



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

121 GLEN ROAD, WILMINGTON, MA 01887 www.wilmingtonma.gov (978) 658-8238

Planning Board Minutes March 6, 2018

The Planning Board met on Tuesday, March 6, 2018 at 7:30 p.m. in the Town Hall Auditorium. The following members were present: Michael Sorrentino Chair; Randi Holland; Terence Boland; and Sean Hennigan. Valerie Gingrich, Director of Planning & Conservation & Carolyn Cronin, Assistant Planner were also present. David Shedd was absent.

Minutes

The Planning Board reviewed the February 6, 2018 minutes.

Upon motion duly made and seconded, it was

VOTED: To approve the February 6, 2018 minutes as written

Form A

80 Main Street – Map 45 Parcel 137, “Plan of Land, Wilmington, Massachusetts (Middlesex County)”, Michael J. Newhouse, President of Central Development Corp., Applicant

MATERIALS CONSIDERED:

PLANS “Plan of Land in Wilmington, Massachusetts”, dated March 5, 2018

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #18-02 for 80 Main Street – Map 45 Parcel 137 “Plan of Land in Wilmington, Massachusetts (Middlesex County)” dated March 5, 2018, Michael J. Newhouse, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #18-02 for 80 Main Street – Map 45 Parcel 137 “Plan of Land in Wilmington, Massachusetts (Middlesex County)” dated March 5, 2018, Michael J. Newhouse, Applicant

The Board endorsed the plan.

Matters of Appointment

Continued 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

A request to continue the public hearing was received.

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
LETTERS from Eugene T. Sullivan dated September 7, 2017 and February 13, 2018
ENGINEERING MEMO dated September 28, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline to June 29, 2018 for Site Plan Review #17-14 and SMP #17-12.

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 June 5, 2018 at 7:45 p.m.

Public Hearing – Site Plan Review #18-01, Parking Relief Special Permit #18-01, Stormwater Management Plan #18-01, 804 Woburn Street, Map 47 Parcel 2 and Map 46 Parcel 130 – Analog Devices, Applicant

PRESENT IN INTEREST: Craig Bergeron, Analog Devices
Joseph Persechino, Tighe & Bond
Stephen Baker, Baker Design Group
Stephen Decatur, Analog Devices
Vinod Kalikiri, Tighe & Bond
Doug Landry, Tighe & Bond
Marcelo Aejona, Baker Design Group

MATERIALS CONSIDERED:

PLANS “Analog Devices, Campus Expansion, 804 Woburn Street, Wilmington, Massachusetts”, dated February 7, 2018
STORMWATER REPORT dated February 7, 2018
LETTER from Joseph Persechino dated February 7, 2018
ENGINEERING MEMO dated March 5, 2018

C. Bergeron told the Board that Analog owns property off Industrial Way. He said they are proposing to add another building. C Bergeron said Analog is proposing to construct a 174,610 sqft. office/R&D building (Building 7), a 52,000 sqft. “Hub” building and a 675 space parking garage. The hub will include a gym, cafeteria, reception gallery, an auditorium, conference rooms, product demo lab, etc. all to enhance the work environment of the employees. M. Sorrentino asked if this is an expansion. C. Bergeron explained that Analog has different sites and they are looking to consolidate.

S. Baker told the Board the hub will serve several purposes. He showed the Board the HUB and said it will be a center for community culture. T. Boland asked what changes were made from the originally approved Site Plan and S. Baker said detail changes. R. Holland asked if there were solar panels on the roof and S. Baker said yes. M. Sorrentino asked if this is in addition to what was approved back in 2016 or the same. J. Persechino said it is the same. He said the hub building is what is different and the café will be part of the hub. He repeated what will be included in the HUB, the café, auditorium, gym, etc. J. Persechino said the parking arrangement is different from the previously approved Site Plan and truck deliveries will circulate behind the parking garage. There are some improvements. M. Sorrentino asked if the number of employees will increase and J. Persechino said this will service the same number of employees previously proposed. S. Hennigan asked if the security office is in the main hub and if so will the other security offices go away and J. Persechino said yes.

J. Persechino told the Board the applicant will agree to all the Town Engineer's changes. T. Boland asked if any updates will be made to the existing buildings and S. Baker said yes.

M. Sorrentino read comments into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for Site Plan Review #18-01, Parking Relief Special Permit #18-01 and SMP #18-01 to April 3, 2018 at 7:45 p.m. in Room 9 of the Town Hall.

Board of Appeals

At its meeting on Tuesday, March 6, 2018, the Planning Board voted to recommend as follows:

Case 08-18: 105 Chestnut St.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Old Business

There was no Old Business to discuss.

New Business

**Request to release lots 11, 12, 14, 16, 17, 21 & 26 for North Wilmington Estates
Definitive Subdivision #09-02 - Map R2 Parcels 1 & 1A, North Wilmington Estates, LLC,
Applicant**

MATERIALS CONSIDERED:

LETTER from Stephen Lawrenson dated March 1, 2018
ENGINEERING MEMO dated March 5, 2018

A request to release lots 11, 12, 14, 16, 17, 21 & 26 for North Wilmington Estates
Definitive Subdivision #09-02.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lots 11, 12, 14, 16, 17, 21 & 26 for North Wilmington Estates
Definitive Subdivision #09-02 - Map R2 Parcels 1 & 1A, North Wilmington Estates,
LLC, Applicant

**Request to establish and accept surety for Phases III & IV of Murray Hill Definitive
Subdivision #14-01 - Map 4 Parcels 4K, 6 & 7 – C.S. Newhouse Builders, Inc., Applicant**

MATERIALS CONSIDERED:

LETTER from C.S. Newhouse Builders, Inc. dated February 26, 2018
ENGINEERING MEMO dated March 5, 2018

A request to establish and accept surety for Phases III & IV of Murray Hill Definitive
Subdivision #14-01 was received.

M. Sorrentino read comments into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To establish and accept surety for Phases III & IV in the amount of one hundred thirty-
two thousand, three hundred thirty dollars and zero cents (\$132, 330.00) for the
completion of PHASES II & IV of Murray Hill from Plan STA 23+50 to Plan STA 31+25
(Murray Hill Circle). Surety was presented in the form of a bank check.

**Request to release lots 20, 21, 22 & 23 for Phases 3 & 4 of Murray Hill Definitive
Subdivision #14-01 - Map 4 Parcels 4K, 6 & 7 – C.S. Newhouse Builders, Inc., Applicant**

MATERIALS CONSIDERED:

LETTER from C.S. Newhouse Builders, Inc. dated February 26, 2018
ENGINEERING MEMO dated March 5, 2018

A request to release lots 20, 21, 22 & 23 for Phases III & IV of Murray Hill Definitive
Subdivision #14-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lots 20, 21, 22, & 23 or Phases III & IV of Murray Hill Definitive
Subdivision #14-01.

**Request to waive Site Plan Review for 555 Main Street – Map 41 Parcel 140, Triple
Nickel Auto Body & Repair, LLC, Applicant**

MATERIALS CONSIDERED:

EXHIBITS A & B

LETTER from Lee A. Ghannam, Sr. dated February 26, 2018

A request to waive Site Plan Review for 555 Main Street was received.

PRESENT IN INTEREST: Lee A. Ghannam, Sr.

V. Gingrich told the Board the nail salon will be leaving and that space will serve as storage and a breakroom for Triple Nickel Auto, the existing use. She said there is no change in parking calculations because it is based on garage bays. L. Ghannam agreed.

Upon motion duly made and seconded, it was unanimously

VOTED: To waive Site Plan Review for 555 Main Street, Map 41 Parcel 140 to expand the existing auto body business into the tenant space next door for storage and an employee breakroom. There is no change to the parking requirements.

Request to release surety for 18 Hillcrest Street (AKA Hillview Estates Definitive Subdivision) - Map 30 Parcel 56A, Carl Crupi, Applicant

MATERIALS CONSIDERED:

LETTER from Carl Crupi date February 14, 2018
ENGINEERING MEMO dated February 6, 2018

A request to release surety for for 18 Hillcrest Street (AKA Hillview Estates Definitive Subdivision) was received.

M. Sorrentino read comments into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To release surety in the amount of nine thousand, eight hundred eighty-four dollars and zero cents (\$9,884.00) for 18 Hillcrest Street (AKA Hillview Estates Definitive Subdivision). Surety was in the form of a Tir-Party Agreement.

Director's Comments

There was a brief discussion regarding affordable housing and options.

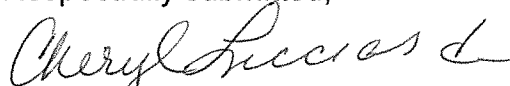
There being no more business to come before the Board, it was unanimously

Upon motion duly made and seconded, it was unanimously

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

NEXT PLANNING BOARD MEETING: April 3, 2018

Respectfully submitted,


Cheryl Licciardi
Recording Clerk