



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes May 1, 2018

The Planning Board met on Tuesday, May 1, 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 was also present.

Minutes

There were no minutes for the Planning Board to review.

Form A

Andover Street – Map R3 Parcel 8 & 10, “Plan of Land in Wilmington, Massachusetts, (Middlesex County)”, Stephen Wright, Applicant

PRESENT IN INTEREST: Luke Roy, LJR Engineering

L. Roy told the Board as part of the special conditions of the special permit, this plan is to formally combine the two parcels that make up the site and clean up the boundaries and it was required prior to issuance of a building permit

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #18-05 for Andover Street – Map R3 Parcel 8 & 10, “Plan of Land in Wilmington, Massachusetts, (Middlesex County)” dated March 28, 2018, Stephen Wright. Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #18-05 for Andover Street – Map R3 Parcel 8 & 10, “Plan of Land in Wilmington, Massachusetts, (Middlesex County)” dated March 28, 2018, Stephen Wright. Applicant

The Board endorsed the plan.

Woburn Street & Oxbow Drive - Map 41 Parcel 1, “Plan of Land in Wilmington, Massachusetts, (Middlesex County)”, Carl Crupi, Applicant

PRESENT IN INTEREST: Luke Roy, LJR Engineering

L. Roy told the Board the parcel is known as 766 Woburn Street and it is at the corner of Woburn Street & Oxbow Drive. He said the new lot is technically a frontage exception lot

because the 125' circle would not fit. He said Oxbow Drive is a public way. L. Roy said there is sufficient area frontage.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #18-06 for Woburn Street & Ox Bow Drive Map 41 Parcel 1, "Plan of Land in Wilmington, Massachusetts, (Middlesex County)" dated April 16, 2018, Carl Crupi, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #18-06 for Woburn Street & Ox Bow Drive – Map 41 Parcel 1, "Plan of Land in Wilmington, Massachusetts, (Middlesex County)" dated April 16, 2018 Carl Crupi. Applicant

The Board endorsed the plan.

Matters of Appointment

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

PRESENT IN INTEREST: Craig Bergeron, Analog Devices
Joseph Persechino, Tighe & Bond
Jon Ricker, Analog

MATERIALS CONSIDERED:

PLANS "Analog Devices, Campus Expansion, 804 Woburn Street, Wilmington, Massachusetts", dated February 7, 2018 and last revised April 20, 2018
STORMWATER REPORT dated February 7, 2018
LETTER from Joseph Persechino dated February 7, 2018
ENGINEERING MEMO dated March 5, 2018

V. Gingrich reviewed the conditions of the decisions.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing and approve with conditions Site Plan Review Application #18-01 for the construction of a 174,610 square foot office/R&D building, 52,000 square foot campus hub building, and 675 space parking garage shown on plans entitled: "Analog Devices Campus Expansion, 804 Woburn Street, Wilmington, Massachusetts" prepared by Tighe&Bond, 177 Corporate Drive, Portsmouth, NH 03801; Joseph M. Persechino, PE and Bradlee Mezquita, PE; dated February 7, 2018 and last revised April 20, 2018; original material submitted on February 9, 2018. Said property is located at 804 Woburn Street, Wilmington, MA 01887 and shown on Assessor's Map 47, Parcel 2 and Map 46 Parcel 130. Approval is as follows:

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on March 6, 2018 and closing on May 1, 2018, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Analog Devices, 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 site plan for the construction of a 174,610 square foot office/R&D building, 52,000 square foot campus hub building, and 675 space parking garage at 804 Woburn Street (Assessors Map 47, Parcel 2 and Map 46 Parcel 130), as shown on the twenty six (26) sheet plan set entitled: "Analog Devices Campus Expansion, 804 Woburn Street, Wilmington, Massachusetts" prepared by Tighe&Bond, 177 Corporate Drive, Portsmouth, NH 03801; Joseph M. Persechino, PE and Bradlee Mezquita, PE; dated February 7, 2018 and last revised April 20, 2018, (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. February 9, 2018	"Site Plan Review and Special Permit Application Report, Analog Devices Site Expansion, 804 Woburn Street, Wilmington, Massachusetts," dated February 7, 2018, with Traffic Memorandum revised through April 4, 2018. Prepared by Tighe&Bond, Portsmouth NH.
2. February 9, 2018	"Stormwater Report, Analog Devices Campus Expansion, 804 Woburn Street, Wilmington Massachusetts", dated February 7, 2018. Prepared by Tighe&Bond, Portsmouth NH.
3. March 20, 2018	"Revised Sewer Capacity Analysis, Analog Devices Building 7 and Hub Building" dated March 20, 2018. Prepared by Arcadis U.S. Inc. Wakefield MA.
4. April 5, 2018	"Supplemental Stormwater Information, Analog Devices Campus Expansion, 804 Woburn Street, Wilmington Massachusetts", dated April 5, 2018. Prepared by Tighe&Bond, Portsmouth NH.

FINDINGS:

1. The Project site is shown as Map 47 Parcel 2 and Map 46 Parcel 130.
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. A Special Permit for Parking Relief is required.

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, provided that if there is an appeal to the Board of Appeals and/or to the courts, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.

PRIOR TO ISSUANCE OF A BUILDING PERMIT/PRIOR TO CONSTRUCTION:

5. Plans shall be endorsed by the Planning Board.
6. Prior to commencement of construction, the Applicant shall file an NOI with EPA in accordance with the EPA NPDES Construction General Permit. A copy of the SWPPP must be submitted to the Department of Planning & Conservation and Engineering Division prior to the commencement of construction and inspection logs shall be submitted to the Engineering Division throughout the construction period.
7. The Wilmington Fire Department shall review and approve all building plans prior to construction.

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

8. The Project will impact level of service at the Woburn Street intersections and impact the overall roadway network in the area. The Applicant has agreed to contribute \$100,000 toward traffic mitigation for the surrounding road network prior to the issuance of the first occupancy permit. Funds are to be used for the design and/or construction of improvements to the Lowell Street/Woburn Street intersection.
9. The Operation and Maintenance Plan shall be recorded.
10. Final As-Built Plans in form(s) and format(s) acceptable to the Town Engineering Director shall be submitted to the Engineering Director and Director of Planning and Conservation.
11. 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.
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.

POST OCCUPANCY:

13. Applicant shall maintain or replace landscaping, fencing and lighting as indicated in the Site Plan for the duration of the use. The Applicant shall use best management practices to maintain the required landscaping in presentable and healthy condition.
14. 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.
15. 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. All Stormwater best management practices must be inspected, operated, and maintained in accordance with the Operation and Maintenance Plan.
16. 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.
17. 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.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing and approve with conditions Parking Relief Special Permit #18-01 for 804 Woburn Street, Wilmington, MA

This is to certify, following a public hearing of the Wilmington Planning Board (Board) opening on March 6, 2018 and closing on May 1, 2018, by a motion duly made and seconded at its meeting on May 1, 2018, it was voted:

We, the Wilmington Planning Board, as requested by Analog Devices, under the provisions of Section 6.4.3.2 (Parking Relief) of the Zoning By-Laws of the Town of Wilmington to consider Parking Relief Special Permit #18-02 for the construction of a 174,610 square foot office/R&D building, 52,000 square foot campus hub building, and 675 space parking garage shown on plans entitled: "Analog Devices Campus Expansion, 804 Woburn Street, Wilmington, Massachusetts" prepared by Tighe&Bond, 177 Corporate Drive, Portsmouth, NH 03801; Joseph M. Persechino, PE and Bradlee Mezquita, PE; dated February 7, 2018 and last revised April 20, 2018; material submitted on February 9, 2018, and do hereby vote to GRANT the Parking Relief as shown on the submitted plan, 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. February 9, 2018	"Site Plan Review and Special Permit Application Report, Analog Devices Site Expansion, 804 Woburn Street, Wilmington, Massachusetts," dated February 7, 2018, with Traffic Memorandum revised through April 4, 2018. Prepared by Tighe&Bond, Portsmouth NH.
2. February 9, 2018	"Stormwater Report, Analog Devices Campus Expansion, 804 Woburn Street, Wilmington MA", dated February 7, 2018. Prepared by Tighe&Bond, Portsmouth NH.

3. March 20, 2018 "Revised Sewer Capacity Analysis, Analog Devices Building 7 and Hub Building" dated March 20, 2018. Prepared by Arcadis U.S. Inc. Wakefield MA.
4. April 5, 2018 "Supplemental Stormwater Information, Analog Devices Campus Expansion, 804 Woburn Street, Wilmington MA", dated April 5, 2018. Prepared by Tighe&Bond, Portsmouth NH.

FINDINGS:

1. The proposed project includes construction of a 3-story 174,610 square foot office/R&D building, 52,000 square foot campus hub building, 675 space parking garage, and site improvements. The proposed 52,000 square foot campus hub building is proposed amenity space for the campus and as such will not generate demand for parking spaces. The project will provide 1,979 parking space on site while 1,897 are required when not including parking spaces for the hub building. If the hub building is required to provide parking at an office ratio of 1 space per 300 square feet, an additional 173 parking spaces would be required, with a total requirement of 2,070 parking spaces when 1,979 are proposed.
2. The provision of 1,979 parking spaces is appropriate considering the proposed use of the campus hub building is amenity space for the campus.
3. The Planning Board determined that in accordance with Section 6.4.3.2 the reduction in parking spaces can be granted without substantial detriment to the neighborhood.
4. The Applicant satisfactorily addressed the comments made or submitted by the Planning Board.

CONDITIONS:

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

1. This Special Permit granted for Parking Relief for 804 Woburn Street shall be valid for this proposed Project only.
2. If a building permit is not issued within two (2) years of a special permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed with the Town Clerk, the two-year period shall run from the date of the final decision on the appeal.
3. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review.
4. All provisions of the Wilmington Zoning Bylaw pertaining to parking (Section 6.4) shall be met unless an exception is specifically provided in this decision.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing and issue Stormwater Management Permit #18-01 as follows:

ISSUED for Property located at 804 Woburn Street, Wilmington, Massachusetts (Map 47 Parcel 2 and Map 46 Parcel 130)

Case No.: Stormwater Management Permit **#18-01**

Applicant: Craig Bergeron, Analog Devices, 804 Woburn Street, Wilmington MA 01887

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and plan for a 174,610 square foot office/R&D building, 52,000 square foot campus hub building, and 675 space parking garage shown on plans entitled: "Analog Devices Campus Expansion, 804 Woburn Street, Wilmington, Massachusetts" prepared by Tighe & Bond, 177 Corporate Drive, Portsmouth, NH 03801; Joseph M. Persechino, PE and Bradlee Mezquita, PE; dated February 7, 2018 and last revised April 20, 2018; material submitted on February 9, 2018 subject to the following conditions:

Standard Conditions

1. Waivers granted: None
2. The development shall not alter the flow of stormwater runoff leaving the site, nor shall it alter the stormwater flow to any adjoining properties, public ways or wetland resource areas.
3. The development shall comply with the performance standards of the most recent version of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Handbook.
4. The applicant shall provide and maintain erosion and sedimentation controls until the site is permanently stabilized.
5. The applicant shall inspect and maintain the site and stormwater management systems. Maintenance requirements for the site shall remain in perpetuity with the parcel.
6. To the maximum extent practicable, the development shall provide on-site infiltration and meet the Recharge Additional Performance Standards as specified in Appendix E of the Town of Wilmington Comprehensive Stormwater Management Regulations adopted February 2, 2010 and last amended on December 4, 2012.

Special Conditions

1. Erosion controls shall be inspected by the Department of Planning & Conservation two business days prior to the start of construction.
2. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to installing any stormwater management system or any other critical design components.
3. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.

4. The Project shall be operated in accordance with the Operation and Maintenance Plan. The Operation and Maintenance Plan shall be recorded prior to issuance of a Certificate of Occupancy.
5. The Project construction area shall be operated in accordance with the Stormwater Pollution Prevention Plan.

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

PRESENT IN INTEREST: 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 they widened the road from 20' to 22' following comments from the previous meeting. He said because of that they had to eliminate the curbing. He said there is a foot and a half grass strip that goes into a 1' deep swale area. There will be infiltration areas along the swale. He said it will match Cary Street that is 22' wide with no curbing. G. Saab said he talked with the Town Engineer prior to making any changes.

V. Gingrich said the plans have not been submitted yet, therefore, the Town Engineer did not provide comments. G. Saab said by adding 2' of pavement, they will lose some of the TSS removal from the drainage. D. Shedd asked what other waivers they are looking for and G. Saab said curbing and they will do a country drainage. He said they will do a country drainage provided the Board with a list of waivers. He said the turnaround was 42' plus the 11' for the road, sidewalks, grass strip, trees. G. Saab said they could move a lot line but under an 81G, the Town would not accept the street. V. Gingrich pointed out that the roadway width is another waiver. G. Saab showed the Board the stormwater plan. D. Shedd said the infiltration for the road will require maintenance and will be a problem in two years when nobody maintains it. G. Saab said the 6" pipe will keep the inlet 6" above ground level. D. Shedd asked who will maintain it and G. Saab said he has seen instances where the homeowner is responsible. D. Shedd is concerned that the Town will not be taking the road. V. Gingrich told the Board the Town would like to accept Board that are satisfactory so as to not creating more private ways. She said it will require all the people along the street to agree with it. D. Shedd said he would like to see maintenance addressed. G. Saab said there is no drainage along Cary Street.

Resident, N. Fournier, 24 Crescent Street, asked if the Fire Department had concerns. V. Gingrich said the previous Deputy had no problem but she will reach out again. Resident, D. Fournier, 24 Crescent Street asked how deep the ditch is and G. Saab responded 1'. Another resident said that is almost useless. He said he has a 2' ditch on the side of his house and it is full 24/7. G. Saab said they did test pits and more will be done in that area. N. Fournier said the house on the corner is under water. V. Gingrich asked if G. Saab looked at the back wall and ask if the water runs across the abutting lots. G. Saab said there is a low spot that has some water. G. Saab said they will grade it and showed the water flow. D. Shedd asked to

see more contours for the lots in the back and G. Saab said they will do more surveying. G. Saab showed residents how the site will be graded. D. Shedd said the Board would like to see more contours. V. Gingrich said that she and the Town Engineer want to make sure there will be no damn. They want to see how the water flows down Cary Street. V. Gingrich asked how high the septic is raised. G. Saab said it is 108. R. Holland asked the house style and G. Saab said a colonial and a split. D. Shedd asked about the other houses in the neighborhood. G. Saab said splits, colonial and gambrel. and wants more contours.

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 #18-02, and Stormwater Management Permit #18-02 to June 5, 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**

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

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

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline or Site Plan Review #18-02, and Stormwater Management Permit #18-02 to June 29, 2018.

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 June 5, 2018 at 8:00 p.m. in Room 9 of the Town Hall.

Board of Appeals

At its meeting on Tuesday, May 1, 2018, the Planning Board voted to recommend as follows:

Case 11-18: 827 Main Street

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Old Business

Request to release lots 24, & 30 for Phases 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 24 & 30 for Phase 3 of Murray Hill Definitive Subdivision #14-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lot 24 and table the release of lot 30, both for Phase 3 of Murray Hill Definitive Subdivision #14-01.

New Business

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

MATERIALS CONSIDERED:

BATTEN BROS. Sign Advertising quote

BATTEN BROS. sign rendering

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the Sign Special Permit #18-02 for one 84.75" x 24" (14 sf) non-illuminated changeable letter message board sign to be installed beneath the existing freestanding stand, which exceeds the size allowance of the Zoning Bylaw, filed with the Planning Board on March 8, 2018. Said property is located at 220 Middlesex Avenue and shown on Assessor's Map 65 Parcel 2.

The public hearing was opened and closed on April 3, 2018. By a motion duly made and seconded, the Board voted to approve the Special Permit, as presented, under the provisions of Section 6.3.2 of the Zoning By-Laws of the Town of Wilmington. Approval is subject to the following Findings and Conditions:

MATERIALS:

The following materials in addition to the Sign Specifications were submitted into the public record:

<u>Date submitted</u>	<u>Description</u>
1. March 29, 2018	"Message Center – Add On, Congregational Church, Wilmington" prepared by Batten Bros. Sign Advertising, 893 Main St., Wakefield, MA 01880 dated March 29, 2018.

FINDINGS:

1. The signage to be erected is on a parcel on Map 65 Parcel 2 on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the message board sign should be permitted in the public interest.
3. The application materials comply with the requirements of Section 6.3 of the Wilmington Zoning By-Laws and the Board's Special Permit 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.

CONDITIONS:

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

GENERAL:

1. This Special Permit granted for the Congregational Church at 220 Middlesex Avenue shall be valid for this applicant and this proposed sign only. Any change in applicant or change in signage shall be reviewed by the Planning Board.
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 the sign has not been erected within two (2) years of a special permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed in of the office of the Town Clerk, and/or the two-year period shall run from the date of the final decision on the appeal.
4. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review or other Special Permits.
5. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all tenants.
6. Bylaw Exceptions: (Section 6.3.6.1.) "Granted" one message board sign, measuring 84.75" x 24" (14 sf), installed below the existing freestanding sign.
7. All provisions of the Wilmington Zoning Bylaw pertaining to signage (Section 6.3) will be met unless an exception is specifically provided in this decision.

Decision for Continued Public Hearing - Site Plan Review #18-01 - Stormwater Management Plan #18-01 - Parking Relief Special Permit #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
Jon Ricker, Analog

MATERIALS CONSIDERED:

PLANS "Analog Devices, Campus Expansion, 804 Woburn Street, Wilmington, Massachusetts", dated February 7, 2018 and last revised April 20, 2018

STORMWATER REPORT dated February 7, 2018

LETTER from Joseph Persechino dated February 7, 2018

ENGINEERING MEMO dated March 5, 2018

V. Gingrich reviewed the conditions of the decision.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing and approve with conditions Parking Relief Special Permit #18-01 for for 804 Woburn Street, Wilmington, MA 01887 and shown on Assessor's Map 47, Parcel 2 and Map 46 Parcel 130. Approval is as follows:

This is to certify, following a public hearing of the Wilmington Planning Board (Board) opening on March 6, 2018 and closing on May 1, 2018, by a motion duly made and seconded at its meeting on May 1, 2018, it was voted:

We, the Wilmington Planning Board, as requested by Analog Devices, under the provisions of Section 6.4.3.2 (Parking Relief) of the Zoning By-Laws of the Town of Wilmington to consider Parking Relief Special Permit #18-02 for the construction of a 174,610 square foot office/R&D building, 52,000 square foot campus hub building, and 675 space parking garage shown on plans entitled: "Analog Devices Campus Expansion, 804 Woburn Street, Wilmington, Massachusetts" prepared by Tighe&Bond, 177 Corporate Drive, Portsmouth, NH 03801; Joseph M. Persechino, PE and Bradlee Mezquita, PE; dated February 7, 2018 and last revised April 20, 2018; material submitted on February 9, 2018, and do hereby vote to GRANT the Parking Relief as shown on the submitted plan, 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>
5. February 9, 2018	"Site Plan Review and Special Permit Application Report, Analog Devices Site Expansion, 804 Woburn Street, Wilmington, Massachusetts," dated February 7, 2018, with Traffic Memorandum revised through April 4, 2018. Prepared by Tighe&Bond, Portsmouth NH.
6. February 9, 2018	"Stormwater Report, Analog Devices Campus Expansion, 804 Woburn Street, Wilmington MA", dated February 7, 2018. Prepared by Tighe&Bond, Portsmouth NH.
7. March 20, 2018	"Revised Sewer Capacity Analysis, Analog Devices Building 7 and Hub Building" dated March 20, 2018. Prepared by Arcadis U.S. Inc. Wakefield MA.
8. April 5, 2018	"Supplemental Stormwater Information, Analog Devices Campus Expansion, 804 Woburn Street, Wilmington MA", dated April 5, 2018. Prepared by Tighe&Bond, Portsmouth NH.

FINDINGS:

1. The proposed project includes construction of a 3-story 174,610 square foot office/R&D building, 52,000 square foot campus hub building, 675 space parking garage, and site improvements. The proposed 52,000 square foot campus hub building is proposed amenity space for the campus and as such will not generate demand for parking spaces. The project will provide 1,979 parking space on site while 1,897 are required when not including parking spaces for the hub building. If the hub building is required to provide parking at an office ratio of 1 space per 300 square feet, an additional 173 parking spaces would be required, with a total requirement of 2,070 parking spaces when 1,979 are proposed.
2. The provision of 1,979 parking spaces is appropriate considering the proposed use of the campus hub building is amenity space for the campus.
3. The Planning Board determined that in accordance with Section 6.4.3.2 the reduction in parking spaces can be granted without substantial detriment to the neighborhood.
4. The Applicant satisfactorily addressed the comments made or submitted by the Planning Board.

CONDITIONS:

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

1. This Special Permit granted for Parking Relief for 804 Woburn Street shall be valid for this proposed Project only.
2. If a building permit is not issued within two (2) years of a special permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed with the Town Clerk, the two-year period shall run from the date of the final decision on the appeal.
3. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review.
4. All provisions of the Wilmington Zoning Bylaw pertaining to parking (Section 6.4) shall be met unless an exception is specifically provided in this decision.

Discussion of 79 Nichols Street

PRESENT IN INTEREST: Greg Saab
Jill Mann

J. Mann told the Board this is an informal consultation for the property at 79 Nichols Street. The property is bordered by the canal. She said the applicant would like to connect to sewer. She said it depends on whether or not they use a Conservation Subdivision Design or a conventional Subdivision. They would prefer the conservation subdivision. She said when they showed the Board previously they had septic systems and it makes a tight area. They would give a portion to the Middlesex Canal for their path. They could build five homes. J. Mann said they wanted to know whether the Board would prefer to see a Conventional or Conservation Subdivision. The Conservation Subdivision would allow them to use only 60,000 sf of the property and would not allow them to avoid crossing the wetland. It allows them to eliminate 18,000 sf of impervious area. There would be no Town services. i.e. plowing or maintenance. It would be held as a private condominium. The road would be privately

maintained. If a conservation subdivision, there would be 3 bedroom, smaller home about 2,000 sf. She said this is a moderately priced house. She said an attached garage is important. They do not want a mounded system for the septic system.

R. Holland asked the zoning and J. Mann said it is R20. D. Shedd explained a conservation subdivision is to allow access to Open Space and asked if there will be a path. J. Mann showed the lot line and said they are not encouraging public to use the parking spaces but there is parking along the street. G. Saab showed the Board the walking trail. M. Sorrentino asked V. Gingrich how the Town feels about the yield plan. V. Gingrich said the lots meet the requirements and they would be frontage exception lots because only 100' foot circle fits. V. Gingrich is concerned about the yield plan and stated that the Town Engineer is concerned about the sizing of the stormwater management areas and the proximity to wetlands. The Town Engineer would like to see more information to feel comfortable with the basin elevations to be comfortable with the yield plan. G. Saab said they did test pits that the Town Engineer has not yet seen but they will make him comfortable. V. Gingrich asked if there is no curbing around the roadway. G. Saab said he would propose berm. V. Gingrich asked about the parking that is spare parking and J. Mann said if one of the homes has a party, there is spare parking for the resident's guests. M. Sorrentino said 5 houses are a lot to fit in that area. J. Mann said this is buffered from Jaques Lane. R. Holland asked if the houses will be varied in design. D. Shedd said he would like the Town Engineer to be happy with the Yield plan. J. Mann said if they get the sewer connection it will be only for the Conservation Subdivision. She said the sewer commission wants a letter of support. M. Sorrentino asked if there is another word to use other than condo. J. Mann said it is a conservation subdivision. M. Sorrentino said he likes the concept or idea but he would like the project to be on sewer. R. Holland asked if they really need that fifth home and J. Mann said they need that 5th home. There are 5 acres and only an acre and a half will be developed. J. Mann said B. Bigwood wrote a letter of support.

Director's Comments

There was a brief discussion regarding affordable housing questions and options.

They discussed upcoming town meeting.

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 9:15 p.m.

NEXT PLANNING BOARD MEETING: June 5, 2018

Respectfully submitted,



Cheryl Licciardi
Recording Clerk