

**COMMITTEE ON ORDINANCES, CHARTER & RULES**  
**TUESDAY, AUGUST 30, 2022, AT 6:40 p.m.**  
**CITY COUNCIL CHAMBERS**  
**WOBURN CITY HALL**

Voting members present: Chairman Joseph Demers, Councilor Darlene Mercer-Bruen, Councilor Lou DiMambro, Councilor Richard Gately, and Councilor Robert Ferullo

Non-voting members present: President Michael Concannon, Councilor Charles Viola, and Councilor Jeffrey Dillon. Absent: Councilor Joanne Campbell

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**Reading and approval of previous meeting minutes:** Motion made by Councilor Mercer-Bruen and seconded by Councilor DiMambro to approve the minutes of the meeting of August 9, 2022; in favor, 5-0.

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**TDC Development Group, LLC to amend the 1985 City of Woburn Zoning Ordinance, as amended, to add new Section 32 Life Sciences and Business Overlay District (LBOD) located at Woburn Assessors' Map 29, Block 01, Lot 2; Map 29, Block 01, Lot 3; Map 29, Block 01, Lot 4; and Map 29, Block 01, Lot 5; and to amend the zoning map for the four parcels of land known as Middlesex Canal Park (29-01-02), Middlesex Canal Park (29-01-03), 25 Middlesex Canal Park (29-01-04), 15 Middlesex Canal Park (29-01-05), together containing approximately 32.96 acres of land as shown on a plan entitled "Zoning Amendment Plan" dated July 6, 2022 from the B-I zoning district to Life Sciences and Business Overlay District (LBOD) proposed zoning district:** Representing the petitioner were Attorney Joseph Tarby, Rubin Rudman, 600 Unicorn Park, Suite 7, Woburn, MA; Timothy Williams, Allen & Major Associates, 100 Commerce Way, Woburn, MA; Scott Thornton, Vanasse & Associates, Joshua Philbrook, DENS Facility Services, 265 Medford St., Suite 200, Somerville, MA; and Chris Mora, Vice President of Development, Davis Companies, 125 High Street, Suite 2111, Boston, MA. Attorney Tarby presented the committee with two handouts related to the proposed zoning district. Motion made by Councilor Mercer-Bruen and seconded by Councilor Ferullo to accept and make part of the permanent record the following documents: "Davis Proposed Development Project Middlesex Canal Park Drive, Woburn, MA;" and "Exhibit A," an amended version of the proposed Section 32 of the Woburn Zoning Ordinance; approved, 5-0. Attorney Tarby said there was a public hearing held on August 16 and continued until September 20 and sent to the Ordinance, Charter & Rules Committee. He said the Planning Board continued its hearing until September 13. He said their presentation tonight will include a review of the changes that have been made since July. He said the presentation will also include responses to questions that were raised during the public hearing. He said the changes in the documents marked "Exhibit A" are based on suggestions from the Planning Board. He said a clear definition of proposed uses was added at the suggestion of the Planning Director. He said in the definition of advanced manufacturing and life sciences was changes to limit the use of Group H2 and Group H3 uses to 10 percent of the gross floor area. He said the biomedical facilities will also be restricted to Biolevel-1 and Biolevel-2 as defined by the National Institute of Health. He

said the minimum required setback was increased from 125 feet to 200 feet, and mixed uses were eliminated. He said there will be no high hazard uses. Mr. Thornton said the traffic survey considered a number of intersections both north and south of Middlesex Canal Park Drive. He said the signal at the intersection of Main Street and Middlesex Canal Park Drive has been recently upgraded. He said the applicant is not expecting any impact on traffic from the new fire station. He said he assumes there are going to be stop bars set up on either side to allow for fire engines to exit the new station. He said the signals typically go to red. He said fire engine trips are relatively random and do not have an impact on traffic. He said there will be peak traffic hours in the morning and late afternoon/early evening. He said the only use among those with 200,000-square-feet that generates lesser traffic in the morning than the proposed GMP is a shopping center. He said the proposed GMP will generate less traffic in the evening than any other use with 200,000-square-feet. Mr. Williams said the project will be confined to existing impervious surfaces. He said the Conservation Commission will have jurisdiction and a Notice of Intent will be filed. He said there is a need to mitigate detention basins, which he said require major rehabilitation. He said the ponds need to be cleared of vegetation. Mr. Philbrook said one of the questions from the public hearing was about pressurized gasses. He said this facility will be built to the highest of both the 2018 International Energy Conversation Code (IECC) and the Ninth Edition of the Mass. Building Code in terms of air leakage requirements. Councilor Mercer-Bruen asked if those are the most current codes. Mr. Philbrook answered affirmatively. Councilor Mercer-Bruen asked what happens when the codes change. Mr. Philbrook said the facilities will have to be updated. Councilor Mercer-Bruen asked what happens when the 10<sup>th</sup> edition of the Mass. Building Code comes out. Mr. Philbrook said if the permit is based on the 10<sup>th</sup> edition, the applicant will have to comply. Mr. Philbrook said airflow systems will be controlled and monitored by a digital building automation system. He said effluents will require permitting with the MWRA. Mr. Williams said a laboratory use may require a general permit from the MWRA in conjunction with 360 CMR Section 10. He said there will be no spillage or leakage into the sewer system. He said the MWRA does have oversight over any laboratory use. He said the existing sewer system will be evaluated with flow monitoring and CCTV investigation in conjunction with the city's Engineering Dept. and the DPW. Mr. Mora said the facility is expected to comply with the city's noise ordinances. He said in response to a question about the proximity of the locus to a day care center and a school that the facilities will comply with all federal, state and local safety regulations. Mr. Philbrook said there will be an exhaust system with a filtration component. He said redundancy with compliance with the various governmental regulations is critical. Mr. Mora said there is similar facilities to the one proposed for Woburn in Lexington, Waltham and Watertown. In response to a question from Councilor Mercer-Bruen, Mr. Mora said Lincoln Labs is located in Lexington. Councilor Gately asked if the MWRA tests the discharge in Waltham. Mr. Philbrook said the MWRA has oversight of the facility in Waltham. Councilor Gately asked what is being discharged. Mr. Philbrook said disinfectant is being discharged. Motion made by Councilor Mercer-Bruen and seconded by Councilor DiMambro to allow any member of the City Council not on the committee to address the applicant. Chairman Gately asked if there are any members of the council not on the committee who wish to ask questions of the applicant. There were no respondents. Mr. Mora said the proposed project will create a benefit both economically and in terms of infrastructure. He said the Great Boston area is the number one market for life sciences. He said there will be people with Ph. D's working at the facility. He said growth is happening throughout the region. He said Woburn is successfully positioned to take advantage of the increase in life sciences. Mr.

Mora aid the applicant has been looking at options for the installation of sidewalks, but that will require some assistance from the city. He said sidewalks are definitely something that they will continue to explore. President Concanon said Exhibit A is a working copy of the proposed zoning amendment based on feedback. He asked of the City Solicitor has looked at the updated document and if not his suggestion is to have her look at it. Councilor Dillon said one of the things the council has to do for the abutters is consider how close they are physically to the lot line. He said 200 feet is equal to 67 yards. He asked if that distance is from the edge of the property to the closest residential home. Attorney Tarby said the 200 foot distance is measured from the residential zoning line. Councilor Dillon asked how close the lot line of the proposed first building is from the nearest residential home. Attorney Tarby said the closest home is 313 feet away from the zoning line. Councilor Dillon said he is trying to give the neighbors an idea of how far away it is. He said the council keeps hearing about high hazard uses and asked if that is a term in the Woburn zoning ordinance or if other communities use the same terminology. Attorney Tarby said they are in the process of contacting other communities. He said in Burlington, the Board of Health regulates all high hazard uses. He said everything is heavily regulated. He said in some other communities this is part of the building permit process. Councilor Dillon asked about the threat posed by high hazard uses versus the threat of a gas station. Mr. Philbrook said the safety threat is way less than it is with a gas station. Mr. Mora said this facility will develop medicines and is one of the safest you can imagine. Attorney Tarby said the average cost to develop a drug is \$2.6 million. He said there is

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**MOTION** made by Councilor Mercer-Bruen and seconded by Councilor DiMambro to adjourn; in favor, 5-0. Chairman Demers adjourned the meeting at 7:25 p.m.

A TRUE RECORD ATTEST

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Gordon Vincent  
Clerk of Committees