



TOWN OF WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

(978) 658-8238
(978) 658-3311
FAX (978) 658-3334

**Planning Board Minutes
June 2, 2015**

The Planning Board met on Tuesday, June 2, 2015 at 7:00 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

There were no ANR Plans to review.

Matters of Appointment

Continued 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, June 2, 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 August 31, 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 August 4, 2015 at 7:45 p.m.

Public Hearing – Sign Special Permit #15-01 for 269 Main Street - Map 43 Parcel 4C - Scott Suleski, Applicant

MATERIALS CONSIDERED:
SAVERS sign designs and dimensions

PRESENT IN INTEREST – Scott Suleski, Design Sign

S. Suleski explained that Savers has two entities; one that takes in the goods to be sold and one that sells the goods. Both signs combined exceed the sign allowance of the bylaw and that is the reason the applicant is requesting approval of a special permit. V. Gingrich asked S. Suleski if he could provide the Board with the numbers allowed vs the numbers they exceed. S. Suleski said both signs equal 161 sq.ft. which is 17.9 over the allowance. T. Boland asked about the informational banner mentioned in M. Vivaldi's memo. M. Vivaldi said the promotional banner can be on a freestanding sign but Savers would like them in their windows. S. Suleski told the Board Savers would like the signs for the windows - they are the signs that can be flipped to say open or closed. M. Vivaldi asked S. Suleski if it is Savers intent to remove the signs at some point and S. Suleski said they will comply with what the Board wants. M. Sorrentino said the Board should allow the promotional sign and M. Vivaldi pointed out the promotional signs should be removed after the opening of the store. S. Suleski suggested the Board allow Savers to keep the sign up for a week. M. Sorrentino said the promotional sign should be removed seven days following Savers grand opening and that would be one of the conditions of approval. S. Suleski agreed.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Special Permit #15-01 for 269 Main Street - Map 43 Parcel 4C and issue a decision at the July Planning Board meeting

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 last revised May 21, 2015
STORM DRAINAGE MANAGEMENT REPORT dated December 8, 2014, March 30, 2015, and May 21, 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, May 21, 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
TRAFFIC REPORT from MDM Transportation Consultants dated May 26, 2015

PRESENT IN INTEREST – Robert G. Peterson, Esq.
William Yetman, Howland Development
Eugene Sullivan, Eugene T. Sullivan

Attorney Peterson told the Board this is a continued public hearing and he received a memo relative to issues that E. Sullivan will address. In response to the concern about the Landscape Plan not being submitted, Attorney Peterson said it was submitted with a previous plan set.

E. Sullivan told the Board some of the Town Engineer's concerns have to do with the ANR plan, which has not been produced yet. Another concern he has is with respect adding a 2nd catch basin to the main parking lot. E. Sullivan told the Board he will meet with the Town Engineer to address his concerns itemized in his memo although he did not believe it was necessary. E. Sullivan said he met with the Town Engineer numerous times throughout the preparation of the plans. He said the Town Engineer agreed the design is an improvement for the site but his concern has to do with infiltration basin #1 located upslope from the Pet Care Facility foundation. E. Sullivan said his plan design shows a clay liner but the Town Engineer is looking for a section detail that he will provide. He believes there are a couple of clerical things that need correcting. M. Sorrentino pointed out the infiltration basin is a concern and requested E. Sullivan address it with the Town Engineer. E. Sullivan said the concerns were in the Town Engineers past memo, so, he believes the Town Engineer told him the new design is fine. V. Gingrich said conceptually the Town Engineer would like to be comfortable with the design so that it does not flood someone's building. She said conceptually it looks fine but the Town Engineer would like you show that your design will work. She said he would like to see the detail on the plan. V. Gingrich would like plans with the drainage details on them while everyone is still working on resolving traffic issues. Attorney Peterson told the Board he brought a check for the traffic peer review.

E. Sullivan pointed out that there are some recommendations and D. Shedd asked him to explain them to the Board. He said a 4-way stop sign could be added and there could be one opening for people coming and leaving the pet center. R. Holland asked about the driveway opening on Woburn Street. E. Sullivan said he is not concerned about it because it is north on Woburn Street. He would be concerned if the Lucci's parking lot entry was further down.

D. Shedd pointed out that as part of the TEC study, to correct the corner, the Town will need property and V. Gingrich said that why a traffic study is being done. E. Sullivan said he spoke with the Town Engineer and there will be a temporary easement during construction. W. Yetman asked V. Gingrich when the peer review would be complete. V. Gingrich said it will be done prior to the next meeting. D. Shedd said at the next meeting the applicant should come in with an explanation of why the driveway should be offset. E. Sullivan answered, "so that all

driveways can standalone". W. Yetman said they met with the Town Engineer, Fire Department and C. Hamilton and were told to put the curb-cut in and to not line it up with Lucci's. J. Rogers, owner of the Barking Dog, asked about the peer review and if the Town will take some of the land. M. Sorrentino said the Town already owns the land on the corner. J. Rogers asked what will that do to the site plan. She was concerned about it being held up any more. V. Gingrich explained that the Town was pro-active and a mini master plan with a few intersections were looked at for possible improvements. She said conceptually their recommendation was left turn lanes. J. Rogers expressed her concern about the project being left in limbo and about adding left turn lanes which she believed meant taking land. D. Shedd said if in the future, it would be done with permanent easements. D. Shedd said the Board does not want to affect the plans. J. Rogers complained to the Board that the applicant is at the final stage of planning and does not believe a Peer Review should be conducted. V. Gingrich said they are just planning for the future improvements of the intersection. It will not hold up the applicants. V. Gingrich said they want to make sure the site and intersection will work. M. Vivaldi asked the applicant to consider bicycle parking at the site.

W. Yet man asked if the Board would be able to close the public hearing July 7, 2015. He said this is the sixth meeting for the proposed site and he is concerned about the amount of time spent going over the design. R. Peterson asked if it would be possible to of close the public hearing and issue a decision with conditions at the same meeting.

Upon motion duly made and seconded, it was

VOTED: To extend the deadline for action for Stormwater Management Permit #15-01 for 203 Lowell Street - Map 48 Parcel 73 to July 31, 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 July 7, 2015 at 8:15 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, and May 4, 2015

PLAN SHEET "Proposed Conditions Plan" dated January 13, 2015 and last revised May 18, 2015

PLAN SHEETS "Proposed Plan Layout" dated April 22, 2014, "Existing Conditions" dated April 22, 2014 and last revised April 29, 2015, "Proposed Conditions" dated January 13, 2015, and last revised April 29, 2015, "Details and Notes" dated April 22, 2014 and last revised April 29, 2015

COMMENTS – DPW memo dated September 10, 2014, November 10, 2014 and February 3, 2015, May 28, 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

MEMORANDUM from MDM Transportation, Daniel Mills dated April 21, 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, December 1, 2014, and April 29, 2015

CORRESPONDENCE from ARCADIS dated August 5, 2010, November 12, 2014, January 20, 2015, February 17, 2015, March 24, 2015, and May 19, 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, and April 29, 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, and April 29, 2015

CHART - "Required Intersection Site Distance for Site Driveway - A Safety Issue"

PRESENT IN INTEREST – William Landry, Blish Cavanaugh
Alex Rothchild, ARCADIS

W. Landry summarized what was discussed at previous hearings. He said traffic has been the main concern and at this point in the hearing process, it has been exhausted. W. Landry said there was no need for D. Mills, traffic engineer, to return. Regarding the drainage issues, he said DPW comments were reviewed and all concerns can be addressed. The new items listed

in the DPW memo are requesting detail be added to the plan set which is not difficult and the applicant will agree to everything. W. Landry said with respect to the noise, A. Rothchild prepared a detailed response and will address it. He said Tresca is willing to undertake a noise test.

A. Rothchild told the Board the noise levels are still below acceptable standards. He pointed out to the Board there is an enforceable standard that Tresca will adhere to. A. Rothchild said there are alternatives for the noise coming from truck backup alarms that Tresca can implement, including cameras. He said OSHA changed the regulations.

D. Shedd asked how the performance would work. A. Rothchild told the Board after the company becomes established, they will conduct a noise test. He said DEP sometimes does that as a requirement. R. Holland asked about the DEP standard and A. Rothchild said DEP considers an increase of 10 decibels. R. Holland said the Board would like an actual reading. M. Vivaldi suggested the sound test be conducted within 6 months of occupancy permit. W. Landry said Tresca will conduct the test upon start-up and again at six months. T. Boland asked what happens if there is a complaint once the plant is up and running. A. Rothchild said DEP is called to inspect it and they have to comply.

M. Sorrentino pointed out DPW's concerns with drainage and W. Landry said the engineer will address them with the revised plan. He said he does not believe there is any issue. M. Sorrentino said the Board wants all issues resolved. V. Gingrich pointed out the issue with the interior drainage basin.

Attorney A. Lipkind, asked the Board to require a peer review for noise. He told the Board that Tresca is leading the Board to believe the Wilmington site is a satellite facility but overnight parking does not indicate that. He said traffic is an ongoing issue but the Board is hoping to close the public hearing at its next meeting.

VOTED: To extend the deadline for action for Site Plan Review #14-04 and Stormwater Management Permit #14-06 for 90 Eames Street, Map 38 Parcels 3A & 3B to July 31, 2015.

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 July 7, 2015 at 8:45 p.m.

**Public Hearing – Site Plan Review #15-07 for 110 Eames Street - Map 47 Parcel 17
Eames Street Realty Trust, Applicant**

MATERIALS CONSIDERED:

PLAN "110 Eames Street, Wilmington, MA" dated May 7, 2015
LETTER from Attorney Robert G. Peterson, dated May 7, 2015
LETTER from Eugene T. Sullivan, dated December 6, 2014
LETTER from Planning Department dated May 27, 2015

PRESENT IN INTEREST – Robert G. Peterson, Esq.
Eugene T. Sullivan, Eugene T. Sullivan, Inc.

Attorney R. Peterson told the Board the submittal is an amendment to the previously approved site plan to construct a paved area. He said the paved area was shown on the originally approved site plan but there is still landscaping that needs to be finished. R. Peterson said the applicant would like to pave 8,000 sq.ft.

E. Sullivan told the Board the project was approved last spring and landscape items were not finished because of the weather. He showed the Board the plan saying the parking is around the perimeter of the building. He said the applicant had planned to build the parking lot toward the residential areas. He told the Board evergreens would be added and new erosion controls along the wetland line. E. Sullivan said he reviewed changes to the plans. He said a small mezzanine was added and the building department approved of it. E. Sullivan said the yellow area shown on the plan was squared off which adds 240 sq.ft of pavement. He showed the Board the snow storage area on the plan. E. Sullivan said snow will be trucked away if there is too much. He said he added the Ground Water Protection District to plan and an endorsement bock. He also added the north arrow. E. Sullivan said with respect to the DPW memo, all comments have been addressed and all required changes have been made. V. Gingrich asked E. Sullivan if there is a way to keep the expansion area away from the wetland line and place a boulder treatment along that area. He said he could but the project meets the 15' no build requirements. V. Gingrich said it is important because of how the drainage works. She said they would like to see the drainage details of the expansion area which were requested by the Town Engineer to make sure it complies.

D. Shedd asked if there will be new lighting added and E. Sullivan said no. He said there is LED lighting now.

C. Neville questioned the parking spaces that look wider. E. Sullivan said the wider spaces are designated for box trucks. M. Vivaldi asked if there are concrete barrier bins and what the height of them are. R. Gottschalk said the bins are 10'.

M. Sorrentino pointed out that the Board signed a plan with office space and during construction, the office space was increased. R. Holland suggested the calculations should be submitted but E. Sullivan disagreed.

V. Gingrich told the Board E. Sullivan needs to show on the plan whether a new catch basin is needed in the expansion area.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for action for Site Plan Review #15-07 for Amendment to 110 Eames Street, Map 47 Parcel 17 to July 31, 2015.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #15-07 - Map 47 Parcel 17 to July 7, 2015 at 9:15 p.m.

Board of Appeals

At its meeting on Tuesday, June 2, 2015 the Planning Board voted to recommend as follows:

Cases 9-2015 / 13 Concord Street

Map 62 Parcel 1C

Upon motion duly made and seconded, it was unanimously

VOTED: To uphold the decision of the Inspector of Buildings.

Case 10 -2015 / 60 Federal Street

Map 62 Parcel 2E

Upon motion duly made and seconded, it was

VOTED: To uphold the decision of the Inspector of Buildings.

Case 11 -2015 / 9 Concord Street

Map 62 Parcel 2H

Upon motion duly made and seconded, it was

VOTED: To uphold the decision of the Inspector of Buildings.

Old Business

There was no old business to discuss

New Business

**Request to endorse plans for 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 May 15, 2015

A request to endorse plans was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans for Site Plan Review #15-06 for Amendment to 269 Main Street, Map 43 Parcel 4C, plan entitled: "Proposed Sidewalk Improvement for Wilmington Main Realty, LP"; last revised May 15, 2015, prepared by Professional Engineer: John A. Kucich, Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772.

TRANSPORTATION DISCUSSION - Rebecca Brown- TEC

V. Gingrich said R. Brown from TEC will present the recommendations and the Board will receive the Master Plan soon. R. Brown told the Board the purpose for the study because of the proposed projects at 90 Eames Street, 203 Lowell Street and 45 Industrial Way and how traffic in these areas will be affected. TEC conducted some field visits looking at the study area. She said their focus was on Lowell Street by Rte. 129, Eames Street, Industrial Way, Main Street, and West Street. She said TEC looked at safety and bicycle access. She said there are long delays at Eames Street and Main Street. TEC recommends a traffic signal as well as left hand turn lanes for that area. She said coming north, there is a bridge which does not allow truck passing. The signs for this should be brought further down toward the entrance of the street so that trucks will not even enter. R. Brown told the Board that all along northerly Main Street going up Lowell Street, there are many driveways. She said there is a passing zone that should be eliminated. At Cross Street there should be trimming of vegetation. She said at Lowell and Main Streets there should be coordinating of traffic signals. R. Brown told the Board that MassDOT has proposed a project that would include installing traffic signals in 2022. She said they would also install 6' sidewalks and bike lanes. TEC said there is no bicycle detection. She said back plates are damaged at the intersection of Main Street and Lowell Street and they should be replaced. Starting down Industrial Way there should be truck signage advising trucks to go down Woburn Street to Presidential Way rather than through the residential area. She said a stop sign should be placed at the corner of Presidential Way and Industrial Way. R. Brown told the Board that TEC recommends that at Eames Street and Woburn Street the stop line on Eames Street should be moved closer to Woburn Street and restriped. She said for the cars coming out of Eames Street, vegetation at the intersection of Eames Street should be cleared. She said Eames Street should be realigned with Woburn Street. R. Brown said the area could also use some bicycle markings. There is a cross walk at Lowell Street and a pedestrian signal on southerly side with push button activation. That sidewalk should be extended. R. Brown said the queues on Woburn Street in the evening extend down to Eames Street and cars are not able to bypass. She said TEC recommends left turn lanes and a 5' bike lane along Woburn Street and Lowell Street. The traffic signals should be reconstructed to have overhead with signal mast arms and equipped with push buttons. She said Lowell Street should have sidewalks. R. Brown pointed out there is one wide opened curb-cut in front of East Gate Liquors at Lucci's Plaza which should be closed off. She said TEC recommends the entrance closer to the signal become right in only. TEC recommends that West Street in the southbound lane be widened. Along West Street between Lowell Street and Industrial Way there are sidewalks but TEC recommends a continuous sidewalk all the way to Regency Place. At the intersection, TEC recommends cross walks. At the intersection on Industrial Way the sight lines are not adequate and ideally should be realigned. Trimming along the southwesterly side of the roadway should be done. She suggested installation of signs at West Street that denotes "Heavy Trucks Left Turn Only" at the intersection on a utility pole.

C. Neville asked if TEC considered the development of Yentile project with their study. R. Brown said TEC did not look at that. M. Vivaldi asked about the road safety audit. R. Brown said the Fire Department, Police Department, and MassDOT do a site visit to see what causes accidents. She said accident data is compiled by police reports. The document is reviewed by these individuals. This is done at preliminary design phase. The intersection has to fall within the top 5% of crashes. D. Shedd asked if TEC looked at how things can improve. R. Brown said TEC looked at what there is but they did not do a comparison analysis. She said TEC just

looked at traffic conditions. V. Gingrich told the Board the formal report will be available later this week.

Election of Officers - Chair and Clerk

Upon motion duly made and seconded, it was unanimously

VOTED: To elect Michael Sorrentino as Chair and Terrence Boland Clerk

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

VOTED: To adjourn the meeting at 10:13 p.m.

NEXT MEETING is July 7, 2015, 2015

Respectfully submitted,

Cheryl Licciardi
Recording Clerk