



TOWN OF WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

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**Planning Board Minutes
April 7, 2015**

The Planning Board met on Tuesday, April 7, 2015 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino, Chairman; Randi Holland; David Shedd; Christopher Neville and Terence Boland. Valerie Gingrich, Director of Planning & Conservation, and Michael Vivaldi, Assistant Planner, were also present.

Minutes

The Planning Board had no Minutes to review

Form A

24 Mill Road - Map 3 Parcels 2G & 2H "Plan of Land in Wilmington, Massachusetts (Middlesex County)" - Stephen E. Wright, Applicant

MATERIALS CONSIDERED:

PLAN "Plan of Land in Wilmington, Massachusetts (Middlesex County) " dated April 1, 2015.

M. Vivaldi said this application is for a lot line change. This is a frontage exception lot. R. Holland asked if it is a hammerhead lot. M. Vivaldi answered yes, the one in the rear is.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #15-04 for 24 Mill Road, plan entitled, "Plan of Land in Wilmington, Massachusetts (Middlesex County)" dated April 1, 2015, Stephen E. Wright, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #15-04 for 24 Mill Road, plan entitled, "Plan of Land in Wilmington, Massachusetts (Middlesex County)" dated April 1, 2015, Stephen E. Wright, Applicant

The Board endorsed the plan.

200 Ballardvale Street - Map R2 Parcel 7 "ANR Subdivision Plan, 200 Ballardvale Street, Wilmington, Massachusetts" - VIF/Ballardvale 200 LLC

MATERIALS CONSIDERED:

PLAN "ANR Subdivision Plan, 200 Ballardvale Street, Wilmington, Massachusetts" dated April 5, 2015.

V. Gingrich told the Board this plans is for the creation of new lot at the intersection of Ballardvale Street and frontage is taken from Ballardvale Street. She showed the Board where Target is located on the plan. M. Vivaldi showed the Board the new lot line. There was a brief discussion of the driveway. C. Neville asked P. Kneeland where the driveway comes in. P. Kneeland said it is similar to 206 Ballardvale where there are access easements. There was a brief discussion of how the project on Ballardvale is progressing.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #15-05 for 200 Ballardvale Street, Wilmington, Massachusetts" dated April 5, 2015, VIF/Ballardvale 200 LLC, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #15-05 for 200 Ballardvale Street, Wilmington, Massachusetts" dated April 5, 2015, VIF/Ballardvale 200 LLC, Applicant

The Board endorsed the plan.

Matters of Appointment

Discussion of tabled Annual 2015 Town Meeting - Article 36 – 165 Chestnut Street

PRESENT IN INTEREST – Kendra Amaral, Assistant Town Manager

Assistant Town Manager K. Amaral told the Board the 165 Chestnut Street was purchased by the Town to preserve the property. The Historical Commission repaired the siding and windows. She said there are no walls on the inside, no floors, termites are destroying it, and part of the roof has collapsed. K. Amaral told the Board the Town has three options. They could let the property go and demolish it, fix it for a large sum of money or sell it. The sale would include public easements. The Town needs to do whatever makes the best sense. She said the Town will issue a Request for Proposal. K. Amaral told the Board this has been done in Ipswich and Woburn. R. Holland asked if the entire town property would be sold and K. Amaral said there would be restrictions with the sale which would bring the value down. K. Amaral said one restriction would be you could not expand the house. D. Shedd asked if the public would have access on the property. K. Amaral said there is something in the covenant, such as opening the house for public access once a year. C. Neville asked if there will be any cost to Town prior to selling the property. K. Amaral said the Town is just trying to keep the house from deteriorating any further. D. Shedd asked if the new owner will maintain it and K. Amaral said yes. She said the land is valued at \$175,000. She said Historic New England will help the Town with the sale and K. Black from our Historical Commission said the sale will

work similar to Richardson Farm sale on Woburn Street. K. Amaral said K. Black from the Historical Commission is here to show support and she spoke to the Board briefly.

Upon motion duly made and seconded it was unanimously

VOTED: To support Article 36, Sale of 165 Chestnut Street at Town Meeting.

Public Hearing – Site Plan Review #15-02 and Stormwater Management Permit #15-02 for 319A Andover Street - Map R1 Parcel 118 - G&D Realty Trust, Applicant

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

MATERIALS CONSIDERED:

PLAN "Proposed Building, 319 Andover Street, Wilmington, MA" dated January 7, 2015

STORM DRAINAGE MANAGEMENT REPORT dated January 5, 2015

COMMENTS – DPW memo dated February 2, 2015 and Deputy Fire Chief dated January 28, 2015

LETTER from Eugene T. Sullivan dated February 6, 2015

E-MAIL from Eugene T. Sullivan dated March 27, 2015

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Stormwater Management Permit #15-02 for 319A Andover Street - Map R1 Parcel 118 to June 30, 2015.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #15-02 and Stormwater Management Permit #15-02 - Map R1 Parcel 118 to June 2, 2015 at 7:45 p.m.

Continued Public Hearing – Site Plan Review #15-01 and Stormwater Management Permit #15-01 for 203 Lowell Street - Map 48 Parcel 73 - Michael A. Palmer, Applicant

MATERIALS CONSIDERED:

PLAN "Proposed Restaurants, 203 Lowell Street, Wilmington, Massachusetts" dated December 7, 2014

STORM DRAINAGE MANAGEMENT REPORT dated December 8, 2014, March 30, 2015

COMMENTS – DPW memo dated February 2, 2015, June 1, 2015 and Deputy Fire Chief dated January 28, 2015

LETTER from Attorney Robert G. Peterson, dated January 9, 2015

LETTERS from Eugene Sullivan, Eugene T. Sullivan, dated March 30, 2015

E-MAIL from Eugene Sullivan, Eugene T. Sullivan, Inc. dated September 24, 2014

LIGHTING PLAN dated March 20, 2015

HYDRAULIC ANALYSIS from Kleinfelder dated March 11, 2015

TRAFFIC MEMO from DJK dated March 25, 2015

LETTER from Textron Systems - Approval of Drainage and Easement Use dated April 1, 2015

PRESENT IN INTEREST – Robert G. Peterson, Esq.

William Yetman, Howland Development
Eugene Sullivan, Eugene T. Sullivan

Attorney R. Peterson introduced M. Palmer and J. Foster. He said they have been working with the Engineering Department. He discussed the DPW items that were addressed with the Town Engineer. R. Peterson said an ANR plan will need to be prepared. He told the Board a site lighting plan was included as well as a landscaping plan. R. Peterson said the drainage was shown on Textron property and the Town Engineer wanted something from Textron stating they allowed it. He said all concerns have been addressed.

E. Sullivan said a couple of parking spaces were lost with the redesign. He said the configuration is similar. E. Sullivan said the drainage is designed to flow to one manhole. He said there is 80,000 sq.ft. of parking lot. E. Sullivan he has been working closely with the Town Engineer. He submitted a letter from Textron which allows the drainage to be on their property. He told the Board the Town Engineer is comfortable with the plan as it is designed.

C. Neville asked if the applicant has a deal with Mr. Lucci. E. Sullivan said they have spoken but nothing has been agreed to. M. Vivaldi said an ANR plan will need to be submitted prior to the issuance of a building permit and Attorney Peterson said it will be done. D. Shedd could not see the importance for the driveways aligning. There was a discussion of the walkway. D. Shedd was concerned that the sidewalk will remain the same. He said at the intersection, if a vehicle is traveling down Lowell, it is possible to take a left turn because there are two lanes. He said the striping is not well defined. He asked who will be responsible for the maintenance at the corner. D. Shedd is concerned about the amount of traffic that will increase in that area with this development. He brought up the traffic study and said there are 100 trips in the morning and 180 in the evening. D. Shedd said there is a traffic situation that the Board should consider. T. Bolan agreed. D. Shedd said something needs to be done about the increase of traffic.

R. Holland asked what material will be used for the kennel and J. Foster said clapboard. She said the pool is closed in. V. Gingrich pointed out that there will be parking that is shown but not constructed. E. Sullivan said the bylaw does not require usage and J. Foster said her usage does not require extra parking spaces. V. Gingrich said in order to comply with zoning, the parking will have to be built out. W. Yetman pointed out applicant needs only 30% of the parking. Attorney Peterson said if there is a change in use, the applicant could ask for modification. D. Shedd asked if the Town owned the sliver of land that is between his building and Analog and E. Sullivan said yes.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for action for Stormwater Management Permit #15-01 for 203 Lowell Street - Map 48 Parcel 73 to May 29, 2015.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #15-01 and Stormwater Management Permit #15-01 - Map 48 Parcel 73 to May 5, 2015 at 7:30 p.m.

Continued Public Hearing – Site Plan Review #14-04 and Stormwater Management Permit #14-06 for 90 Eames Street - Map 38 Parcels 3A & 3B - Tresca Brothers Sand & Gravel, Applicant

MATERIALS CONSIDERED:

PLAN "90 Eames Street, Wilmington, Massachusetts" dated April 22, 2014
DEPARTMENT OF ENVIRONMENTAL AFFAIRS - Noise Guidelines dated April 2003
SOIL EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT REPORT dated June 2010 and last revised April 2014
SOIL EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT REPORT dated June 2010 and last revised October 2014
SOIL EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT REPORT dated January 15, 2015 and March 2015
STORMWATER POLLUTION PREVENTION PLAN dated October 24, 2014, December 16, 2014,
PLAN SHEET "Proposed Conditions Plan" dated January 13, 2015
PLAN SHEETS "Proposed Plan Layout" dated April 22, 2014, "Existing Conditions" dated April 22, 2014
"Proposed Conditions" dated January 13, 2015, "Details and Notes" dated April 22, 2014
COMMENTS – DPW memo dated September 10, 2014, November 10, 2014 and February 3, 2015, e-mail from Jamie Magaldi dated October 30, 2014, e-mail from Paul Alunni dated November 12, 2014
LETTERS from Attorney William R. Landry, Blish & Cavanagh, dated August 6, 2014 and October 6, 2014
INSTALLATION, OPERATION & MAINTENANCE MANUAL for Concrete Reclaimer received October 29, 2014
TECHNICAL MEMORANDUM from Daniel Mills, MDM Transportation Consultants, Inc. dated October 24, 2014
LETTER from Daniel J. Mills, MDM Transportation Consultants, Inc. dated December 17, 2014
TRAFFIC MEMORANDUM from MDM Transportation, Daniel Mills dated March 24, 2015
LETTER from EA Engineering, Science, and Technology, Inc., dated November 24, 2014 and January 21, 2015
CORRESPONDENCE from resident Ronald Mochi dated September 15, 2014 and November 17, 2014 was distributed to all Planning Board members. Additional correspondence from Ronald Mochi dated December 26, 2014
CORRESPONDENCE from resident Edina Martin dated November 11, 2014
NEWS PAPER ARTICLE dated November 13, 2014
TECHNICAL MEMORANDUM from William F. Lyons, Jr., of Fort Hill dated November 12, 2014
ILLUSTRATIONS AND CHART from Fort Hill received December 2, 2014
CORRESPONDENCE from William F. Lyons, Jr., Fort Hill dated November 12, 2014
CORRESPONDENCE from Burns & Levinson LLP dated October 6, 2014, November 11, 2014, and December 1, 2014
CORRESPONDENCE from ARCADIS dated August 5, 2010, November 12, 2014, January 20, 2015, February 17, 2015, March 24, 2015,
CORRESPONDENCE for TEC dated February 17, 2015, April 3, 2015
MassDEP approval for Air Quality Non-Major Comprehensive Plan
CORRESPONDENCE from DiPrete Engineering dated October 21, 2014, January 2015, March 19, 2015
RESUMES for Daniel J. Mills, P.E., PTOE, Eric M. Prive, PE
POLICE ACCIDENT REPORT dated March 28, 2015

TEC - Traffic Peer Review comments dated April 3, 2015
OPERATIONS & MAINTENANCE PLAN dated October 17, 2014, January 20, 2015, March 18, 2015
CHART - "Required Intersection Site Distance for Site Driveway - A Safety Issue"

PRESENT IN INTEREST – Scott Spears, Blish Cavanaugh
Eric Prive, DiPrete
Dan Mills, MDM Transportation Consultants
Alex Rothchild, ARCADIS
Rebecca Brown- TEC

Attorney S. Spear told the Board he was filling in for Attorney Landry. He introduced D. Mills, E. Prive, and A. Rothchild to share information with the Board.

E. Prive said he met with P. Alunni and V. Gingrich to discuss concerns. He said the main concern is how to tie in the grading. He said there was question of spot grades. E. Prive said details are in the plan set.

A. Rothchild told the Board the noise readings are consistent with what was discussed at previous meetings. He said when preparing his Acoustic Impact Evaluation, he used a conservative approach. The result was that potential noise from the proposed operation would not exceed the MassDEP standards. ARACDIS conducted monitoring at the nearest residence before 7:00 am (between 6:00 am & 7:00am) and after 7:00 am. This monitoring was done twice and both times the results showed the noise would not be audible at the residence. He said he measured background noise levels at Leq and L90 and there was no real difference between either measurement method.

Attorney Lipkind said he has questions about the noise study. He said A. Rothchild said the proposed use is what is measured. He said A. Rothchild said when doing a noise study, he looked at the averaging over time. Attorney Lipkind handed out the 2003 DEP Noise Guideline Document. He referenced page 12 of the document where it says 100 readings should be used, not an average. He read sections that he highlighted. He said he does not believe there is enough data to say the guidelines have been complied with. He discussed the February report that ARCADIS submitted. Attorney Lipkind talked about the odd set of circumstances and requested the Board have the applicant have a peer review for Noise Study.

A. Rothchild told the Board that MassDEP already approved noise aspects of the project. He said Tresca has their Air Quality Non-Major Comprehensive Plan Application Final Approval from MassDEP. He does not believe a noise study is necessary because of the type of equipment Tresca will be using. He said that it is a conservative type of modeling. He believes that Tresca gone above in as far as what is required. D. Shedd asked if DEP required a noise study and A. Rothchild said DEP did not require monitoring.

D. Mills of MDM Transportation said there was a discussion of TEC's response. He believes TEC's comments have been addressed. He said the morning peak hour is a concern. He showed the Board his travel route. The material is time sensitive. He said the route the Board wants Tresca to use will take them double the time. In the evening there would be no problem using that route because the trucks are empty. During evening peak hours business is low,

but the preferred route is out Presidential Way. D. Mills said Tresca is amenable to avoiding Woburn Street.

R. Brown, TEC said her report covers everything. She said during the evening there is heavy traffic. She agrees the preferential route is to use Woburn Street to Presidential Way. R. Brown said for in-town deliveries, TEC suggests Tresca use Industrial Way. M. Sorrentino said the other day there was a dump truck that tipped over and there was a bad accident on Woburn Street where it meets Lowell Street. A. Rothchild said Tresca will not be using the trailer style trucks. C. Neville said the hill going up Industrial Way could cause a safety issue.

Attorney A. Lipkind asked R. Brown after reading the last sentence, if the difference in grade in the road was taken into consideration when she conducted her review. R. Brown said Tresca has adequate site stopping distance. D. Mills said there is a special speed regulation. He showed the sight distance required. He said a large loaded truck is going to slow down. There was a brief discussion of the speed limit in that area and what it would take to change it.

Attorney A. Lipkind told the Board that A. Rothchild has L90 data and asked the Board if they would require a copy.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #14-04 and Stormwater Management Permit #14-06 - Map 38 Parcels 3A & 3B to May 5, 2015 at 7:45 p.m.

Continued Public Hearing – Site Plan Review #15-04 for 45 Industrial Way - Map 46 Parcel 110 - 45 Industrial Way LLC, Applicant

MATERIALS CONSIDERED:

PLAN "Site Development Plans for Renovated Distribution Center, 45 Industrial Way, Wilmington, MA" dated February 5, 2015

DRAINAGE REPORT dated February 21, 2105, March 3, 2015, and last revised March 24, 2015

TRAFFIC REPORT from Ron Müller & Associates dated January 15, 2015

COMMENTS – DPW memo dated February 23, 2015, March 31, 2015, April 30, 2015, Fire Department memo dated February 26, 2015

LETTER from Attorney Robert G. Peterson dated February 5, 2015

LETTERS from Allen & Major Associates, Inc. dated March 24, 2015, and April 21, 2015

PRESENT IN INTEREST – Robert G. Peterson, Esq.
Ryan Bianchetto, Allen & Major
Dave McLane, Howland Development
Paul Richardson, Howland Development
Jill Marcotte, Scannell Properties

Attorney R. Peterson told the Board his applicant had a meeting with the Conservation Commission and one of its members had a long list of questions. He said based on the long list of comments and concerns, he and his client met with V. Gingrich and P. Alunni.

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 #15-04 - Map 46 Parcel 110 to May 5, 2015 at 8:15 p.m.

**Public Hearing – Special Permit #15-01 for 50 Hopkins Street - Map 11 Parcel 40
Robert K. Ahern for RKACO LLC, Applicant**

MATERIALS CONSIDERED:

PLAN "Special Permit, Plan of Land in Wilmington, Massachusetts" dated December 30, 2014 and last revised April 1, 2015

PRESENT IN INTEREST – Robert K. Ahern, RKACO

R. Ahern told the Board he believed the lot is grandfathered fronting on Hopkins Street and he has an approved septic plan. He said there is a small amount of wetlands across the street. R. Ahern said he needs to file a Request for Determination with the Conservation Commission. He told the Board that he attended the CDTR meeting and believes he has everything needed for his submittal. V. Gingrich said there was a question about the elevation and R. Ahern said if the house faced Hopkins Street it would be difficult to build an attractive house. R. Holland pointed out the house is three stories on an under sized lot and D. Shedd asked if it is a three story house, how big is the house next door? R. Ahern said the abutting home was a cape style. R. Holland said the floor plan is not unreasonable but the house takes up half the lot width. M. Vivaldi said that he and V. Gingrich found some options for the house design. V. Gingrich said that there are some rough examples of how a house with a garage could front on Hopkins and still be attractive.

M. Sorrentino said the Board would like steel pins outlining the lot line. T. Boland had concerns that the house was 10' higher than the abutting home. D. Shedd asked how steep driveway is and R. Ahern said it is a 1% slope. D. Shedd asked if there is a retaining wall and R. Ahern said there is. He told the applicant the plan is difficult to read. T. Boland pointed out the grade for the driveway is not 1%. R. Holland said after looking at the elevations, the proposed home is a four story building which is not to code. D. Shedd said what R. Ahern is proposing cannot be done without going into Albany Street. He said he does not believe the house can be built, staying on his own property.

Resident, R. Gorman, 52 Hopkins Street asked how this development will affect his property? He said there is a lot of overlapping on other people's property. He told the Board this area is dangerous and kid was killed. He said there are constantly accidents. M. Sorrentino said the Board does not have a say on whether the applicant can build a house but the Board can comment on the type of type of house he's proposing. Resident, R. Gorman asked the Board to explain how the applicant has the right to build a large house on a small lot and in response, M. Sorrentino read the Special Permit bylaw requirements. M. Sorrentino told the audience that the Board said in its opinion the house is too large for the lot. Resident, M. Esposito, 3 Dorchester Street asked if the property is zoned R60. M. Sorrentino said it is in R60 but the applicant is applying for a Special Permit for an under sized lot. Resident, L. Esposito, 3

Dorchester Street, asked if the applicant owns the property and R. Ahern said he has a Purchase and Sale agreement. M. Vivaldi asked that the applicant provide the Planning Department with a copy of the Purchase and Sale agreement. M. Sorrentino said the house needs to be shown on the plan. D. Shedd asked R. Ahern to list in the notes who conducted the survey. He also asked for the date of the survey and suggested the surveyor stamp and sign the plan. D. Shedd said a civil engineer should prepare and sign plans. Resident, Lisa Esposito told the Board the land has ledge and if R. Ahern has to blast, what will happen to the neighbors. M. Sorrentino said he would notify the abutters and M. Vivaldi said the Fire Department oversees blasting. Resident, L. Patel, 7 Fourth Avenue told the Board the property abuts the back of hers and questioned what she would do should her septic fail? She asked how she would access it. M. Sorrentino said she could access her property through Albany Street. She said Albany is not a developed way.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Special Permit #15-01 - Map 11 Parcel 40 to May 5, 2015 at 8:45 p.m.

Public Hearing – Site Plan Review #15-05 and Multi-Family Special Permit #15-01 for 13-15 Church Street - Map 41 Parcels 108 &109 - Northeastern Development Corp., Applicant

MATERIALS CONSIDERED:

PLAN "Proposed Site Plan, 13 & 15 Church Street, Wilmington, Mass" dated March 17, 2008 and last revised December 29, 2008

PRESENT IN INTEREST – Michael Newhouse, Esq.
Joseph Langone, Northeastern Development Corporation

M. Newhouse told the Board he was before them as a follow-up from his initial request for an insignificant change in February. At that time, the Board did not grant an insignificant change and advised the applicant to submit an application to amend the Site Plan Review and Multi-Family Special Permit. M. Newhouse discussed previous projects that had been amended by the Board. M. Sorrentino advised the applicant to discuss only his project. M. Newhouse explained that he would like to construct a single building with 12 residential units and that the Board had made similar changes to other projects. He also said the building will be approximately 300ft. from the MBTA and next to a mixed-use building that currently has 3 vacant commercial units. M. Newhouse compared his project to 36 Middlesex Avenue which was changed to residential by the same Board. He told the Board that the project meets the goals of the Central Business District when it was established in 1994.

V. Gingrich told the applicant the Board can't amend the plan as requested because the density is over what is allowed so it does not meet the special permit criteria in the Zoning Bylaw. She recommended the Board not grant the amendment to special permit. M. Newhouse asked that relative to the bylaw and the Article he will present to Town Meeting, will the Board grant the amendment contingent on the Town Meeting Article being approved and M. Sorrentino said the Board is not sure how many other parcels are affected by the Article's proposed zoning amendment for the Central Business District.

There was concern about the proposed front setback. M. Newhouse said the buildings on Church Street are close to the street. He said he intends to bring the Article to Town Meeting regardless of the Board's recommendation. D. Shedd pointed out the ADA regulations changed to add wider sidewalks and he is not sure if the applicant took that into account. J. Langone said they are 8ft. V. Gingrich pointed out that 5ft is a minimum setback in the Central Business District.

R. Holland asked if a new curbcut is proposed. There is not. J. Langone pointed out that area is a bad location for retail. C. Neville asked what the applicant will do if his Article is favorable at Town Meeting and is approved. M. Newhouse said that will change the bylaw, to allow for all residential units at this location. M. Newhouse expressed his frustration because he came before the Board with more than two to three weeks notice and once again pointed out the other two properties the Board approved as having insignificant changes. M. Sorrentino said the Board previously suggested that it would be able to approve the amendment as long as there is one commercial unit. V. Gingrich agreed.

M. Newhouse told the Board that he does not want to include one commercial unit but if that is all the he can do at this point, that would be acceptable and R. Holland said the Board would be supportive. C. Neville asked if there will be three residential and one commercial on the 1st floor. The answer was yes.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #15-05 and Multi-Family Special Permit #15-01 for 13-15 Church Street - Map 41 Parcels 108 &109. A decision will be issued at the next Planning Board meeting.

Public Hearing – Site Plan Review #15-06 for Amendment to 269 Main Street - Map 43 Parcel 4C - Michael Coffman for Wilmington Main Realty LP, Applicant

MATERIALS CONSIDERED:

PLAN " Proposed Sidewalk Improvement" dated February 17, 2015 and last revised March 10, 2015

ADVISORY OPINION - Bohler Engineering dated April 3, 2015

SIGN PLAN - dated June 3, 2014

CONSTRUCTION FLOOR PLAN

COMMENTS – Deputy Fire Chief dated March 3, 2015

LETTER from Bridge Lane Neighbors received April 7, 2015

PRESENT IN INTEREST – Michael Coffman, Coffman Realty Inc.
William Proia, Riemer & Braunstein LLP
James Bernardino, Boher Engineering
Todd Moran, Savers Construction Manager
William Sousa, Savers Regional Manager

Attorney W. Proia told the Board his client is seeking to amend the originally approved Site Plan. He said Staples has been gone for several years and they would like to put Savers in its place. The amendment is to help accommodate Savers build out needs. Savers operates 330

stores reselling donated merchandise. Attorney W. Proia told the Board that he and his kids frequently shop at the Framingham store.

J. Bernardino described the plan saying the applicant is proposing an installation of a drop-off area. There is a 8 ½ foot wide sidewalk that will be adjusted. He said Savers wants to operate a full service donation station. The proposal is to remove a portion of sidewalk and install a 8' lane for people to use as a drop-off with the primary concern being people not have to get out of their vehicle. The requirements for Site Plan Regulations have been maintained.

M. Coffman told the Board clothes, furniture and gently used items will be dropped off for resale. J. Bernardino pointed out there will be signage that says live parking please stay in your vehicle. He said there will be a 3' strip and delineating markers. One item discussed at CDTR meeting was the ability to have an accessible area. He said the team met with an architect and the interpretation is that this does not affect the property and there are no ADA issues.

M. Sorrentino asked Savers to explain how exactly the drop-off area works when a person pulls in to drop something off.

M. Coffman introduced T. Moran, Savers Construction Manager and W. Sousa, Savers Regional Manager. W. Sousa told the Board that customers pull up, attendants come out and take the item giving the customer a receipt. M. Sorrentino said the Planning Board's biggest concern is what happens after drop-off times and whether items are never left outside. C. Neville asked how many cars are in the queuing line and J. Bernardino answered only two. He said there will be 2 to 3 cars per hours. M. Sorrentino asked what the store hours are. W. Sousa said the store will be open seven days a week and the hours of operation will be Monday through Saturday 9:00 am to 9:30 pm and Sunday 10:00 am through 7:00 pm. He said a portion of their proceeds are given to the Epilepsy Foundation. W. Sousa explained there are two separate areas of operation. He said 50% of donations come from CDC (Community Donation Center). M. Sorrentino asked if there will be a compactor. W. Sousa said there will be a compactor located in the back of the building and will only be utilized during day light hours.

M. Sorrentino read the letter from the residents of Bridge Lane.

M. Sorrentino asked if large items will be brought in through the back of he building and M. Coffman answered yes. M. Sorrentino asked who Savers non-profit partners are. W. Sousa said the Epilepsy Foundation and other nonprofit partners. D. Shedd asked if Savers is affiliated with the Epilepsy Foundation and W. Sousa answered yes. M. Sorrentino asked if Savers will have drop-off boxes around town and the answer was no. C. Neville asked if trucks would be idling as to wake up abutting residents. He asked if the epilepsy trucks will donate items and drop them off in the back of the building. The answer was yes. R. Holland asked to see the design of the Savers sign. W. Sousa said there will be approximately 50 employees at the Wilmington site. M. Sorrentino asked if Savers would work with hiring High School students giving them summer jobs and W. Sousa said they will.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Site Plan Review #15-06 - Map 43 Parcel 4C for Amendment to 269 Main Street

Board of Appeals

Old Business

Discussion of tabled Annual 2015 Town Meeting Article 50 - Amend Section 3.8.11 of the Zoning Bylaw

PRESENT IN INTEREST – Michael Newhouse, Esq.
Joseph Langone, Northeastern Development Corp.

V. Gingrich told the Board there are four new parcels located in the Central Business District that would be able to build the maximum of twelve units under the proposed zoning. D. Shedd said he is concerned about the 5' setback on the Church Street property. V. Gingrich said Sidewalks are in the right of way. R. Holland pointed out usually there would be a 5' sidewalk in the R-O-W. V. Gingrich said 5' is the minimum width. She said the Board can review the setbacks and require wider sidewalks if necessary.

Upon motion duly made and seconded it was unanimously

VOTED: To recommend approval of the amendment of the Zoning Bylaw, Section 3.8.11- Special Permit Criteria for Multi-Family use in the Central Business District.

New Business

Request to endorse plans for Site Plan Review #15-03 for 285 Main Street - Map 43 Parcel 2 - Stoban Registered, LLP, Applicant

A request to endorse plans for Site Plan Review #15-03 for 285 Main Street was received.

MATERIALS CONSIDERED:

PLAN "Site Plan, 285 Main Street, Wilmington, Massachusetts, Map 43 Parcel 2" dated January 23, 2015 and last revised March 20, 2015

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plans for Site Plan Review Application #15-03 for 285 Main Street as shown on plan entitled: "Site Plan, 285 Main Street, Wilmington, Massachusetts, Map 43 Parcel 2" dated January 23, 2015 and last revised March 20, 2015; prepared by Luke J. Roy, Professional Engineer: LJR Engineering, Inc., 234 Park Street, North Reading, MA 01864. Said property is located at 285 Main Street, Wilmington, MA 01887 and shown on Assessor's Map 43 Parcel 2.

Request to endorse plans for Murray Hill Definitive Subdivision #14-01 Map 4 Parcels 4K, 6 & 7, C.S. Newhouse Builders, Inc., Applicant

A request to endorse plans for Murray Hill Definitive Subdivision #14-01 was received.

MATERIALS CONSIDERED:

PLAN "Conservation Subdivision Design, Murray Hill Subdivision, (Public Way), Wilmington, Massachusetts" dated: January 9, 2014 and last revised February 13, 2015

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plans for Murray Hill Definitive Subdivision #14-01, plan entitled: "Conservation Subdivision Design, Murray Hill Subdivision, (Public Way), Wilmington, Massachusetts" dated: January 9, 2014 and last revised February 13, 2015, prepared by Professional Land Surveyor: Everett J. Chandler and Professional Engineer: Stephen B. Sawyer, Design Consultants, Inc., 120 Middlesex Ave., Suite 20, Somerville, MA 02145; property location is at the end of Eleanor Drive as Assessor's Map 4 Parcels 4K, 6, & 7.

Planning Director's Comments

V. Gingrich said she spoke to J. Magaldi and he would like the Sean Collier tree to be planted near the Public Safety Building or on the Common. C. Neville said he thought the Public Safety Building would be appropriate. V. Gingrich said J. Magaldi recommended a 15" caliper tree. R. Holland suggested the tree be planted on the corner of Adalaide Street and Rotary Park. C. Neville suggested notifying the Collier Family. V. Gingrich reminded the Board the May meeting will start at 7:00 p.m. and Sam Cleaves, MAPC will talk.

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

VOTED: To adjourn the meeting at 11:55 p.m.

NEXT MEETING is May 5, 2015

Respectfully submitted,

Cheryl Licciardi
Recording Clerk