



TOWN OF WILMINGTON
121 GLEN ROAD
WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

(978) 658-8238
(978) 658-3311

**Planning Board Minutes
October 3, 2017**

The Planning Board met on Tuesday, October 3, 2017 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino Chair; Randi Holland; Terence Boland; Sean Hennigan; and David Shedd. Valerie Gingrich, Director of Planning & Conservation and Carolyn Cronin, Assistant Planner were also present.

Minutes

The Planning Board reviewed the September 5, 2017 minutes.

Upon motion duly made and seconded, with one abstention (D. Shedd) it was

VOTED: To approve the September 5, 2017 minutes as amended

Form A

27 & 23R Boutwell Street – Map 18 Parcels 9 & 10A “Plan of Land in Wilmington, MA”, Jill E. Mann for Asset Redevelopment Corp., Applicant

PRESENT IN INTEREST: Jill E. Mann for Asset Redevelopment

MATERIALS CONSIDERED:

PLANS “Plan of Land in Wilmington, MA”, dated August 29, 2018

V. Gingrich told the Board this is a hammerhead with two regular lots and another hammerhead. She said the requirements are met and the applicant has filed with the Conservation Commission.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #17-06 for 27 & 23R Boutwell Street – Map 18 Parcels 9 & 10A “Plan of Land in Wilmington, MA” dated August 29, 2017, Asset Redevelopment Corp., Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #17-06 for 27 & 23R Boutwell Street – Map 18 Parcels 9 & 10A “Plan of Land in Wilmington, MA” dated August 29, 2017.

The Board endorsed the plan.

Matters of Appointment

Continued Public Hearing – Site Plan Review #17-06 and Stormwater Management Permit #17-07 for 319A Andover Street - Map R1 Parcel 118 - Gregg Roberts, Applicant

PRESENT IN INTEREST: Andrew Pojasek, Dana Perkins
Gregg Roberts

MATERIALS CONSIDERED:

PLANS "Proposed Industrial Building, 319 Andover Street", dated May 11, 2017 and last revised July 17, 2017, "Existing Drainage Divide" dated April 24, 2017 & "Existing Drainage Divide" dated July 17, 2017, "Conceptual Building Plan" dated July 17, 2017
STORMWATER MANAGEMENT PLAN dated June 12, 2017
LETTER from Andrew Pojasek dated June 19, 2017 & July 17, 2017
HYDROLOGICAL ANALYSIS – EXISTING CONDITIONS

A. Pojasek told the Board he believed all engineering concerns are satisfied. He said plans have been revised to show the tie in to the tight tank and screening with trees. V. Gingrich said there are a couple of things that will be conditioned in the decision.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline to November 30, 2017.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing. A decision will be issued at the November Planning Board meeting.

Continue Public Hearing – Site Plan Review #17-13 for 299 Main Street - Map 42 Parcel 22, Stephen Jensen for 299 Main Street Offices, LLC, Applicant

PRESENT IN INTEREST: Steve Jensen

MATERIALS CONSIDERED:

PLANS "Plan of Land, 299 Main Street, Wilmington, MA 01887" dated August 9, 2017 and last revised September 11, 2017
FLOOR PLANS "Proposed Entry At; 299 Main Street, Wilmington, MA" dated March 11, 2017 and last revised August 8, 2017
Engineering memo dated September 5, 2017

The Board reviewed the draft decision.

Upon motion duly made and seconded, it was unanimously

VOTED: To close public hearing and waive the Stormwater Management Permit process.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with the conditions Site Plan Review Application #17-13 for 299 Main Street as shown on plan entitled, "Plan of Land, 299 Main Street, Wilmington, MA 01887" prepared by John F. McQuilkin, Jr., PE, JM Associates, 325 Main Street, No. Reading, MA 01864; dated August 9, 2017 and last revised September 11, 2017. The approval is as follows:

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening and closing on September 5, 2017, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by 299 Main Street Offices, LLC, under the provisions of Section 6.5 of the Zoning By-Laws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 299 Main Street (Assessors Map 42, Parcel 22K, as shown on plan set entitled: "Plan of Land, 299 Main Street, Wilmington, MA" prepared by John F. McQuilkin, Jr., PE; JM Associates, 325 Main Street, N. Reading, MA, 01864; dated August 9, 2017 and last revised September 11, 2017, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

The following materials in addition to the Site Plan were submitted into the public record:

<u>Date submitted</u>	<u>Description</u>
1. August 10, 2017	"Proposed Entry at 299 Main Street, Wilmington, MA" prepared by Domenic Sicari Associates, LYD, dated March 11, 2017 and revised on August 8, 2017.

FINDINGS:

1. The Project site is located at Map 42 Parcel 22K.
2. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
3. The development of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
4. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.
5. The Project requires a variance from the Board of Appeals for a front yard of 2.8 feet.
6. The Project received a waiver from strict compliance with the Stormwater Management Permit.
7. A Simple Stormwater Management Permit will be required at Building Permit.

CONDITIONS:

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

GENERAL:

1. The Project shall be constructed and operated in accordance with the Site Plan.
2. The Project shall obtain approval pursuant to, and be constructed and operated in accordance with, all applicable local, state and federal bylaws, statutes, ordinances, rules and regulations.
3. If no substantial construction has commenced within two (2) years of a site plan approval, the approval shall lapse and a new application, fees and public hearing will be required. If there is an appeal, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
5. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the applicant must submit revised plans to the Planning Board for approval.

PRIOR TO ENDORSEMENT OF THE PLANS:

6. Following review by the Wilmington Conservation Commission, the applicant shall revise the plans to show all changes required by the Commission.
7. Plans shall be revised to include all conditions of Site Plan approval.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

8. A Simple Stormwater Management Permit (SSMP) will be required prior to the issuance of a building permit.
9. A specification of the dumpster enclosure shall be submitted to the Department of Planning & Conservation prior to the issuance of a building permit.

PRIOR TO CONSTRUCTION:

10. Prior to the commencement of construction, erosion controls shall be installed in accordance with the Stormwater Management Plan and shall be inspected by the Department of Planning & Conservation at least two business days prior to the start of construction.

PRIOR TO THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:

11. As-Built Plans in form(s) and format(s) acceptable to the Town shall be submitted to the Engineering Director and Director of Planning and Conservation.
12. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to backfilling any proposed underground stormwater management system or installation of any other critical design components.
13. All site work shall be substantially completed in accordance with the approved site plans prior to issuance of a Certificate of Occupancy. In the event that winter season conditions

prohibit final landscaping and/or finish paving course from being installed prior to tenant occupancy, the Applicant may post a bond, in a form and amount acceptable to the Planning Board and Town Engineering Director, covering the cost of completion. This will be considered on a case by case basis. The Applicant must have received all other required Department sign off on Occupancy prior to eligibility.

POST OCCUPANCY:

14. Trash service shall be scheduled outside of business hours to prevent conflict between existing parking and dumpster pad access.
15. The Applicant shall maintain or replace landscaping as shown on the approved Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping in presentable and healthy condition.
16. The Applicant shall maintain the Project site in a clean and tidy condition clear of debris and trash. All dumpsters located on the Site shall be enclosed by a fence and be of a side entry design. Dumpsters shall remain closed and enclosures locked.
17. The Applicant shall use good housekeeping practices as outlined in the Operation and Maintenance Plan to maintain the site and keep it in good working condition. The Applicant shall provide copies of completed maintenance and inspection logs for the construction period and copies of logs of the long term pollution prevention plan to the Department of Planning & Conservation.
18. The Project shall be operated in accordance with the Operation and Maintenance Plan. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Applicant's responsibility.
19. Snow in excess of the areas provided for snow storage on the Site Plan is to be removed from the site within five (5) days of a snow event. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
20. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Owner's responsibility.

Continued Public Hearing – Site Plan Review #17-07 and Stormwater Management Permit #17-08 for 100, 102, & 104 West Street - Map 71 Parcels 3, 4, & 5 – Global Montello Group Corp., Applicant

A request to withdraw was received.

MATERIALS CONSIDERED:

PLANS "Permit Site Plans for All Town Market, 100, 102 & 104 West Street, Wilmington, MA 01887", dated June 13, 2017

STORMWATER MANAGEMENT REPORT dated June 15, 2017

TRAFFIC IMPACT and ACCESS STUDY

Residents form letters (26), Face Book Community Board correspondence

Upon motion duly made and seconded, it was unanimously

VOTED: To accept the request to withdraw without prejudice.

Continue Public Hearing – Conservation Subdivision Design #17-01 - Highland Estates Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 50, 51 & 52 – Lily Oak Hill, LLC, Applicant

A request to continue the public hearing was received.

MATERIALS CONSIDERED:

PLANS "Highland Estates, Subdivision of Land in Wilmington, Massachusetts" dated May 16, 2017

LETTER from Jack Szemplinski dated June 9, 2017

Engineering memo dated July 10, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to November 7, 2017 at 8:45 p.m. in Room 9 of the Town Hall.

Public Hearing – Site Plan Review #17-14 & Stormwater Management Permit #17-12 for 1 Burlington Avenue – Map 30 Parcels 13 & 18, Eugene T. Sullivan for GFI/Big Joe LLC, Applicant

PRESENT IN INTEREST: Eugene T. Sullivan
Will Deshler

MATERIALS CONSIDERED:

PLANS "New Drive-in Door, 1 Burlington Avenue, Wilmington, MA 01887", dated September 7, 2017, and "ALT/ACSM Land Title Survey" dated June 19, 2007

LETTER from Eugene T. Sullivan dated September 7, 2017

Engineering memo dated September 28, 2017

E. Sullivan told the Board the proposed site plan is to construct two drive in doors and ramps at 1 Burlington Avenue for a tenant. He said this is the former Sweet Heart Plastics site. He told the Board the drive in doors will be located in the loading dock area and a new loading ramp will be constructed. He would like to fill the ramp by bringing in gravel and adding a precast concrete wall. A couple of French drains will be added. E. Sullivan said there will be an oil/grease separator with interior floor drains tied into the property sewer system. He told the Board he will be filing with Conservation.

M. Sorrentino read Engineering comments into the record.

E. Sullivan said there is an old holding tank but he does not believe it is functional.

V. Gingrich said the work in the flood plain and buffer zone needs Conservation Commission approval. E. Sullivan said the drainage is non-jurisdictional. He told the Board that drainage upgrades were done to the site during the RMA Fitness site plan review, but he will file with Conservation to determine jurisdiction.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #17-14 and SMP #17-12 to November 7, 2017 at 7:45 p.m.

Public Hearing – Site Plan Review #17-15 for 203 Lowell Street – Stormwater Management Permit #17-13 – Parking Relief Special Permit #17-05 – Pet Care Facility Special Permit #17-01 - Map 48 Parcel 73, Doug Lees for HDO, LLC and William A. Yetman, Applicant

PRESENT IN INTEREST: Doug Lees, Land Engineering
Jodi Rogers, Barking Dog
Mitch Rogers, Barking Dog
Matt Soper, Barking Dog
Michael Palmer
William Yetman

MATERIALS CONSIDERED:

PLANS "Site Development Plan, 203 Lowell Street, Wilmington, Massachusetts" dated September 7, 2017 and last revised October 17, 2017

LANDSCAPE PLAN "Planting Plan in Wilmington, Massachusetts, 203 Lowell Street" dated August 22, 2017

ARCHITECTURAL PLANS "Proposed Diner, 203 Lowell Street, Wilmington, MA" dated April 2, 2014

LIGHTING PLAN "Lighting Proposal" dated September 6, 2017

STORMWATER MANAGEMENT & EROSION CONTROL PLAN dated September 7, 2017 and last revised October 17, 2017

LETTERS from Doug Lees dated September 7, 2017 and October 17, 2017
Engineering memo dated September 29, 2017

D. Lees told the Board the project was previously approved by the Board. He described the site as at the intersection of Lowell Street and Woburn Street and abuts AVCO/TEXTRON. The access for the property was on Lowell Street. He said the property was permitted for two restaurants and a pet care facility. D. Lees said one restaurant would have access off Lowell Street and the other off Woburn Street. The Pet Care facility would have access off Lowell Street. D. Lees told the Board he left an internal connection between the restaurant parking lots. He said one holdup the developer had was with the sewer. A gravity sewer will be brought up to the site now that the project at Walpole Woodworker's has brought this sewer extension back to life. He told the Board the front of the site has sandy soil with drainage taken care of on site and recharged back into the site.

M. Sorrentino asked if the sewer will be turned over to the Town and D. Lees said it will. He added that the Town is currently working on a redesign of Lowell Street and Woburn Street intersection.

D. Shedd asked about the timeframe for the construction of the sewer and D. Lees said the sewer should get in by fall and the Barking Dog will work in conjunction with the sewer. He said Restaurant A will be first and D. Shedd asked when the parking lot will be finished. D. Lees said Restaurant B will not be started until there is a tenant. D. Shedd asked where the public way is and D. Lees showed the access easement on the pet care facility parcel. He said there is an access driveway and D. Shedd asked who will maintain it. D. Lees said the owner of the pet care facility will maintain the driveway and take care of plowing.

D. Shedd asked where the edge of the pavement is and D. Lees answered 8' off the property line. He pointed out that the restaurant sits up 5' from the road. D. Shedd said if the Town requires an alteration for a right turn, it would be good to do that now. V. Gingrich said they

are doing survey work and that is why they would like the applicants to check in with TEC, the Town's consultant for the intersection design.

D. Shedd asked what the grade in the driveway is and D. Lees said 6 or 7%.

T. Boland asked about the reserve parking spaces proposed for the rear of the site at the pet care facility and V. Gingrich said the previous plan was approved without them. D. Shedd pointed out that work on Lowell Street was discussed.

V. Gingrich said they will have TEC look at it.

V. Gingrich asked for a few additional items to be revised. She said elevations for Restaurant B must be submitted before construction. She asked about signage. M. Sorrentino suggested that both signs be approved at the same time.

Resident, M. Newhouse, 439 Middlesex Avenue, asked if the lots will be sold.

K. Staffier, told the Board he is representing Textron and asked about the drainage calculations and how it will effect Textron. D. Lees said all drainage will remain on the site.

M. Sorrentino read comments into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to November 7, 2017 at 8:00 p.m. in Room 9 of the Town Hall.

Board of Appeals

At its meeting on Tuesday, October 3, 2017, the Planning Board voted to recommend as follows:

Case 28-17: 95 Glen Rd.

Upon motion duly made and seconded, it was unanimously

VOTED: The plan lacks pertinent information, specifically: the percentage of impervious coverage in the Groundwater Protection District, the location of the septic system, the location of the proposed driveway, and clarification on whether the existing foundation will be used for the new dwelling. Without this information, the Planning Board is unable to make a recommendation at this time.

Additionally, the Board voted unanimously that the front yard should be increased.

Old Business

There was no Old Business to discuss.

New Business

Decision for Public Hearing – Site Plan Review #17-12 & Stormwater Management Permit #17-11 for 375 Ballardvale Street – Map R3 Parcel 50A – Mark Beaudry for FedEx Ground, Applicant

PRESENT IN INTEREST: Mark Beaudry, Meridian Associates

MATERIALS CONSIDERED:

PLANS "Site Plan Review Submittal, Fedex Ground – Site Improvements, 375 Ballardvale Street, Wilmington, Massachusetts 01887", dated July 6, 2017, August 21, 2017, and August 23, 2017

LETTER from Mark Beaudry dated July 6, 2017

Engineering memo dated July 28, 2017

There was a brief discussion regarding the conditions.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions Site Plan Review Application #17-12 for 375 Ballardvale Street as shown on plan entitled, "Site Plan Review Submittal, FedEx Ground, Site Improvements, 375 Ballardvale Street, Wilmington, Massachusetts 01887" prepared by Mark E. Beaudry, PE, Meridian Associates, 69 Milk Street, Suite 302, Westborough, MA 01580; dated July 6, 2017 and last revised August 31, 2017. Said property is located at 375 Ballardvale Street, Wilmington, MA 01887 and shown on Assessor's Map R3 Parcel 50A. The decision is as follows:

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on August 1, 2017 and closing on September 5, 2017, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by NEW 375 BVALE LLC c/o Howland Development Company, under the provisions of Section 6.5 of the Zoning By-Laws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 375 Ballardvale St. (Assessors Map R3, Parcel 50A, as shown on plan set entitled: "Site Plan Review Submittal, FedEx Ground, Site Improvements, 375 Ballardvale Street, Wilmington, Massachusetts" prepared by Mark E. Beaudry, PE; Meridian Associates, Inc., 69 Milk St., Suite 302, Westborough, MA, 01580; dated July 6, 2017 and last revised August 31, 2017, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

The following materials in addition to the Site Plan were submitted into the public record:

<u>Date submitted</u>	<u>Description</u>
1. July 7, 2017	"FedEx Ground Renovation & Security Building Architectural Plans" prepared by Planners Designers Architects, Inc., 16 Huron Dr., Natick, MA, 01760

2. August 23, 2017 "Stormwater Management Operation and Maintenance Plan, FedEx Ground, 375 Ballardvale Street, Wilmington, Massachusetts" prepared by Meridian Associates, Inc., 69 Milk St., Suite 302, Westborough, MA, 01580 dated August 23, 2017.

FINDINGS:

8. The Project site is located at Map R3 Parcel 50A.
9. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
10. The development of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
11. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.

CONDITIONS:

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

GENERAL:

21. The Project shall be constructed and operated in accordance with the Site Plan.
22. The Project shall obtain approval pursuant to, and be constructed and operated in accordance with, all applicable local, state and federal bylaws, statutes, ordinances, rules and regulations.
23. If no substantial construction has commenced within two (2) years of a site plan approval, the approval shall lapse and a new application, fees and public hearing will be required. If there is an appeal, the two-year period shall run from the date of the final decision on the appeal.
24. The provisions of this approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
25. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the applicant must submit revised plans to the Planning Board for approval.

PRIOR TO ENDORSEMENT OF THE PLANS:

26. Following review by the Wilmington Conservation Commission, the applicant must revise the plans to show all changes required by the Commission.
27. Plans shall be revised to include all conditions of Site Plan approval.

PRIOR TO CONSTRUCTION:

28. Prior to the commencement of construction, erosion controls shall be installed in accordance with the Stormwater Management Plan and shall be inspected by the Department of Planning & Conservation at least two business days prior to the start of construction.
29. Prior to the commencement of construction, erosion controls shall be installed in accordance with the Stormwater Management Plan and the latest NPDES Construction General Permit and corresponding Stormwater Pollution Prevention Plan. A copy of the NPDES Stormwater Pollution Prevention Plan shall be kept on-site during construction activities and a copy submitted to the Department of Planning & Conservation.

PRIOR TO THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:

30. As-Built Plans in form(s) and format(s) acceptable to the Town shall be submitted to the Engineering Director and Director of Planning and Conservation.
31. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to backfilling any proposed underground stormwater management system or installation of any other critical design components.
32. All site work shall be substantially completed in accordance with the approved site plans prior to issuance of a Certificate of Occupancy. In the event that winter season conditions prohibit final landscaping and/or finish paving course from being installed prior to tenant occupancy, the Applicant may post a bond, in a form and amount acceptable to the Planning Board and Town Engineering Director, covering the cost of completion. This will be considered on a case by case basis. The Applicant must have received all other required Department sign off on Occupancy prior to eligibility.

POST OCCUPANCY:

33. The Applicant shall maintain or replace landscaping as shown on the approved Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping in presentable and healthy condition.
34. The Applicant shall maintain the Project site in a clean and tidy condition clear of debris and trash. All dumpsters located on the Site shall be enclosed by a fence and be of a side entry design. Dumpsters shall remain closed and enclosures locked.
35. The Applicant shall use good housekeeping practices as outlined in the Operation and Maintenance Plan to maintain the site and keep it in good working condition. The Applicant shall provide copies of completed maintenance and inspection logs for the construction period and copies of logs of the long term pollution prevention plan to the Department of Planning & Conservation.
36. The Project shall be operated in accordance with the Operation and Maintenance Plan. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Applicant's responsibility.
37. Snow in excess of the areas provided for snow storage on the Site Plan is to be removed from the site within five (5) days of a snow event. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
38. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Owner's responsibility.

**Request to endorse plans for Site Plan Review #17-12 for 375 Ballardvale Street
Map R3 Parcel 50A – Mark Beaudry for FedEx Ground, Applicant**

MATERIALS CONSIDERED:

PLANS "Site Plan Review Submittal, Fedex Ground – Site Improvements, 375 Ballardvale Street, Wilmington, Massachusetts 01887", dated July 6, 2017, August 21, 2017, August 23, 2017

LETTER from Mark Beaudry dated July 6, 2017
Engineering memo dated July 28, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To Planning Board also voted to endorsed plans entitled, "Site Plan Review Submittal, FedEx Ground, Site Improvements, 375 Ballardvale Street, Wilmington, Massachusetts 01887" prepared by Mark E. Beaudry, PE, Meridian Associates, 69 Milk Street, Suite 302, Westborough, MA 01580; dated July 6, 2017 and last revised August 31, 2017.

**Request to endorse plans for Site Plan Review #17-10 for 212 Main Street
Map 44 Parcel 178C – Bohler Engineering for McDonald's USA, LLC, James Meehan, Trustee of D.J. and J. W. Realty Trust, Applicant**

MATERIALS CONSIDERED:

PLANS "Site Development Plans for proposed McDonald's with drive-thru, 212 Main Street", dated May 8, 2017
STORMWATER MEMO dated June 14, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans entitled, "Remodel Drawings & Elevations" prepared by SkyBorne Technologies, PO Box 875, Westford, MA, 01886 dated May 16, 2017 and last revised on June 23, 2017.

**Request to release surety for 81G Application #13-01 for 7 St. Paul Street
Map 53 Parcel 35, James A. Newhouse, Jr. Applicant**

A request to release final surety for 7 St. Paul Street was received.

MATERIALS CONSIDERED:

E-Mail from Kristen Costa dated August 31, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To release final surety for the completion of improvements to St. Paul Street in the amount of two thousand, two hundred eighty-eight dollars and zero cents (\$2,288.00) plus interest.

**Request to endorse plans for Site Plan Review #17-02 for 33 Industrial Way
Map 46 Parcel 109, Jeffrey A. Brem for Anuj Mohan, Applicant**

MATERIALS CONSIDERED:

PLANS "Proposed Site Plan Building Addition, Chemgenes, 33 Industrial Way, Wilmington, MA" dated March 2, 2017, Pre-Development Map "Chemgenes" dated March 2, 2017, and last revised June 26, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To table endorsing the plan for Site Plan Review #17-02 for 33 Industrial Way

**Request to release lot 35 for PHASE I for Murray Hill Definitive Subdivision #14-01
Map 4 Parcels 4K, 6 & 7, Craig S. Newhouse, C.S. Newhouse Builders, Inc.**

Upon motion duly made and seconded, it was unanimously

VOTED: To release Lot 35 as part of PHASE I of the Murray Hill Subdivision.

**Request to endorse plans for Amendment to Over 55 Housing Special Permit #17-02 for
401 Andover Street - Map R3 Parcels 8 & 10 – Stephen Wright, Applicant**

A request to endorse plans for 401 Andover Street was received.

MATERIALS CONSIDERED:

PLANS "Site Plan, Over 55 Housing, Spruce Farm"; dated March 6, 2017 and last revised April 24, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans entitled: "Site Plan, Over 55 Housing, Spruce Farm" dated March 6, 2017 and last revised June 26, 2017, registered Professional Engineer: Luke J. Roy, LJR Engineering, Inc., 234 Park Street, North Reading, MA 01864.

There being no more business to come before the Board, it was unanimously

Upon motion duly made and seconded, it was unanimously

VOTED: To adjourn the meeting at 10:05 p.m.

NEXT MEETING is November 7, 2017

Respectfully submitted,



Cheryl Licciardi
Recording Clerk

