



TOWN OF WILMINGTON
121 GLEN ROAD
WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

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

**Planning Board Minutes
February 7, 2017**

The Planning Board met on Tuesday, February 7, 2017 at 7:30 p.m. in the Town Hall Auditorium. 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 Board reviewed minutes of December 6, 2016 and January 3, 2017 meetings.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve December 6, 2016 and January 3, 2017 minutes as written.

Form A

There were no ANR plans to review.

Matters of Appointment

Continued Public Hearing - Definitive Subdivision #16-02 and Stormwater Management Permit #16-02 for Nelson Acres - Map 57 Parcel 54E- James Brothers & George Brothers, Applicant

MATERIALS CONSIDERED:

PLANS "Ava Lane, Wilmington, MA" dated January 19, 2016 and last revised July 27, 2016
DRAINAGE REPORT dated February 4, 2015 and last revised August 17, 2016
ELEVATIONS dated December 31, 2015
LETTER from Stephen Dresser dated August 18, 2016
LETTER from Richard W. Stuart dated February 23, 2016
COMMENTS from DPW dated March 7, 2016

V. Gingrich told the Board the applicant did not respond to her many attempts to contact them. She explained that they have not requested the application be withdrawn even though the property owner has notified the Town that they have terminated their agreement and the applicant does not have the authority to appear before the Town regarding this property.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Definitive Subdivision #16-02 and Stormwater Management Permit #16-02 for Nelson Acres. The Planning Board voted to disapprove the Definitive Subdivision, plan for 708R Woburn Street, Map 57 Parcel 54E entitled, "Nelson Acres" located in Wilmington, MA; plans prepared by Dresser, Williams & Way, Inc. dated January 19, 2016, and last revised July 27, 2016. The proposed subdivision is disapproved based on the findings below.

PROCEDURAL HISTORY

1. Application for Definitive Subdivision approval pursuant to M.G.L. Chapter 41, Section 81-L and application for Stormwater Management Permit pursuant to the Town's Comprehensive Stormwater Management Bylaw was made by the above-referenced applicant and filed with the Planning Board on February 12, 2016.
2. A public hearing on the Definitive Subdivision application was first held on March 8, 2016. The public hearing was continued to April 5, 2016, May 3, 2016, June 7, 2016, July 12, 2016, August 2, 2016, September 6, 2016, November 1, 2016, December 6, 2016, January 3, 2016 and the public hearing closed on February 7, 2017. The applicant appeared before the Board on March 8, 2016, August 2, 2016, and September 6, 2016.
3. This Definitive Subdivision application is accompanied and augmented by the following: Drainage Report; prepared by Dresser, Williams & Way, Inc. February 4, 2015 and last revised August 17, 2016; Letter dated August 18, 2016 from Stephen R. Dresser, PE, President, Dresser, Williams & Way, Inc.
4. The Department of Planning & Conservation received notification from the property owner's representative that the applicant is no longer authorized to appear before the Board regarding this property.
5. Applicant did not appear at the February 7, 2017 Meeting.

FINDINGS

The Planning Board determined that the proposed Definitive Subdivision and Stormwater Management Permit cannot be approved for the following reasons:

- A. The parcel owner's representative has notified the Department of Planning & Conservation that the applicant no longer has authority to appear before the Board regarding this property.
- B. The proposed Definitive Subdivision does not meet the requirements of the Wilmington Subdivision Regulations. Specifically, the Definitive Subdivision does not meet the following standards:
 - a. Section V(B)(4) and V(E)(2) regarding guardrails
 - b. Section V(E)(1)(b) regarding granite curbing
 - c. Section IV(A)(3) and Section V(B)(2) regarding minimum right of way and minimum pavement width
 - d. Section IV(A)(2) regarding intersection radius
 - e. Section IV(A)(5) regarding maximum length of a dead end street
 - f. Section V(D)(1), Section V(F)(1), Section IV(H) regarding typical roadway section
 - g. Section V(D) regarding minimum sidewalk width
 - h. Section IV(A)(2) regarding minimum centerline radius

- i. Section IV(A)(4) regarding grades
 - j. Section IV(A)(5) regarding turn-around for dead end streets
 - k. Section V(C) regarding the construction of storm drainage
- C. The traffic impact assessment required by the Conservation Subdivision Design Special Permit for the proposed Definitive Subdivision has not been submitted.
- D. The proposed Definitive Subdivision plan lacks the following information which has been requested of the applicant:
- a. Water pressure analysis
 - b. Sewer infrastructure analysis
 - c. Existing drain line information
 - d. Water and Sewer crossing detail
 - e. Sewer pipe annotations and schedule
 - f. Updated landscape plan

**Continued Public Hearing - Preliminary Subdivision #16-01 for Highland Estates
Map 10 Parcels 5, 5A & 6 - James Castellano, Applicant**

A request to extend the action deadline and continue the public hearing was received.

MATERIALS CONSIDERED:

PLANS "Highland Estates, Subdivision of Land in Wilmington, Massachusetts" dated August 16, 2016

STORMWATER MANAGEMENT & EROSION CONTROL REPORT "Highland Estates, 45 Hopkins Street, Wilmington, Massachusetts" dated August 16, 2016

LETTER from Attorney Charles F. Houghton, dated November 10, 2016, Attorney Thomas M. McDonough, Norse Environmental Services Inc., dated September 2016 and Jack A. Szemplinski, Benchmark Engineering, Inc., dated November 2016

COMMENTS from DPW dated December 5, 2016

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for the Planning Board to March 31, 2017.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for Highland Estates to March 7, 2017 at 7:45 p.m. in the Town Hall Auditorium.

Board of Appeals

At its meeting on Tuesday, February 7, 2017 the Planning Board voted to recommend as follows:

Case 03-17: 4 Elizabeth Dr.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 04-17: 6 Sheridan Rd.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 05-17: 15 Laurel Ave.

Upon motion duly made and seconded, it was unanimously

VOTED: The Applicant needs to demonstrate a hardship.

Old Business

There was no Old Business to discuss

New Business

**Request to waive Site Plan Review for 335 Main Street, Unit 1 - Map 42 Parcel 24
Aiden D. Cho, Applicant**

PRESENT IN INTEREST – Aiden D. Cho

MATERIALS CONSIDERED:

PLANS "Proposed Retail Redevelopment" dated July 16, 2013

Upon motion duly made and seconded, it was unanimously

VOTED: To approve approve the request to waive Site Plan Review and filing fees for 335 Main Street for its change in use from retail to personal service shop. There will be no changes to parking or the building.

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

VOTED: To adjourn the meeting at 8:30 p.m.

NEXT MEETING is March 7, 2017

Respectfully submitted,



Cheryl Licciardi
Recording Clerk