

**COMMITTEE ON SPECIAL PERMITS
MONDAY, SEPTEMBER 26, 2022, at 6 p.m.
WOBURN CITY HALL
CITY COUNCIL CHAMBERS**

Voting members present: Chairman Richard Gately, Councilor Charles Viola, Councilor Lou DiMambro, and Councilor Joanne Campbell. Absent: Councilor Darlene Mercer-Bruen
Non-voting members present: President Michael Concannon, Councilor Jeffrey Dillon, and Councilor Robert Ferullo. Absent: Councilor Joseph Demers

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Reading and approval of meeting minutes of August 30, 2022: Motion made by Councilor Viola and seconded by Councilor DiMambro to approve the minutes of the previous meeting; in favor, 4-0.

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CCF New Boston Property Company LLC 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: Representing the petitioner were Attorney Joseph Tarby, Rubin Rudman, 500 Unicorn Park Drive, Suite 502, Woburn, MA; Shaun Sullivan, CCF New Boston Property Company LLC, 185 Dartmouth St., Boston, MA; Nicholas Dellacava, Allen & Major Associates, 100 Commerce Way, Woburn, MA; and Scott Thornton, Vanasse & Associates, 35 Business Center Drive, Suite 140, Andover, MA. Motion made by Councilor Campbell and seconded by Councilor DiMambro to take collectively items #2 and #3 on the posted agenda; approved, 4-0. Attorney Tarby said the peer reviews have still not been completed. He said the proposal for 216 New Boston Street is a 2-story building with approximately 133,738-square-feet of net floor area. He said the proposal for 225 Merrimac Street is a 4-story building with approximately 174,812-square-feet of net floor area which will include office and laboratory uses. He said the applicant is also planning to build a parking garage with 451 spaces. He said both buildings are in an Industrial Park zoning district. He said light manufacturing use requires site plan review from the Planning Board and a special permit from the City Council for offices in excess of 15,000-square-feet and a laboratory use of more than 25,000-square-feet, as well as the parking component. He said a Planning Board hearing that started on July 14 has been continued several times pending the completion of the peer review process. He said there was a meeting with relevant municipal department heads in May. He said there are three peer reviews being undertaken, for water and sewer, storm water impacts and traffic. He said the applicant received the scope of the peer reviews, has provided responses and is waiting for further response from the peer reviewers. He said there have been no delays on the part of the applicant. Mr. Dellacava said there have been changes to the project as a result of consultations with city officials and peer review consultants. He said the changes are reflected on

an updated plan and drainage report that he would like to submit to the committee. He said the footprint of the project remains unchanged. He said the applicant has submitted a notice of intent to the Conservation Commission and that process is on-going. He said there are two changes to the water and sanitary sewer systems based on conversations with the City Engineer. He said the proposed 6-inch water line will be replaced by an 8-inch line with a looped connection. He said there will be three connections to the 12-inch water line on New Boston Street and another connection to a line on the Rumford Avenue paper street. He said the new design will involve a direct connection to the sewer line on New Boston Street to a 20-inch main. He said some minor discrepancies in the drainage have been addressed. He said the utility poles will be updated and there are two new connections on New Boston Street. He said the sewer connection remains essentially unchanged and it will be extended to a municipal manhole on New Boston Street. He said the city will require cleaning of the sewer line. He said the applicant is finalizing the scope of that work with the City Engineer and the Dept. of Public Works. He said multiple comments have been received regarding the proximity to the Industri-Plex site. He said the applicant will coordinate with the Environmental Protection Agency. Mr. Thornton said the traffic study is still in the process of peer review. He said they are working to address comments from the City Engineer and World Tech. He said the basic findings of the traffic study were compatible. He said there were questions about the operation of the south side driveway, on-site parking, and the operation of the intersection of Atlantic Avenue, Commerce Way and the I-93 ramp. He said the applicant is working on responses to those issues. Councilor DiMambro asked what the current trip generation is. Mr. Thornton said the site generates approximately 167 trips in the morning and either 120 or 109 in the afternoon. Councilor DiMambro asked what the traffic will be once the project is built out. Mr. Thornton said there will be an increase of 200 trips. Councilor DiMambro asked if that is in addition to the existing traffic. Mr. Thornton answered affirmatively. Councilor DiMambro said his primary concern is the intersection of Merrimac, School and Main streets and asked if there are any improvements planned. Mr. Thornton said there is not a lot of space to widen that intersection. He said they looked at adjusting the timing of the signals, and there may be some additional tweaks available, but the space is tight. Councilor DiMambro asked if the traffic study determined how many cars there will be from 4-5 p.m. Mr. Thornton said there are plus or minus 1,200 trips per day. Councilor DiMambro asked if that is today's number or post-build. Mr. Thornton said he double-checked and the actual number of cars through that intersection is between 1,300-1,400. Councilor DiMambro asked how many additional trips there will be post-build. Mr. Thornton said there will be another 50 trips. Councilor DiMambro asked if the maximum number of trips will be 1,450. Mr. Thornton said that is correct. Chairman Gately said there is a headwall on building two and asked what the applicant is going to do with that. Mr. Dellacava said they are opening up the area. He said they are installing some box culverts and opening up some additional culverts. He said a new headwall will be installed. Chairman Gately said there is a 6-inch water main that runs to a fire hydrant and asked if the applicant will be using the hydrant and the connection. Mr. Dellacava said the plan is to connect to an 8-inch stub. He said they are not connecting to the hydrant. Chairman Gately said he would like to see the applicant connect to the hydrant. Mr. Dellacava said the city's Water Dept. has advised the applicant to tie into the 8-inch line. Chairman Gately asked how many connections there will be to building one. Mr. Dellacava said there is a 6-inch line that connects to a hydrant and a 4-inch line. Chairman Gately asked how many connections there are to building two. Mr. Dellacava said there will be the same number of connections. Chairman Gately asked what accommodations are being made for the parking garage. Mr.

Dellacava said there will be an oil and water separator installed. Councilor DiMambro asked if the Woburn Fire Dept. has reviewed the plans for access for Tower 1. Mr. Dellacava said Woburn Fire officials have been consulted and there are no concerns about circulation and nor with clearance under the skywalk. Councilor DiMambro asked how wide the driveway is. Mr. Dellacava said it is not narrower than 24 feet. Chairman Gately asked if there will be any test borings on the site. Mr. Dellacava said the applicant is working with EPA. Chairman Gately asked if there will be any solar panels. Mr. Sullivan said there are no plans for solar panels. He said the applicant is open to any suggestions, however. Chairman Gately said there is a solar panel at the adjacent former landfill. Attorney Tarby said the Planning Board has jurisdiction over the light manufacturing use. He said the applicant is meeting with the Planning Board tomorrow night. He said the applicant is waiting for the response from the peer reviewers and there will be discussion about mitigation. Chairman Gately asked if the applicant will be ready for a vote on October 4. Attorney Tarby said he is not sure. He said Engineer Corey would have to submit a memorandum and then the parties would have to come to an agreement on mitigation. Councilor Campbell said the council does not have to rush this. Chairman Gately said he does not see anyone in the audience who is opposed to this. Attorney Tarby said he would just as soon have another committee meeting at the appropriate time.

CCF New Boston Property Company LLC 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: See preceding item.

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Motion made by Councilor DiMambro and seconded by Councilor Viola to adjourn; in favor, 4-0. Chairman Gately adjourned the meeting at 6:33 p.m.

A TRUE RECORD ATTEST

Gordon Vincent
Clerk of Committees