



# City of Woburn, Massachusetts

## Planning Board

City Hall, 10 Common Street

Woburn, MA 01801

Phone: 781-897-5817

Tina Cassidy,  
Planning Director

Karen Smith  
Assistant Planner

### AGENDA

Tuesday, September 13, 2022 Meeting | 7:00 p.m.  
City Council Chamber, Woburn City Hall, 10 Common Street, Woburn, MA

2022 SEP - 8 AM 11:00  
CITY CLERK OFFICE  
WOBURN, MA

1. **ROLL CALL** of members
2. **SUBDIVISION APPROVAL NOT REQUIRED PLANS, if any**
3. **PUBLIC HEARINGS:**
  - a. **PUBLIC HEARING (CONTINUED): SPECIAL PERMIT/SITE PLAN REVIEW** application to authorize light manufacturing use of approximately 33,514 sq. ft. within a new two (2) story building containing approximately 133,738 sq. ft. of net floor area at 216 New Boston Street / CCF New Boston Property Company LLC
  - b. **PUBLIC HEARING (CONTINUED): PROPOSED ZONING AMENDMENT** to (a) amend the City of Woburn Zoning Ordinance by adding a new Section 32 entitled Life Sciences and Business Mixed Use Overlay District (LBOD) and (b) amend the Woburn Zoning Map to overlay the new LBOD district onto the parcels shown on Woburn Assessors Maps as Map 29, Block 1, Lot 1; Map 29, Block 1, Lot 2; Map 29, Block 1, Lot 3; Map 29 Block 1, Lot 4; and Map 29, Block 1, Lot 5. / TD Development Group, LLC, 125 High Street, Boston, MA 02110 by its Attorneys Rubin and Rudman LLP
4. **SUBDIVISIONS:**
  - a. **3 SHERMAN TERRACE:** Expiration of construction completion date / Sherman Terrace LLC, William Scire
  - b. **CROSSMAN ROAD:** Expiration of construction completion date, review of bond amount / Fred Cialdea
  - c. **HIGHVIEW ESTATES:** *Impending* expiration of construction completion date, update on litigation progress / Santullo Construction
  - d. **6 FRYEBURG ROAD:** Discussion of preliminary subdivision plan / Marion Cain
5. **PLANNING BOARD DIRECTOR UPDATE:** (a) Meeting schedule, location and agenda items for next Board meeting on September 27, 2022; (b) Time-sensitive matters, if any, such as invitations to conferences/workshops; and (c) If required, general information on other topics such as implementation of the affordable housing production plan and master plan, updates on potential zoning ordinance and subdivision rules and regulations amendments to be discussed at future meeting(s).
6. **APPROVAL OF MINUTES:** August 23, 2022 meeting
7. **OTHER BUSINESS MATTERS THAT MAY LEGALLY COME BEFORE THE BOARD NOT KNOWN AT THE TIME OF POSTING**
8. **ADJOURNMENT**

*The items listed are those reasonably anticipated by the Chair which may be discussed at the meeting. Some items may be discussed in a different order than appears on the printed agenda, not all items listed may in fact be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law.*