



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes June 5, 2018

The Planning Board met on Tuesday, June 5, 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

There were no Form A applications to review

Matters of Appointment

Continued Public Hearing – Site Plan Review #17-14 & Stormwater Management Permit #17-12 for 1 Burlington Avenue – Map 30 Parcels 13 & 18, Eugene T. Sullivan for GFI/Big Joe LLC, Applicant

A request to withdraw without prejudice was received.

MATERIALS CONSIDERED:

PLANS "New Drive-in Door, 1 Burlington Avenue, Wilmington, MA 01887", dated September 7, 2017, and "ALT/ACSM Land Title Survey" dated June 19, 2007
LETTERS from Eugene T. Sullivan dated September 7, 2017 and May 25, 2018
ENGINEERING MEMO dated September 28, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To accept the request to withdraw without prejudice, Site Plan Review #17-14 & Stormwater Management Permit #17-12 for 1 Burlington Avenue.

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

A request to continue the public hearing was received

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

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 July 10, 2018 at 7:45 p.m. in the Town Hall Auditorium.

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

MATERIALS CONSIDERED:

PLANS "Proposed Building Addition, 58 Jonspin Road", dated March 7, 2018 and last revised May 21, 2018, "Site Lighting, Photometric Plan" dated May 15, 2018

ELEVATIONS dated May 18, 2018

STORMWATER MANAGEMENT PERMIT dated March 5, 2018 and last revised May 23, 2018

TRANSPORTATION IMPACT ASSESSMENT submitted May 23, 2018

HYDRAULIC ANALYSIS and REPORT dated May 22, 2018

ENGINEERING MEMO dated March 30, 2018 and June 5, 2018

LETTERS from Andrew Pojasek dated May 21, 2018

PRESENT IN INTEREST: Andrew Pojasek, Dana Perkins, Inc.

Jamie Webster

Rene Schofield

A. Pojasek said they are proposing to build a 68,000 sf. building. He revised plans and there are a couple larger changes to the design. After reviewing the cost of the project, the eastern side will remain the same. He said after doing soil testing, there was ledge in the back so the building was shifted to the front and as a result, all the parking areas, drainage and anything associated with that has been revised. He also addressed engineering comments and had a traffic study produced. The project as proposed would have minimal impact on traffic. He said with the new addition, the people that work in the existing building will move in the new addition. Heilind owns another building located on Upton Drive. That company will move into the new warehouse space. He said they provided a lighting plan and landscaping plan was updated to show the fence and trees that will act as a buffer to the abutting neighbors. M. Sorrentino asked to see the rendering and asked if that represents the changes. A. Pojasek said it does.

M. Sorrentino read comments into the record.

V. Gingrich said the lighting plan does not show if there is light spilling onto the abutting properties so add a line to the rear property. She asked if one trash dumpster will be adequate for both buildings and J. Webster said yes. V. Gingrich talked about the landscape buffer and said there is a 6' stockade fence along the rear property line and shows arborvitaes and requirements say the trees should be at least 10' from the property line and right now they are showing varying distances from the rear and they should be 20' apart but they are shown as 25' away. T. Boland said the 6' fence that should be a barrier on page 5 & 6 is 3' because of grade change. The Board discussed how they could correct that whether it be by moving it up or using an 8' fence. J. Webster said they would have an uneven fence. T. Boland said the fence should be at least 5' above the parking lot. He is concerned because the houses are

right behind the parking lot. V. Gingrich said that will be the first thing he did was put up fence but R. Schofield said once the trees are cleared they can put up the fence. R. Holland is concerned about one lane driveway and does not think it is big enough. T. Boland said the fence should be 5' above the parking lot. D. Shedd said the light spilling over is a big deal as well. T. Boland asked about the generator. J. Webster said it is a backup. R. Holland asked about installing sustainable elements. J. Webster said he would like to.

Resident, L. Leger, 1 Cottonwood Circle, told the Board they are enjoying a good relationship with Heilind Electronics but as the abutters and neighbors, they are concerned about fence and lighting. He asked for an 8 ft. fence. L. Leger said neighbors do not want to see lighting or hear cars. Resident, J. Jones, 3 Cottonwood Circle, said his concern is the height of the fence. He also asked if the lights in the rear of the property could be changed. He said the LED lights are bright. J. Webster said he was only told about one light being a concern and had his guys change that light. J. Jones asked if all lighting could be the same as the one proposed for the new building. J. Webster said he would prefer not removing any trees but some will need to be removed. He said he is concerned about the large trees coming down on neighbors' homes. Resident, P. Stankiewicz, 28 Ashwood Avenue, asked for a traffic study. He talked about the high traffic. He asked for details about the rooftop units. R. Schofield said about 8' to 10' range. P. Stankiewicz asked if the rooftop units will be visible and asked about the noise. R. Schofield said they will not be visible and are a high quality so the noise should be minimal. Resident, S. McEachern, 2 Cottonwood Circle, asked where the property line is. J. Webster said in the far back right there is a marker. M. Sorrentino told A. Pojasek it would be a good idea to pin all the corners and it will probably be one of the conditions. L. Leger asked if the fence could contour with the edge of the parking lot. He said the abutters would like an 8' fence. V. Gingrich said this should all be discussed during this public hearing and it will be added to the revised plans. Resident, S. Sica, 30 Ashwood Avenue, said surveyors came out and said the heavily wooded areas are behind his house and the Leger's. He asked if there will be markers and would also like to know how many trees will be removed so he knows how much light will come in his yard. M. Sorrentino asked the applicant to mark the trees that will be removed. S. Sica said he would just like to know how far back they will come. J. Webster said he could double the number of trees where the fence is low. M. Sorrentino pointed out that the audience should not get carried away but there will be a condition of approval to have the pins added to the property. He understands there are limitations to what can be done. V. Gingrich said the trees can be beneficial to the neighbors.

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 July 31, 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 July 10, 2018 at 8:00 p.m. in the Town Hall Auditorium.

**Public Hearing – Preliminary Subdivision #18-01 – 168 Lowell Street – Map 58 Parcel 1
Richard Stuart, Applicant**

A request to withdraw the Preliminary Subdivision was received.

MATERIALS CONSIDERED:

PLANS “Preliminary Plan in Wilmington, Massachusetts”, dated April 4, 2018
Letter from Richard Stuart dated March 25, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To accept the request to withdraw without prejudice the above referenced Preliminary Subdivision for 168 Lowell Street.

**Public Hearing – Site Plan Review #18-03 - Stormwater Management Permit
#18-05 - 458 Main Street - Map 41 Parcel 114 – Joseph Correia, Applicant**

MATERIALS CONSIDERED:

PLANS “Site Plan, 458 Main Street, Wilmington, Massachusetts” dated May 7, 2018
STORMWATER OPERATION & MAINTENANCE PLAN
ARCHITECTURAL, FLOOR PLANS & ELEVATIONS
ENGINEERING MEMO dated June 5, 2018

PRESENT IN INTEREST: Luke Roy
Joseph Correia

L. Roy told the Board the building fronts on Main Street and Kirk Street. He said it fronts on Main Street and at the corner of Kirk Street. It is just under 34,000 s.f. L. Roy said for many years it was Lynette’s Limo and is located in the Central Business District and General Business to the south and R20 zone to the east. He said there is an offsite wetland area that he has identified. He told the Board there is an existing two-story building on the site. It was listed as office use for the building. L. Roy said there were garage doors and he understands there was repair work on vehicles on the first level for the limousine business. He said it is 87% impervious currently. He told the Board there is a number of curb-cut driveway openings. He said there is an access off of Main Street and a couple openings off of Kirk Street. He said the Town is categorizing the business his client is proposing as a change in use, which triggers Site Plan Review. He said the applicant does large scale advertising like building wraps. He said the second floor of the building will be office. The first floor will be space for storage and to show clients proofs. There is no change to the footprint of the building. The building is just being renovated. With the change of use, it led to looking at the parking lot requirements. There are 23 parking spaces required and the current design that was laid out has 24 spaces total. He showed an area of overflow parking and said the spot close to the intersection will be closed off because it is dangerous and they increased the landscaping which is an improvement. It’s down to 72% impervious.

M. Sorrentino read comments into the record.

L. Roy said any increase in open space is improving the site and the roof runoff is going into a stone infiltration. He said it is clear and obvious that this is an improvement and he will provide

detail to the Town Engineer. He said he understands what the Town Engineer wants but this case is unique. He said there is a sheet with the landscaping and there was a comment about lighting but it is shown on the plan.

V. Gingrich said because it borders residential district, there is a landscape buffer required. There may be a need for a fence and they will have to file with Conservation Commission. She asked if the parking lot will be repaved. M. Sorrentino asked how many employees are employed and J. Correia said 10 employees. M. Sorrentino asked for an example of the product he makes and J. Correia told the Board he did the wrap on the John Hancock building. D. Shedd asked the applicant to consider the egress on Rte 38 be right turn only. V. Gingrich asked that the parking spaces face Kirk Street. L. Roy said where the opening is, he talked to the Town Engineer and there are improvements taking place on Rte 38. R. Holland asked for handicap accessibility to the second floor. J. Correia said everything is ADA compliant. Resident, B. Stickney, 6 Kirk Street, said he lives next door. He said his concern is there are four entrances there now and they are changing it to three. He asked if they would be entering and exiting on the Main Street side. B. Stickney said that area is a problem. He said that cars back up and block Kirk Street. He does not understand why they need three entrance or exit points if there are only five employees in the building. His concern is that people do not follow signs and he requested that one other entrance be closed off so that cars do not use Kirk Street. J. Correia said he understood what B. Stickney was talking about. M. Sorrentino said if he were to close one, it would be the one on Main Street. Resident, S. Bennett, 7 Kirk Street, told the Board there are High School kids that walk that street and another resident said they are concerned about increased drainage water. She said her sump pump runs continuously. L. Roy said they are looking to improve water problems with the design and decrease the amount of runoff to the site. He said stormwater will drain into the ground. B. Stickney asked about snow storage. L. Roy showed the plans saying it would be mainly on the back of the site. B. Stickney said if snow is plowed toward Main Street, it makes the road narrow and if it is in the back of the property, it will block the garage. L. Roy said that addition information will be provided for the stormwater. J. Correia asked for the height of the fence. M. Sorrentino suggested 8' and the applicant agreed.

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 July 10, 2018 at 8:15 p.m. in the Town Hall Auditorium.

**Public Hearing – Site Plan Review #18-04 - Stormwater Management Permit #18-06
Parking Relief Special Permit #18-02 – 64 Industrial Way – Map 56 Parcel 125A
Gienapp Design for Capital Carpet, Applicant**

MATERIALS CONSIDERED:

PLANS "Capital Carpet & Flooring, 64 Industrial Way, Wilmington, MA" dated May 8, 2018
ENGINEERING MEMO dated June 5, 2018

PRESENT IN INTEREST: Gregory S. Conyngham, Gienapp Design
Katherine Cruz, Hancock Associates

G. Conyngham introduced himself and K. Cruz and told the Board the applicant received approval last year but never had the plans endorsed because the owner wanted additional

expansion. G. Conyngham said he redid the tenant area and built a storage area which triggered a change in parking. He said they actually store almost nothing. The use is both warehouse and office space and because the office square footage was increased so the parking calculations changed increasing it by two additional parking spaces from the approval of last year. He said there were originally 56 parking spaces and they were approved for 60. He showed the Board where he will be adding two spaces. G. Conyngham said there are 29 employees with 2 truck drivers that are not always there as well as accommodations for 6 visitor parking spaces. They offer 62 spaces which is less than the 87 required. V. Gingrich explained they are asking for the same relief as they received before.

V. Gingrich asked G. Conyngham to talk about the sewer connection. He explained to the Board they are adding 2 bathrooms and a kitchenette. The sewerage line comes parallel to the building. K. Cruz said there will be new 8" sewage connection to the new office. It will connect out to Industrial Way.

M. Sorrentino read comments into the record.

R. Holland asked about signage and V. Gingrich asked if signage has already been done. G. Conyngham said they are not changing signage. V. Gingrich told the Board that almost everything is the same as the previous submittal.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #18-04 - Stormwater Management Permit #18-06 - Parking Relief Special Permit #18-02 for 64 Industrial Way.

Board of Appeals

At its meeting on Tuesday, June 5, 2018, the Planning Board voted to recommend as follows:

Case 12-18: 326 Ballardvale Street

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. Considering the special siting requirements and nature of the proposed use as a public utility, granting the variance seems appropriate.

Old Business

Request to release lot 30 for Phase III 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 lot 30 for Phase III of Murray Hill Definitive Subdivision #14-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lot 30 for Phase III of Murray Hill Definitive Subdivision #14-01.

New Business

Request to release lot 31 for Phase III 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 May 16, 2018

A request to release lot 31 for Phase III of Murray Hill Definitive Subdivision #14-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lot 31 for Phase III of Murray Hill Definitive Subdivision #14-01.

Request to waive Site Plan Review for 586 Main Street – Map 40 Parcel 3 – Steven Pedro for Nouria Energy Corp. Applicant

MATERIALS CONSIDERED:

PLANS "Project No. 1876.118, Site Plan Sketch"; dated May 8, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To waive Site Plan Review for Nouria Energy Corp at 586 Main Street. The proposal is to modify the building entrance ramp and relocate the handicap parking spaces per plans entitled "Project No. 1876.118, Site Plan Sketch" prepared by AYOUB Engineering, 414 Benefit Street, Pawtucket, RI 02861; Steven M. Pedro, Registered Architect; dated May 8, 2018.

Request to endorse Site Plan Review #18-01 for 804 Woburn Street, Map 47 Parcel 2 and Map 46 Parcel 130 – Analog Devices, Applicant

MATERIALS CONSIDERED:

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

LETTER from Joseph Persechino dated June 1, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans for Site Plan Review Application #18-01 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.

Request to establish surety for Over 55 Housing Special Permit #17-02 for 401 Andover Street (Spruce Farm) Map R3 Parcels 8 & 10 – Stephen Wright, Applicant

MATERIALS CONSIDERED:

Letter from Michael Newhouse dated May 25, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To establish surety in the amount of two hundred sixteen thousand, seven hundred eighty-five dollars and zero cents (\$216,785.00) for the completion of Spruce Farm Over 55 Development.

Request to accept surety for Over 55 Housing Special Permit #17-02 for 401 Andover Street (Spruce Farm) Map R3 Parcels 8 & 10 – Stephen Wright, Applicant

MATERIALS CONSIDERED:
ENGINEERING MEMO dated June 5, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To accept surety in the amount of two hundred sixteen thousand, seven hundred eighty-five dollars and zero cents (\$216,785.00) for the completion of Spruce Farm Over 55 Development. Surety was presented in the form of a Tri-Party Agreement among Spruce Farm LLC, Reading Cooperative Bank, and the Town of Wilmington through its Planning Board.

Discussion Inclusionary Zoning

V. Gingrich told the Board she would like to discuss Inclusionary Zoning and said the Board could start with research. She said she would get as much background information as she can. V. Gingrich said they could look at other Inclusionary Bylaws done in the area and a full range of options. They could see what percentage is used for affordable, what unit count triggers the requirement, is there a density bonus that is given, do they get to build it off site, is there a payment in lieu of the option. V. Gingrich said there are a lot of subtopics that need to be discussed to create a draft. The goal is to draft something for next year's Town Meeting. She would like to use meeting time in order to accomplish this. D. Shedd asked if we need a consultant. S. Hennigan said he can help with research and R. Holland said she could help as well. V. Gingrich said she would welcome any assistance. She said they would like input from various parties. She said she would like the Board's opinion. M. Sorrentino said it should be separate and R. Holland asked what he meant by separate. M. Sorrentino said it should be a separate meeting. D. Shedd said it could be separate meeting once we have some information. R. Holland suggested business meetings to pull information together. V. Gingrich said it is hard to get input before you have a draft because people want to react to something. D. Shedd said we should see what works in other towns and V. Gingrich agreed. She said towns that are at a 10% requirement are trying to up it to 12%. R. Holland said 10% just keeps you above water and V. Gingrich disagreed. M. Sorrentino said he wants to know how it affects Conservation Subdivision. R. Holland said it does not matter what kind of subdivision it is. If there are more than eight housing lots, the developer should make at least one of them affordable. V. Gingrich said the other question is does it apply to different districts or does it apply to everything. V. Gingrich said there are a lot things talk about or they could wait to schedule time until they have more information. R. Holland suggested having another discussion at the September meeting. V. Gingrich said something would need to be submitted by early February for Town Meeting.

M. McCoy asked what is the number and would like to extend an olive branch to the Planning Board and would like to come before the Board because his article failed. He asked if they could have time with the Board. M. McCoy said everything is a compromise. M. Sorrentino said tonight is just to see how it will be approached. M. McCoy said he was there to extend an

olive branch. M. Sorrentino said that down the line they will make a presentation to other Boards. M. McCoy said he would like to work something out with the Board that would be fair to the community. V. Gingrich said it is time to talk about the inclusionary piece. S. Sullivan said former Planning Director, L. Duncan drafted an Inclusionary Bylaw. R. Holland said she may even have it. V. Gingrich said she could use it as a reference.

Resident, R. Fasulo, 28 Marjorie Road, said he has a month to do that research and would be happy to work with V. Gingrich. V. Gingrich said she has a two-day housing conference she will be attending. M. Sorrentino said the market has changed quite a bit since what L. Duncan did. V. Gingrich said if there was opposition to what L. Duncan did, she would like to have a fresh start. D. Shedd agreed that having the data of what everyone is doing is good ground to stand on. M. Sorrentino said there are just a few towns that try to meet the 10%. V. Gingrich said they are seeing that if you just get the 10% there is not enough to maintain. T. Boland asked if that means that if they have the bylaw in place, it's not working well. V. Gingrich said they are seeing that if you just have the 10%, you're not getting enough. T. Boland said if the Board can show people something works somewhere else, then people have no choice but to accept it. D. Shedd said before the town hit 10%, they paid a lot more attention to it. M. Sorrentino said the word affordable scares people. He suggested using examples such as a kindergarten schoolteacher's salary so as not to scare people. M. Sorrentino said houses going up in Wilmington sell for over \$600,000. V. Gingrich said affordable housing seems to be a bad word instead of the people all around you. V. Gingrich said she would put language together to revisit in September.

R. Fasulo asked if the Board could schedule a revisit and add some language of the mixed-use and stopping it where it does not belong and asked that the Board start that dialog as well. V. Gingrich explained that you can put language in to describe the district but you cannot say it's not allowed in certain places. She said the Neighborhood Mixed Use is not an overlay but an actual district. She said you can describe the intent of the district but you cannot say it is not allowed in certain places. Town Meeting always gets to decide where the district is located. R. Fasulo said you could put requirements that would not work in other areas. V. Gingrich said you would put a description, intent, atmosphere and add some narrative. She said you cannot prohibit Town Meeting vote even if you think it makes no sense. R. Fasulo asked if it makes sense to eliminate it all together and make it an overlay. V. Gingrich said overlays are hard and explained that they may not be compatible uses. She said overlays get complicated. V. Gingrich said they put Multi-Family Housing into the General Business District and took out car uses to create the Neighborhood Mixed Use District. R. Fasulo asked if it will do more harm by putting a mixed-use district where it doesn't belong. V. Gingrich said there is also the Master Plan but it still outlines the places where those uses are appropriate. R. Fasulo said can it do more harm and suggested starting from scratch. V. Gingrich said even if you throw something out, someone can come and propose a district of their own because everything is up to Town Meeting. People can bring anything to Town Meeting. D. Shedd said that's not an easy question. R. Holland said what was proposed at Sciarappa Farm was not a good fit for that neighborhood and the residents were loud and clear about that and that is why the article was withdrawn. R. Holland said the Mixed-Use district the Board created is in the right place to encourage smart growth. Resident, S. Sullivan, said she has a little bit of heartburn thinking that a hotel could be proposed on Lowell Street. She said they would like to provide the Board with suggestions and M. Sorrentino said the Board would be open to suggestions. A Tewksbury resident said he has nothing to do with the previous discussion but wanted to tell the Board about a case study going on now where they are rewriting their bylaws to fix the overlay district on 38. He said developers have tweaked the written word to make their needs work and created a mess.

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 10:10 p.m.

NEXT PLANNING BOARD MEETING: July 10, 2018

Respectfully submitted,

A handwritten signature in cursive script, reading "Cheryl Licciardi".

Cheryl Licciardi
Recording Clerk