance with Section 5.1(41a) of the WZO. The project will also include construction of a 451-space parking garage, and the Petition also seeks the required Site Plan Review.

Planning staff hosted a department review meeting on Wednesday, June 1st which was attended by the development team and Inspectional Services Director Tom Quinn, Assistant Public Works Director Lenny Burnham, Water Superintendent Anthony Blazjowski, Assistant Engineering Director Greg Rheume, Police Chief Bob Rufo, Fire Chief Clark Kenton, Deputy Fire Chief George Poole, and me. The Conservation Commission did not attend, but its staff reported that the Petitioner is aware of the need to file a Notice of Intent with the Commission and the filing is expected shortly. Discussion covered development of this lot and also of the adjacent lot at 216 New Boston Street, which is being reviewed separately by the Planning Board in accordance with Section 5.1(40ab).

We offer the following comments:

1. The Engineering and Public Works Departments jointly recommend that the City retain qualified peer reviewers to analyze the proposed utilities, traffic study and drainage design for acceptability. Further departmental comment on these topics will be forthcoming once the peer reviewers' work is complete, including recommendations related to compliance with Section of the WZO entitled Development Impact Assessment and Mitigation.
2. The proposed pedestrian walkway between the new building and the parking garage must be sited at an elevation that allows free, unobstructed passage of all emergency vehicles underneath it. The Fire Department was otherwise satisfied with truck turning radii and other aspects of circulation through the site by emergency vehicles.
3. Because the developer intends to alter the existing lot lines between the two properties, it is recommended the Petitioner file an Approval Not Required plan (ANR) with the Planning Board prior to, or coincidental with, action on the special permits.
4. There are two (2) proposed sign locations noted for this site (a third sign location is planned for the abutting lot at 216 New Boston Street). All signage is subject to separate permitting requirements and the provisions of Section 13 entitled Sign Regulations.
5. The dimensions of all driveway curb cuts should be shown on the plan, with measurements provided at two points: At the property line, and at the point where the driveway meets the respective paved roadway.
6. The proposed location for the exterior generator and the location of the loading dock on Building #2 may violate zoning requirements. The Petitioner should research the abutting parcel to the immediate west of this lot to confirm it is not a paper street. If it is, the loading dock and generator will need to be relocated.

The Inspectional Services Director has determined the proposed loading dock for Building #1 [216 New Boston Street] does violate Section 8.7.2.10 of the WZO in that it would front along a roadway (paper street known as Newburg Avenue). That loading dock will therefore have to be relocated to a different, "conforming" façade.

7. The garage floor drains should be equipped with oil and water separators.
8. Adequate screening should be employed to mitigate the visual and noise effects of all roof-mounted mechanical equipment.
9. If use of solar panels or solar carports are contemplated, they should be shown on the proposed Plan of Record prior to any vote of the Council on the special permit.

Please feel free to contact me if you have any questions relative to this communication.

Respectfully, s/Tina P. Cassidy, Planning Director

Further, a communication dated May 27, 2022 was received from John E. Corey, Jr. P.E., Woburn City Engineer, as follows:

Subject: 216 New Boston Street Special Permit

Upon review of the above referenced special permit, we find that the scope of the project is of sufficient magnitude to request peer review.

After discussions with the Department of Public Works Superintendent, we believe that it is in the City's best interest to have peer review performed for the following disciplines:

- 1) General review of proposed water and sewer systems serving the development for compliance with Title 13 of the Municipal Code and good engineering practice.
- 2) Review of the traffic study and traffic circulation within the development for compliance with Section 18 of the Zoning By Law, the Institute of Traffic Engineers and good engineering practice.
- 3) Review of general stormwater requirements in accordance with the Massachusetts Stormwater Handbook, MGL Chapter 131, EPA MS-4 requirements and good engineering practice.

I trust the foregoing information is sufficient for your current needs. Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Further, a communication dated June 7, 2022 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 regarding "Special Permit Petition, 216 New Boston Street/225 Merrimac Street, Woburn Massachusetts", with revised site plans.

Motion made and 2nd that any and all communications be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). Appearing for the petitioner, Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801, stated the petitioner is seeking special permits and site plan review to allow for a two (2) story building containing approximately 133,738 sf of net floor area with the following uses: Office (approximately 39,229 sf); seeking planning board approval of Manufacturing (approximately 33,514 sf); and Lab Use (approximately 58,845 sf) with accessory high hazard use and the parking of ninety-two (92) vehicles on an adjacent lot located at 225 Merrimac Street, at 216 New Boston Street. Attorney Tarby stated that he had copies of the presentation he wanted to provide. Motion made and 2nd that the special permit presentation be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). Attorney Tarby stated that the petitioner is also seeking special permits and site plan review to allow for a four (4) story building containing approximately 174,812 sf of net floor

area with the following uses: office (approximately 67,056 sf) and Lab Use (approximately 100,584 sf), as well as the Petitioner is proposing to construct a parking garage to accommodate approximately 451 parking spaces, at 225 Merrimac Street. Attorney Tarby stated both properties are located in the IP-2 zoning district. Attorney Tarby stated that the light manufacturing use is before the planning board for a special permit. Attorney Tarby stated that the petitioner is seeking special permits from the city council for office use in excess of 15,000 square feet, and for new lab space in excess of 25,000 square feet, and parking area not more than 500 feet from the building. Attorney Tarby stated that the planning board has a public hearing next Tuesday. Attorney Tarby stated that there was a department head meeting on May 31, 2022 with the following in attendance: Tom Quinn, Tina Cassidy, Jay Corey, Lenny Burnham, Chief Kenton and Chief Rufo. Attorney Tarby stated that on June 2, 2022 the planning department comment letter was issued. Attorney Tarby stated the petitioner is in the process of reviewing the letter and will prepare comments. Shaun Sullivan from CCF Boston stated he is excited about the project and that it is a great improvement. Mr. Sullivan stated the properties are in proximity to the transportation center. Mr. Sullivan stated they have experience with the superfund site and have the opportunity to execute this site with the EPA. Tim Williams of Allen & Major Associates, stated the project consists of two parcels: Lot No. 1 is 216 New Boston Street and Lot No. 2 is 225 Merrimac Street. Mr. Williams stated that Lot 1 is occupied by Landscape Express and is 12.7 acres, and existing warehouse manufacturing building Mr. Williams stated Lot No. 2 is another warehouse manufacturing building consisting of two acres of land. Mr. Williams stated there are numerous constraints on the site. Mr. Williams stated there is a Boston Edison easement on the property, a 154-foot-wide power line easement. Mr. Williams stated there is also wetland resources. Mr. Williams stated they did go through conservation commission to get a delineation of the resource locked in to move forward with the notice of intent. Mr. Williams stated there is also an intermittent stream that runs down New Boston Street and picks up all drainage. Mr. Williams stated northern corner has wetlands, with two pockets, and another intermittent stream. Mr. Williams stated that as part of the project they are looking to enhance the wetlands and they are now highly degraded. Mr. Williams stated there are six curb cuts that serve the two parcels. Mr. Williams stated they will be consolidating those. Mr. Williams stated Landscape Express is in the materials business and materials are onsite. Mr. Williams stated that they are going to go through the ANR process and re-subdivide the sites to conform with the IP zoning district. Mr. Williams stated Building No. 1 will be approximately 134,000 sq. ft. with 343 surface parking spots (using some spots on Lot No. 2) and sitting on 6.41 acres. Mr. Williams stated Building No. 2 will be about 8.36 acres, four story 195,000 sq. ft. building with 104 surface parking spots, and a parking garage with 337 parking spots. Mr. Williams stated there are six extra parking spots. Mr. Williams stated that the six curb cuts will be consolidated down and keep existing curb cut, create new curb cut with shared access, and close off giant curb cut on Merrimac Street. Mr. Williams stated with the intermittent stream runs through culverts at curb cuts, and they anticipate daylight the stream on these and create box culverts. Mr. Williams stated they have to go through conservation on this. Mr. Williams stated they filed an ANRAD with the conservation commission. Mr. Williams stated they will connect the two wetlands. Mr. Williams stated the site will have full pedestrian connection. Mr. Williams stated that this project is fully coordinated with the New Boston Street Bridge layout. Mr. Williams stated there is an extended sidewalk on New Boston Street to 225 Merrimac Street

parcel. Mr. Williams stated regarding stormwater, there is very little relief across it grade-wise. Mr. Williams stated there is an intermittent stream, they will daylight, and they will connect the two wetlands for a constructive gravel wetland. Mr. Williams stated there will be no new street openings in New Boston Street or Merrimac Street. Mr. Williams stated so they will tie the drainage into the existing stubs. Mr. Williams stated the same with utilities. Mr. Williams stated they will tie into existing services, except for gas main. Mr. Williams stated there will be a net positive of intermittent stream enhancing the wetland line. Mr. Williams stated it is an overall win for the environment. Mr. Williams stated it meets all zoning and that the project will be a benefit for the corridor. Walker Shanklin, Spagnolo, Gisness & Associates, Architecture Firm, stated whole lifecycle here for a life science user and all contained on one site. Mr. Shanklin stated Building 1 is simple and elegant. Mr. Shanklin stated that they are not the same, but the building designs are similar. Mr. Shanklin stated there is a system of black frames throughout the buildings. Mr. Shanklin stated there will be secondary tenant entries. Mr. Shanklin stated there are warm wood tones throughout the entry areas and zones. Mr. Shanklin stated they are looking to have one centralized lobby, with a secure loading dock for chain of possession for the GNP materials. Mr. Shanklin stated that there is a centralized lobby with a manufacturing zone in each side. Mr. Shanklin stated they will provide opportunity for a mezzanine or double height clean rooms. Mr. Shanklin stated top of the roof is 40 feet, and the mezzanine is 20 feet. Mr. Shanklin stated there will be selective screening. Mr. Shanklin stated that on Building No. 2 there will be lab and office space. Mr. Shanklin stated they will be using white particle board and will be going from four stories to two stories. Mr. Shanklin stated there will be the same lobby setup as Building No. 1. Mr. Shanklin stated that the first floor plan through the connection so that those the parking garage can access the lobby and up to the floors. Mr. Shanklin stated this provide convenience for tenants. Mr. Shanklin stated that off the highest occupied level there will be 20-25 feet of screening for the cooling towers. Mr. Shanklin stated that there is a simple garage on the backside. Scott Thornton, Vanasse & Associates, Inc., stated there are a few slides overviewing the study. Mr. Thornton showed the site location and study area on the slides. Mr. Thornton stated this is the third project on New Boston Street they have worked on. Mr. Thornton stated this project is on the Wilmington line. Mr. Thornton stated there are five to six existing driveways within the intersection of New Boston Street and Merrimac Street. Mr. Thornton stated that the source of friction is going to be closed. Mr. Thornton stated that pre-pandemic counts from January 2020 were used. Mr. Thornton stated that the counts of existing site driveway was a fair amount of traffic activity. Mr. Thornton stated in summary the GNP use was independently calculated which is the conservative approach. Mr. Thornton stated in most cases for level of services there are delays are in the seven second or less. Mr. Thornton stated that level of services drops from a B to a C or a C to a D along New Boston Street, though most do not change. Mr. Thornton stated trying to focus on alternative transportation such as using resources through the TMA (The Junction Transportation Management Association). Mr. Thornton stated they are looking at focusing on the carbon footprint reduction: providing covered bicycle parking and electric vehicle changing stations. Mr. Thornton stated they are looking forward to working with the city and peer review consultants for reviewing the mitigation. Attorney Tarby stated they did submit a fiscal impact analysis which shows net annual positive of \$1.668 million, which does not include the intangible fiscal impacts of such as employees. Attorney Tarby stated that the building permit fees are expected to be \$1.5 million and I and I fees of approximately

\$86,000. Attorney Tarby stated there was a memorandum by the city engineer requesting various peer reviews and the council could approve so that the review and responses could be completed by the July 12, 2022 meeting. Councilor Demers stated that it is a great idea to have a peer review, especially in prior projects when asked to do a traffic study, there are never an increase in traffic, but here we do. Councilor Demers stated the peer review will be essential to creating a traffic plan to bring the traffic out of the industrial area. Councilor DiMambro stated he is looking forward to those peer reviews. Councilor DiMambro stated his concern with the project is the increase of cars on Merrimac Street, School Street, and Main Street especially during the hours of 3 p.m. to 5 p.m. Councilor DiMambro stated he has been in discussion with department heads. Councilor DiMambro stated he was worried about the increased traffic on Thursday and Friday nights heating up as drivers rush to the gates. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 8-0-1 (Gately Absent). PUBLIC COMMENTS: None. Motion made and 2nd to AUTHORIZE the City Engineer and City Solicitor to select and enter into peer review contracts per the City Engineer's May 27, 2022 communication, all in favor, 8-0-1 (Gately Absent). Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON July 12, 2022, and the MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 8-0-1 (Gately Absent).

On the petition by CCF New Boston Property Company LLC, 185 Dartmouth Street, Suite 402, Boston, Massachusetts 02116, for Special Permits pursuant to Section 5.1(30b); Section 5.1(41a), and Site Plan Review pursuant to Section 12.2.4 to allow for a four (4) story building containing approximately 174,812 sf of net floor area with the following uses: office (approximately 67,056 sf) and Lab Use (approximately 100,584 sf), as well as the Petitioner is proposing to construct a parking garage to accommodate approximately 451 parking spaces, at 225 Merrimac Street. PUBLIC HEARING OPENED: A communication dated June 2, 2022 was received from Tina P. Cassidy, Woburn Planning Board Director as follows:

RE: SPECIAL PERMIT APPLICATIONS FOR NEW BUILDING HOUSING OFFICE SPACE AND RESEARCH AND TESTING LABORATORY SPACE AT 225 MERRIMAC STREET / CCF New Boston Property Company LLC

Dear Council:

The Planning Department has reviewed the above-referenced Petition which seeks special permits to authorize construction of a new four-story building. Two special permits are needed: One to allow more than 15,000 sq. ft. gross floor area of office space in accordance with Section 5.1(30b) of the Woburn Zoning Ordinance (WZO); and one to allow more than 25,000 sq. ft. gross floor area of research and testing laboratory space in accordance with Section 5.1(41a) of the WZO. The project will also include construction of a 451-space parking garage, and the Petition also seeks the required Site Plan Review.

Planning staff hosted a department review meeting on Wednesday, June 1st which was attended by the development team and Inspectional Services Director Tom Quinn, Assistant Public Works Director Lenny Burnham, Water Superintendent Anthony Blazjowski, Assistant Engineering Director Greg Rheaume, Police Chief Bob Rufo, Fire Chief Clark Kenton, Deputy Fire Chief George Poole, and me. The Conservation Commission did not attend, but its staff reported that the Petitioner is aware of the need to file a Notice of Intent with the Commission and the filing is expected shortly. Discussion covered development of this lot and also of the adjacent lot at 216 New Boston Street, which is being reviewed separately by the Planning Board in accordance with Section 5.1(40ab).

We offer the following comments:

1. The Engineering and Public Works Departments jointly recommend that the City retain qualified peer reviewers to analyze the proposed utilities, traffic study and drainage design for acceptability. Further departmental comment on these topics will be forthcoming once the peer reviewers' work is complete, including recommendations related to compliance with Section of the WZO entitled Development Impact Assessment and Mitigation.
2. The proposed pedestrian walkway between the new building and the parking garage must be sited at an elevation that allows free, unobstructed passage of all emergency vehicles underneath it. The Fire Department was otherwise satisfied with truck turning radii and other aspects of circulation through the site by emergency vehicles.
3. Because the developer intends to alter the existing lot lines between the two properties, it is recommended the Petitioner file an Approval Not Required plan (ANR) with the Planning Board prior to, or coincidental with, action on the special permits.
4. There are two (2) proposed sign locations noted for this site (a third sign location is planned for the abutting lot at 216 New Boston Street). All signage is subject to separate permitting requirements and the provisions of Section 13 entitled Sign Regulations.
5. The dimensions of all driveway curb cuts should be shown on the plan, with measurements provided at two points: At the property line, and at the point where the driveway meets the respective paved roadway.
6. The proposed location for the exterior generator and the location of the loading dock on Building #2 may violate zoning requirements. The Petitioner should research the abutting parcel to the immediate west of this lot to confirm it is not a paper street. If it is, the loading dock and generator will need to be relocated.

The Inspectional Services Director has determined the proposed loading dock for Building #1 [216 New Boston Street] does violate Section 8.7.2.10 of the WZO in that it would front along a roadway (paper street known as Newburg Avenue). That loading dock will therefore have to be relocated to a different, "conforming" façade.

7. The garage floor drains should be equipped with oil and water separators.
8. Adequate screening should be employed to mitigate the visual and noise effects of all roof-mounted mechanical equipment.
9. If use of solar panels or solar carports are contemplated, they should be shown on the proposed Plan of Record prior to any vote of the Council on the special permit.

Please feel free to contact me if you have any questions relative to this communication.

Respectfully, s/Tina P. Cassidy, Planning Director

Further, a communication dated May 27, 2022 was received from John E. Corey, Jr. P.E., Woburn City Engineer, as follows:

Subject: 216 New Boston Street Special Permit

Upon review of the above referenced special permit, we find that the scope of the project is of sufficient magnitude to request peer review.

After discussions with the Department of Public Works Superintendent, we believe that it is in the City's best interest to have peer review performed for the following disciplines:

- 1) General review of proposed water and sewer systems serving the development for compliance with Title 13 of the Municipal Code and good engineering practice.
- 2) Review of the traffic study and traffic circulation within the development for compliance with Section 18 of the Zoning By Law, the Institute of Traffic Engineers and good engineering practice.
- 3) Review of general stormwater requirements in accordance with the Massachusetts Stormwater Handbook, MGL Chapter 131, EPA MS-4 requirements and good engineering practice.

I trust the foregoing information is sufficient for your current needs. Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Further, a communication dated June 7, 2022 was received from Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801 regarding "Special Permit Petition, 216 New Boston Street/225 Merrimac Street, Woburn Massachusetts", with revised site plans.

Motion made and 2nd that any and all communications be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). Appearing for the petitioner, Attorney Joseph R. Tarby, III, Rubin and Rudman LLP, 600 Unicorn Park Drive, Woburn, Massachusetts 01801, stated the petitioner is seeking special permits and site plan review to

allow for a two (2) story building containing approximately 133,738 sf of net floor area with the following uses: Office (approximately 39,229 sf); seeking planning board approval of Manufacturing (approximately 33,514 sf); and Lab Use (approximately 58,845 sf) with accessory high hazard use and the parking of ninety-two (92) vehicles on an adjacent lot located at 225 Merrimac Street, at 216 New Boston Street. Attorney Tarby stated that he had copies of the presentation he wanted to provide. Motion made and 2nd that the special permit presentation be received and made part of the permanent record, all in favor, 8-0-1 (Gately Absent). Attorney Tarby stated that the petitioner is also seeking special permits and site plan review to allow for a four (4) story building containing approximately 174,812 sf of net floor area with the following uses: office (approximately 67,056 sf) and Lab Use (approximately 100,584 sf), as well as the Petitioner is proposing to construct a parking garage to accommodate approximately 451 parking spaces, at 225 Merrimac Street. Attorney Tarby stated both properties are located in the IP-2 zoning district. Attorney Tarby stated that the light manufacturing use is before the planning board for a special permit. Attorney Tarby stated that the petitioner is seeking special permits from the city council for office use in excess of 15,000 square feet, and for new lab space in excess of 25,000 square feet, and parking area not more than 500 feet from the building. Attorney Tarby stated that the planning board has a public hearing next Tuesday. Attorney Tarby stated that there was a department head meeting on May 31, 2022 with the following in attendance: Tom Quinn, Tina Cassidy, Jay Corey, Lenny Burnham, Chief Kenton and Chief Rufo. Attorney Tarby stated that on June 2, 2022 the planning department comment letter was issued. Attorney Tarby stated the petitioner is in the process of reviewing the letter and will prepare comments. Shaun Sullivan from CCF Boston stated he is excited about the project and that it is a great improvement. Mr. Sullivan stated the properties are in proximity to the transportation center. Mr. Sullivan stated they have experience with the superfund site and have the opportunity to execute this site with the EPA. Tim Williams of Allen & Major Associates, stated the project consists of two parcels: Lot No. 1 is 216 New Boston Street and Lot No. 2 is 225 Merrimac Street. Mr. Williams stated that Lot 1 is occupied by Landscape Express and is 12.7 acres, and existing warehouse manufacturing building Mr. Williams stated Lot No. 2 is another warehouse manufacturing building consisting of two acres of land. Mr. Williams stated there are numerous constraints on the site. Mr. Williams stated there is a Boston Edison easement on the property, a 154-foot-wide power line easement. Mr. Williams stated there is also wetland resources. Mr. Williams stated they did go through conservation commission to get a delineation of the resource locked in to move forward with the notice of intent. Mr. Williams stated there is also an intermittent stream that runs down New Boston Street and picks up all drainage. Mr. Williams stated northern corner has wetlands, with two pockets, and another intermittent stream. Mr. Williams stated that as part of the project they are looking to enhance the wetlands and they are now highly degraded. Mr. Williams stated there are six curb cuts that serve the two parcels. Mr. Williams stated they will be consolidating those. Mr. Williams stated Landscape Express is in the materials business and materials are onsite. Mr. Williams stated that they are going to go through the ANR process and re-subdivide the sites to conform with the IP zoning district. Mr. Williams stated Building No. 1 will be approximately 134,000 sq. ft. with 343 surface parking spots (using some spots on Lot No. 2) and sitting on 6.41 acres. Mr. Williams stated Building No. 2 will be about 8.36 acres, four story 195,000 sq. ft. building with 104 surface parking spots, and a parking garage with 337 parking spots. Mr. Williams stated there are six

extra parking spots. Mr. Williams stated that the six curb cuts will be consolidated down and keep existing curb cut, create new curb cut with shared access, and close off giant curb cut on Merrimac Street. Mr. Williams stated with the intermittent stream runs through culverts at curb cuts, and they anticipate daylight the stream on these and create box culverts. Mr. Williams stated they have to go through conservation on this. Mr. Williams stated they filed an ANRAD with the conservation commission. Mr. Williams stated they will connect the two wetlands. Mr. Williams stated the site will have full pedestrian connection. Mr. Williams stated that this project is fully coordinated with the New Boston Street Bridge layout. Mr. Williams stated there is an extended sidewalk on New Boston Street to 225 Merrimac Street parcel. Mr. Williams stated regarding stormwater, there is very little relief across it grade-wise. Mr. Williams stated there is an intermittent stream, they will daylight, and they will connect the two wetlands for a constructive gravel wetland. Mr. Williams stated there will be no new street openings in New Boston Street or Merrimac Street. Mr. Williams stated so they will tie the drainage into the existing stubs. Mr. Williams stated the same with utilities. Mr. Williams stated they will tie into existing services, except for gas main. Mr. Williams stated there will be a net positive of intermittent stream enhancing the wetland line. Mr. Williams stated it is an overall win for the environment. Mr. Williams stated it meets all zoning and that the project will be a benefit for the corridor. Walker Shanklin, Spagnolo, Gisness & Associates, Architecture Firm, stated whole lifecycle here for a life science user and all contained on one site. Mr. Shanklin stated Building 1 is simple and elegant. Mr. Shanklin stated that they are not the same, but the building designs are similar. Mr. Shanklin stated there is a system of black frames throughout the buildings. Mr. Shanklin stated there will be secondary tenant entries. Mr. Shanklin stated there are warm wood tones throughout the entry areas and zones. Mr. Shanklin stated they are looking to have one centralized lobby, with a secure loading dock for chain of possession for the GNP materials. Mr. Shanklin stated that there is a centralized lobby with a manufacturing zone in each side. Mr. Shanklin stated they will provide opportunity for a mezzanine or double height clean rooms. Mr. Shanklin stated top of the roof is 40 feet, and the mezzanine is 20 feet. Mr. Shanklin stated there will be selective screening. Mr. Shanklin stated that on Building No. 2 there will be lab and office space. Mr. Shanklin stated they will be using white particle board and will be going from four stories to two stories. Mr. Shanklin stated there will be the same lobby setup as Building No. 1. Mr. Shanklin stated that the first floor plan through the connection so that those the parking garage can access the lobby and up to the floors. Mr. Shanklin stated this provide convenience for tenants. Mr. Shanklin stated that off the highest occupied level there will be 20-25 feet of screening for the cooling towers. Mr. Shanklin stated that there is a simple garage on the backside. Scott Thornton, Vanasse & Associates, Inc., stated there are a few slides overlooking the study. Mr. Thornton showed the site location and study area on the slides. Mr. Thornton stated this is the third project on New Boston Street they have worked on. Mr. Thornton stated this project is on the Wilmington line. Mr. Thornton stated there are five to six existing driveways within the intersection of New Boston Street and Merrimac Street. Mr. Thornton stated that the source of friction is going to be closed. Mr. Thornton stated that pre-pandemic counts from January 2020 were used. Mr. Thornton stated that the counts of existing site driveway was a fair amount of traffic activity. Mr. Thornton stated in summary the GNP use was independently calculated which is the conservative approach. Mr. Thornton stated in most cases for level of services there are delays are in the seven second or less. Mr. Thornton stated that level of services drops from a B to a C or a C

to a D along New Boston Street, though most do not change. Mr. Thornton stated trying to focus on alternative transportation such as using resources through the TMA (The Junction Transportation Management Association). Mr. Thornton stated they are looking at focusing on the carbon footprint reduction: providing covered bicycle parking and electric vehicle changing stations. Mr. Thornton stated they are looking forward to working with the city and peer review consultants for reviewing the mitigation. Attorney Tarby stated they did submit a fiscal impact analysis which shows net annual positive of \$1.668 million, which does not include the intangible fiscal impacts of such as employees. Attorney Tarby stated that the building permit fees are expected to be \$1.5 million and I and I fees of approximately \$86,000. Attorney Tarby stated there was a memorandum by the city engineer requesting various peer reviews and the council could approve so that the review and responses could be completed by the July 12, 2022 meeting. Councilor Demers stated that it is a great idea to have a peer review, especially in prior projects when asked to do a traffic study, there are never an increase in traffic, but here we do. Councilor Demers stated the peer review will be essential to creating a traffic plan to bring the traffic out of the industrial area. Councilor DiMambro stated he is looking forward to those peer reviews. Councilor DiMambro stated his concern with the project is the increase of cars on Merrimac Street, School Street, and Main Street especially during the hours of 3 p.m. to 5 p.m. Councilor DiMambro stated he has been in discussion with department heads. Councilor DiMambro stated he was worried about the increased traffic on Thursday and Friday nights heating up as drivers rush to the gates. Motion made and 2nd that the public hearing be opened for public comments, all in favor, 8-0-1 (Gately Absent). PUBLIC COMMENTS: None. Motion made and 2nd to AUTHORIZE the City Engineer and City Solicitor to select and enter into peer review contracts per the City Engineer's May 27, 2022 communication, all in favor, 8-0-1 (Gately Absent). Motion made and 2nd that the PUBLIC HEARING BE CONTINUED TO THE REGULAR MEETING OF THE CITY COUNCIL ON July 12, 2022, and the MATTER BE REFERRED TO THE COMMITTEE ON SPECIAL PERMITS, all in favor, 8-0-1 (Gately Absent).

UNFINISHED BUSINESS OF PRECEDING MEETING: None.

COMMITTEE REPORTS:

PERSONNEL:

A committee report was received "ought to pass" for the following:

Reappointment of James T. Shattuck as the Sealer of Weights and Measures. Motion made and 2nd that the COMMITTEE REPORT BE ADOPTED, all in favor, 8-0-1 (Gately Absent).

Presented to the Mayor: June 9, 2022

s/Scott D. Galvin June 9, 2022

A committee report was received “ought to pass” for the following:

Appointment of Seth Libert as a Trustee of the Woburn Public Library.

Motion made and 2nd that the COMMITTEE REPORT BE ADOPTED, all in favor, 8-0-1 (Gately Absent).

Presented to the Mayor: June 9, 2022

s/Scott D. Galvin June 9, 2022

SPECIAL PERMITS:

A committee report was received “back for action” for the following:

Toll Brothers request for minor modification of special permit to allow for a temporary occupancy permit to issue while waiting for poles and removal of abandoned poles, at 120 Commerce Way.

Motion made and 2nd to suspend the rules to allow Attorney Mark Salvati to speak on the matter, all in favor, 8-0-1 (Gately Absent). Attorney Mark J. Salvati, 57 Arlington Road, Woburn, Massachusetts 01801, stated he was hoping to approve the minor modification in order to get the work done. Attorney Salvati state he submitted the proposed conditions to the city clerk. City Clerk Higgins read the conditions into the record as follows: 1. The Building Commissioner shall not be prohibited from issuing temporary occupancy permits for residential units based on Conditions #9; 2. No occupancy permits, either temporary or permanent shall issue on retail/commercial spaces until Condition #9 of the special permit is satisfied in full; 3. If condition #9 of the Special Permit is not satisfied within 90 days of the vote to allow the modification, no further residential occupancy permits, either temporary or permanent shall issue; 4. Petitioner shall provide to the Special Permit committee and the Building Commissioner updates on progress of the remaining work 30 days and 60 days after the vote to allow the modification; and 5. Petitioner agrees that there shall be no waiver of fees for any temporary occupancy and agrees to pay any additional fees associated with additional inspections for work after any issuance of temporary occupancy. Councilor Mercer-Bruen stated she is happy with the conditions that were worked out and that she is comfortable within moving on this. Motion made and 2nd to return to the regular order of business, all in favor, all in favor, 8-0-1 (Gately Absent). Motion made and 2nd to APPROVE THE MINOR MODIFICATION, with the conditions as stated by the city clerk which are as follows: 1. The Building Commissioner shall not be prohibited from issuing temporary occupancy permits for residential units based on Conditions #9; 2. No occupancy permits, either temporary or permanent shall issue on retail/commercial spaces until Condition #9 of the special permit is satisfied in full; 3. If condition #9 of the Special Permit is not satisfied within 90 days of the vote to allow the modification, no further residential occupancy permits, either temporary or permanent shall issue; 4. Petitioner shall provide to the Special Permit committee and the Building Commissioner updates on progress of the remaining work 30 days and 60 days after the vote to allow the modification; and 5. Petitioner agrees that

there shall be no waiver of fees for any temporary occupancy and agrees to pay any additional fees associated with additional inspections for work after any issuance of temporary occupancy, all in favor, 8-0-1 (Gately Absent).

CITIZEN'S PARTICIPATION: None.

COMMUNICATIONS AND REPORTS:

A communication dated May 18, 2022 was received from Charles O'Connor, Parking Clerk, Police Headquarters, 25 Harrison Avenue as follows:

Council Members,

In accordance with Massachusetts General Laws Chapter 90, Section 20½, I am submitting the following parking ticket report. Figures cited below are for the Month of January 2022 to April 2022: Number of Violations Issued 203, Numbers of Violations Paid 102, Number of Violations Outstanding 96, Amount collected and submitted to Collectors Office \$16,820.00, Parking fines referred to the Handicap Commission \$3,300.00.

There is a backlog of 1587 tickets dating from January 2004 to December 2020. A 21 day late notice is sent to vehicle owners who have not paid the fine. After 28 days, if the fine still has not been paid, that information is forwarded to the Registry of Motor Vehicles for administrative action.

Respectfully Submitted, s/Charles O'Connor, Parking Clerk

Motion made and 2nd that the MATTER BE RECEIVED AND PLACED ON FILE, all in favor, 8-0-1 (Gately Absent).

A communication dated May 23, 2022 was received State Representative Richard M. Haggerty, as follows:

President Concannon and members of the City Council,

Please find attached information relative to the changes being proposed to bus routes in Woburn by the MBTA . As you will read below, a public hearing has been scheduled for June 22nd for our region. I am requesting an in person meeting in Woburn, to allow residents the opportunity to voice their thoughts on the proposal.

The MBTA has recently released its Better Bus proposal which would have direct impacts on the bus routes in Woburn and Reading – as well as nearly all communities serviced by the

MBTA. I recently met with representatives from the MBTA and explained my strong opposition to the plan to do away with the 354 bus that currently serves as the ‘rapid route’ from the Woburn area to State Street in Boston. This change also directly impacts Burlington, Stoneham, and Medford – and I have been in contact with the legislative delegations from those communities to help build support to save the 354. The changes that affect our area, as proposed, would require a multi-modal trip to get into Boston – either via a bus then commuter rail (Winchester Center) or bus then subway (Alewife- Red Line or Oak Grove- Orange Line).

I have also expressed to officials my support for their efforts to better connect our region to Anderson Regional Transportation Center, the Winchester Center commuter rail stop as well as Alewife and Oak Grove. These measures are positive steps as they attempt to better connect our communities with rapid transit. However these changes cannot come at the expense of a rapid bus route that directly connects our residents with downtown Boston.

Reading Changes

The changes to the Reading bus routes are as follows. Route 136 combination with the 137 (currently in effect) continues. Route 137 outbound extends to Quannapowitt Dr; provides 2-way service on Pleasant St & Lowell St in Wakefield and does not serve Cordis St/Vernon St; maintains loop with former Route 136.

Public Feedback

The MBTA is hosting a north of Boston public meeting and the information to join the meeting is below. If we do not receive adequate feedback, then I will request an additional in person meeting in the district. I strongly encourage the public to attend these public hearings.

A virtual public meeting for the Woburn and Reading area, as well as the following towns: Arlington, Bedford, Belmont, Burlington, Lexington, Melrose, Stoneham, Wakefield, Winchester will be held on June 22nd at 6pm to provide the public the opportunity to provide feedback. At this meeting, MBTA staff will provide an in-depth presentation on the proposed network map and lead small group discussions.

<https://www.mbtta.com/events/2022-06-22/public-meeting-bus-network-redesign-minuteman-metro-north-virtual>

Register for the meeting

This meeting will be held over Zoom, and a recording will be posted for those who cannot attend. Please register for a meeting using your email address. After you register, you will receive a confirmation email with instructions to join the meeting.

<https://us02web.zoom.us/meeting/register/tZAqc-yurj8jH9HOrShZ21Vr0WTb2bQgvLYQ>

See the changes here:

Woburn

https://cdn.mbtta.com/sites/default/files/Bus%20Network%20Redesign/10_Burlington.pdf

Reading

https://cdn.mbta.com/sites/default/files/Bus%20Network%20Redesign/30_Reading.pdf

Systemwide Community Open House and Hearings - At the systemwide in-person open house, MBTA staff will be available to answer questions about the draft network map and take comments.

JULY 19, 2022, 6:00 PM – 8:00 PM

Open House | Bus Network Redesign – Systemwide

Bruce C. Bolling Municipal Building, Boston, MA

At the systemwide hearings, MBTA staff will provide a presentation on the draft network map and take comments.

The virtual hearing will be held over Zoom, and a recording will be posted for those who cannot attend. Please pre-register using your email address. After you register, you will receive a confirmation email with instructions to join the hearing.

JULY 26, 2022, 6:00 PM

Public Hearing | Bus Network Redesign - Systemwide (Virtual)

Virtual, Boston, MA

Register for the hearing

JULY 28, 2022, 6:00 PM

Public Hearing | Bus Network Redesign – Systemwide

Transportation Building, 2nd Floor, 10 Park Plaza, Boston, MA

I will continue to advocate for saving the 354 and look forward to working with all of you to see this happen.

Best Regards, s/Richard M. Haggerty, State Representative

President Concannon stated he would just like to call to the attention of the residents the communication from the state representative has information on the proposed MBTA bus route changes. President Concannon stated that Rep. Haggerty is seeking input from the constituents and that the letter has dates and times of the meetings for public comment. Councilor Demers stated that the bus route is the number 354 which is vital to the city. Councilor Demers stated a lot of Woburn residents use this bus route to get into Boston. Councilor Demers encouraged all citizens to make sure that this is a continued resource. Councilor Dillon stated the zoom meeting is June 22, 2022 at 6:00 p.m. President Concannon stated that the letter has the various links to meetings and virtual settings. Clerk Higgins stated that the posting on the city website for this meeting, if you click on the calendar and then the extended agenda, the letter is located in that document with clickable links. Motion made and 2nd that the MATTER BE RECEIVED AND PLACED ON FILE, all in favor, 8-0-1 (Gately Absent).

APPOINTMENTS AND ELECTIONS: None.

MOTIONS, ORDERS AND RESOLUTIONS: None.

Motion made and 2nd to ADJOURN, all in favor, 8-0-1 (Gately Absent). Meeting adjourned at 8:39 p.m.

A TRUE RECORD ATTEST:

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