



## **TOWN of WILMINGTON**

### **DEPARTMENT OF PLANNING & CONSERVATION**

121 GLEN ROAD, WILMINGTON, MA 01887 [www.wilmingtonma.gov](http://www.wilmingtonma.gov) (978) 658-8238

### **Planning Board Minutes**

**April 3, 2018**

The Planning Board met on Tuesday, April 3, 2018 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 & Carolyn Cronin, Assistant Planner were also present.

#### **Minutes**

The Planning Board reviewed the March 6, 2018 minutes.

Upon motion duly made and seconded, it was

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

#### **Form A**

There were no ANR plans to review.

#### **Matters of Appointment**

**Public Hearing – Sign Special Permit #18-02 – 220 Middlesex Avenue, Map 65  
Parcel 2 – Keith Tendyke for Congregational Church, Applicant**

PRESENT IN INTEREST: Keith Tendyke  
Steve Lynes

#### **MATERIALS CONSIDERED:**

BATTEN BROS. Sign Advertising quote  
BATTEN BROS. sign rendering

K. Tendyke said the church received a quote from Batten Bros. for a sign that will have a plastic cover, protecting it from the elements. He said displays will be put in it during events. M. Sorrentino asked if the sign is electronic and K. Tendyke said no. V. Gingrich told the Board the sign will be attached to the existing sign and it will be double sided. She said Special Permit is required because it is over the allowable size.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the Public Hearing for Sign Special Permit #18-02 and issue a decision at the next Planning Board meeting.

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

There was no quorum, therefore there was no public hearing.

**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

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for action to May 31, 2018.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for the above referenced project to May 1, 2018 at 7:45 p.m. in Room 9 of the Town Hall.

**Public Hearing – Site Plan Review #18-02, Stormwater Management Permit #18-02 58 Jonspin Road, Map R1 Parcel 306A – Andrew Pojasek for Corporate Controller, Applicant**

**MATERIALS CONSIDERED:**

PLANS "Proposed Building Addition, 58 Jonspin Road", dated March 7, 2018  
STORMWATER MANAGEMENT PERMIT dated March 5, 2018  
ENGINEERING MEMO dated March 30, 2018

PRESENT IN INTEREST: Andrew Pojasek, Dana Perkins, Inc.  
Jamie Webster  
Rene Schofield

A. Pojasek told the Board that Heilind Electronics is proposing a 2- story building for office space. He said Heilind has been in the existing building since the 70's and has grown considerably and as a result of their distribution being in out of state buildings, there is a decrease of distribution in Wilmington. A. Pojasek told the Board that Heilind would like to have all employees under the same roof. They would like to convert the current office space into a distribution center and create new office space. A. Pojasek said he will address issues raised at the CDTR meeting.

R. Schofield told the Board the new building will be brick and J. Webster said a small piece of existing will be removed. There are two companies combining with 120 employees. With the new building, J. Webster said the company will grow over time. M. Sorrentino asked how many employees are coming from DD Roberts and J. Webster said 50. He said Heilind is expanding a warehouse in Cleveland Ohio as well. V. Gingrich said as part of CDTR comments, a Traffic Study was requested. A. Pojasek told the Board it will be provided when revised plans are submitted.

M. Sorrentino read comments into the record.

V. Gingrich asked that he submit a lighting plan with his revised submission. She asked A. Pojasek to address concerns raised in the review letter dated March 28, 2018.

M. Sorrentino asked that the applicant address signage. D. Shedd asked about the hours of operation. J. Webster said they are 5:30 a.m. to 6:00 p.m. and the warehouse hours are from 8:00 a.m. to 6:30 p.m. He said the hours of operation will not change. D. Shedd asked that the islands be landscaped. He asked if public utilities would be coming in and A. Pojasek said the applicant is proposing a new manhole. M. Sorrentino asked about roof top air conditioning units. R. Schofield said they will be exposed. D. Shedd asked how close the neighbors are and residents in the audience said "very". M. Sorrentino asked if the buildings will be connected. He questioned the loading docks on the new building. M. Sorrentino told A. Pojasek the plans are preliminary and explained what he expects to see at the next hearing.

J. Spinelli told the Board he owns the property located at 46 Jonspin Road and is speaking as abutting business owner. He asked about the sprinklers. Resident, J. Maiella, 32 Ashwood Avenue, asked how close the parking will be to residents and how high the fence will be. A. Pojasek said the applicant will maintain the 50' buffer and V. Gingrich said the first 20' has to be landscaped with trees and there is a 5' fence proposed. J. Webster responded to resident's concerns. M. Sorrentino told the applicant the Board would like to see a snow removal plan. Resident, L. Leger, 1 Cottonwood Circle, said he is concerned about garbage removal and concerned about loading docks. J. Webster said it helps the flow by having multiple bays. He said the current facility has its warehouse a half an hour away and that does not make sense. L. Leger asked if neighbors determine the height of the fence and V. Gingrich said Site Plan Review Regulations is what determines that. One resident asked if there is a specification of tree size and V. Gingrich said there is. Resident, J. Jones, 3 Cottonwood Circle, said he is concerned about the lighting and does not like the company lighting up his house or yard and that the smell of the sewer is intolerable. Resident, A. Jones, 3 Cottonwood Circle, said the sewer spout faces her yard and smells in the summer. A. Pojasek told the resident it is septic and there will be a new septic for the new building. He said the existing septic will see less use. J. Webster said the septic system now services 100 people. With the new building and changes there will be a decrease to servicing only 20. A. Jones said the vent pipe faces her yard and J. Webster said he was not with the company when the septic system was replaced so it is beyond his control. D. Shedd asked if the applicant could address that issue and J. Webster agreed.

L. Leger asked the Board if this is the first public hearing, why have trees been removed and why has the applicant been digging at the site? A. Pojasek said the applicant is doing perc or soil tests. L. Leger asked if there is a tax abatement and said his house value is decreasing. Resident, S. McEachern, 2 Cottonwood Circle, asked if the applicant can locate their office elsewhere. J. Webster said this has been in process for a long while and they looked at making these changes two or three times already. He said they own the property and want to stay in Wilmington. Resident, S. Sica, 30 Ashwood Avenue, said hours of operation were discussed, but would like the dumpster pick-up time to change. He asked if Sundays are non-existing for construction. S. Sica asked for dust control during construction. He talked about air conditioning units outside and talked about the noise level. He asked if the new equipment will be quiet and asked if it could be screened. S. Sica said there was blasting in order for the homes in that area to be built so he asked if this building will require blasting as well. A. Pojasek said there is only a little ledge and they are waiting for the full geotechnical report before any decision can be made. L. Leger asked for the target date for completion and R. Schofield answered September 2019. S. Sica said their new proposal is to increase parking and pointed out that all employees come and leave at the same time, so if they are increasing to 246 people, how will that effect the egress into Jonspin Road? M. Sorrentino said the

amount of parking spaces is based on square footage and explained what the Board looks at for parking and egress. L. Leger asked what the next step is and if residents will have another opportunity to discuss the project. M. Sorrentino told the residents there will be a continued public hearing but they will not get another notice so they should make note of the date and time. L. Leger commented the project will be approved based on what is presented to the Board. J. Webster said they do no manufacturing. He said the company depends on UPS and they are a warehouse not a manufacturer. L. Leger asked for assurances. M. Sorrentino said there are none. J. Maiella asked how the plans match up to the residential homes and S. Sica said he is sure the Planning Board will ask for a traffic study. He said Rte. 125 is very congested in the morning and the Middle School students are late for school because the bus sits in traffic so long. He asked that if the intersection could somehow be changed, it may improve the traffic. S. Sica suggested the Planning Board go to Upton Drive and he also complained about A&S Towing. J. Webster said his proposal will improve the area. He said the problem is the new truck repair center. L. Leger asked what department is responsible for the safety and M. Sorrentino said he should go to the Police Department. A. Jones asked about the construction schedule and R. Schofield said it will be Monday through Saturday.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for Site Plan Review #18-02, and Stormwater Management Permit #18-02 to May 1, 2018 at 8:15 p.m. in Room 9 of the Town Hall.

**Public Hearing – Rhodes Street Definitive Subdivision #18-01, Stormwater Management Permit #18-02 - Map 54 Parcel 60A – Richard W. Stuart, Applicant**

PRESENT IN INTEREST: Richard W. Stuart  
Greg Saab, ESS, Inc.

**MATERIALS CONSIDERED:**

PLANS "Definitive Plan, Rhodes Street in Wilmington, Massachusetts", dated March 6, 2018,  
"Curbing Plan" dated April 3, 2018  
DRAINAGE CALCULATIONS dated March 7, 2018  
REQUESTED WAIVERS – April 3, 2018  
ENGINEERING MEMO dated March 30, 2018

G. Saab told the Board the applicant is proposing to build 370' of road for two house lots and a drainage system. He said the total area is under an acre. He showed the Board how the applicant will bring in the road and said they are designing the roof drains. He provided the Board with the applicant's list of waiver requests and went through each waiver. He said lot B will have a snow and turnaround easement with respect to 3<sup>rd</sup> waiver. He said there is granite curb at the entrance and along the inlets to the drainage system. He said they would like to put a 3" high cape cod berm for the rest of the road.

V. Gingrich said this is a paper street and she told the Board it would normally see an 81G Application, but the project included a subdivision of land.

M. Sorrentino read comments into the record.

G. Saab told the board he met with the Town Engineer. D. Shedd pointed out the number of waivers and said 20' of pavement is narrow and there will be a problem if a car is parked in the turnaround and emergency apparatus needs to pass. R. Stuart told the Board he is trying to meet Stormwater regulations. D. Shedd pointed out the infiltration basin is next to the road

and a plow will knock the curb off. G. Saab said after looking at this they are proposing granite curbing at the entrance and inlets but berm for the rest. R. Stuart said in a straightaway, the berm will not be destroyed by a plow. D. Shedd said the wall at the back of the property looks about 4' and G. Saab confirmed it is. R. Stuart said it is masonry and it is not ideal but can work. D. Shedd said he has concerns with respect to the numerous waivers. R. Holland said she is not fond of the bituminous curbing. She has concerns about the 20' road width. R. Stuart said they could eliminate the berm curbing on the side with the houses. G. Saab said the applicant can relocate the utility poles to the other side.

Resident, R. Wilson, 21 St. Paul Street, asked to view what is proposed. Resident, J. Bielecki, 46 Garden Avenue, asked the Board to explain what a paper street is and if the applicant is buying Rhode Street. V. Gingrich said the street was laid out and has been shown since the 1930's but people who own parcels along the paper street have rights. J. Bielecki said the applicant is coming in from Cary Street and asked if someone wants to build from the Garden Avenue end, would they be able to do the same? V. Gingrich explained there is only 40' to work with and usually 50' is needed. J. Bielecki asked if the new street is 20' wide, how will a fire truck drive through. V. Gingrich said the fire department will comment on the street width. J. Bielecki told the Board the area is very wet and asked if there will be water in the catch basin. Resident, N. Fournier told the Board there are no catch basins on Cary Street. She asked how the water will flow. G. Saab said the flow is down the street now. N. Fournier said there is so much water there now. D. Shedd asked how far the water is and G. Saab said the test pits are 4 to 5 feet. N. Fournier asked if the applicant will improve St. Paul Street. She also asked if he can only build two houses and V. Gingrich said he can only be two houses unless he buys more land. R. Stuart said when the construction is complete, the road could be accepted at a town meeting. J. Bielecki asked if all trees will be removed. There was no response and R. Wilson asked if there is water or should it be dry and R. Holland said after today's rain, it will hold water. N. Fournier asked why the wall had to be built and G. Saab explained it is necessary because they are putting a septic system in.

D. Shedd said he has concerns about the winter with the water running down the road and R. Stuart said he built Jacques Lane and there were no dams were created.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for Site Plan Review #18-02, and Storwater Management Permit #18-02 to June 5, 2018 at 7:45 p.m. in Room 9 of the Town Hall.

### **Board of Appeals**

At its meeting on Tuesday, April 3, 2018, the Planning Board voted to recommend as follows:

Case 09-18: 102 Aldrich Rd.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 10-18: 70 Taplin Ave.

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 14, 15, 24, & 30 for Phases II & 3 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 March 29, 2018

A request to release lots 14, 15, 24, & 30 for Phases II & III of Murray Hill Definitive Subdivision #14-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lots 14 & 15 for Phase II of Murray Hill Definitive Subdivision #14-01.

Upon motion duly made and seconded, it was unanimously

VOTED: To table the request to release lots 24 & 30 for Phase III of Murray Hill Definitive Subdivision #14-01.

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 9:40 p.m.

NEXT PLANNING BOARD MEETING: May 1, 2018

Respectfully submitted,



Cheryl Licciardi  
Recording Clerk