



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes July 10, 2018

The Planning Board met on Tuesday, July 10, 2018 at 7:30 p.m. in the Town Hall Auditorium. 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

The Planning Board reviewed the April 3, 2018 and May 1, 2018 minutes.

Upon motion duly made and seconded, it was

VOTED: To approve the April 3, 2018 and May 1, 2018 minutes as written

Form A

There were no Form A applications to review.

Matters of Appointment

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 June 5, 2018 at 7:45 p.m. in Room 9 of the Town Hall.

Board they have quite a bit of woods between the properties now and is surprised that they will have a fence now instead of trees. S. Sica asked if the new trees will be replaced if they die. V. Gingrich said yes. He asked if the fence will be maintained if pushed over by a plow truck. M. Sorrentino said it is a standard condition.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action for deadline for Site Plan Review #18-02, and Stormwater Management Permit #18-02 to August 31, 2018 and close the public hearing

**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 and last revised June 18, 2018

STORMWATER OPERATION & MAINTENANCE PLAN

STORMWATER ANALYSIS dated June 2018

ARCHITECTURAL, FLOOR PLANS & ELEVATIONS

ENGINEERING MEMO dated June 5, 2018

LETTER from Luke Roy dated June 20, 2018

PRESENT IN INTEREST: Luke Roy

L. Roy told the Board they submitted revised plans and materials. He submitted a stormwater report. He said he satisfied what Engineering was looking for. He said one change he made was adding breaks in the berm to allow runoff to go into the landscape areas. That is a significant improvement. He incorporated an 8' stockade fence along the easterly property boundary. He submitted building elevations. They will put a right turn only sign for Main Street. L. Roy said the engineer had a couple of minor changes that he would not mind having added as conditions.

Resident, B. Stickney, 6 Kirk Street, asked if there will not be a right turn only coming out which will force people to go through Kirk Street and that is the main concern the Kirk Street residents have. L. Roy said there is an exit on Main Street. B. Stickney said at the last meeting the owner said he would put a gate for enter only. S. Hennigan asked if B. Sticknet was saying he preferred cars being able to turn right or left on Main Street. D. Shedd asked how many cars or employees because he was under the impression there were only 5 employees. L. Roy said it is a small operation and confirmed there will only be 5 or 6 vehicles. S. Hennigan said most employees will be off-site putting up signage. L. Roy agreed. D. Shedd said it would be good if L. Roy could provide a comfort for the neighbors that there would not be much queue. D. Shedd said it should be a right out only onto Main Street unless it will affect Kirk Street. L. Roy said the existing exit close to the intersection is unsafe and will be closed off. B. Stickney said he remembered at the last meeting the owner saying there are 15 employees. He said the former tenant used to push the snow into the street and there was a problem because it would be in the street. L. Roy said there will be a snow storage areas and if there is too much, there will be a condition of approval that it will be carted away. B. Stickney said he would like the business traffic to leave through the parking lot. D. Shedd said he knows that area and there could be an accident any time whether the cars turn left or right.

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.

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

PRIOR TO ENDORSEMENT OF THE PLANS:

5. The Plans shall be revised to show 6 foot wide openings for the curb breaks along the landscape island adjacent to the Kirk Street Right of Way.
6. The Plans shall be revised to include a label indicating the existing pavement to be removed within the Kirk Street Right of Way shall be restored with loam and seeded.
7. The Plans shall be revised to show the erosion controls extending along the Kirk Street Right of Way.
8. The Plans shall be revised to show the installation of parking lot signage to deter and prohibit commuter rail parking.
9. The Applicant shall file with the Conservation Commission for work within the 100' buffer zone to bordering vegetated wetlands. Any required plan changes shall be shown on the plans prior to endorsement.
10. The Applicant shall consult with the Building Department regarding any necessary filings for the Groundwater Protection District. Any required approvals shall be granted and referenced on the plans prior to endorsement.

PRIOR TO CONSTRUCTION:

11. Prior to the commencement of construction, erosion controls shall be installed in accordance with the Stormwater Management Plan and shall be inspected by the Department of Planning & Conservation at least two business days prior to the start of construction.

Engineering, Inc., Luke J. Roy, PE, dated May 7, 2018 and last revised June 18, 2018; material submitted on May 10, 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 Operation and Maintenance Plan shall be recorded prior to issuance of a Certificate of Occupancy.

**Public Hearing – Site Plan Review #18-05 – Parking Relief Special Permit #18-03
Stormwater Management Permit #18-07 for 350 Fordham Road - Map 99 Parcel 142
Andrew Pojasek for Jeff Werner, Applicant**

PRESENT IN INTEREST: Andrew Pojasek, Dana Perkins
Jeff Werner

MATERIALS CONSIDERED:

PLANS "Proposed Access Ramps Parking Relief Plan, 350 Fordham Road, Wilmington, MA" prepared by Dana F. Perkins, Inc., Andrew M. Pojasek, PE, dated May 9, 2018 as well as

FINDINGS:

2. The Project site is located at Map 99 Parcel 142.
3. 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.
4. 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.
5. 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. 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. If there is an appeal, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.

PRIOR TO ENDORSEMENT OF THE PLANS:

5. A signature block shall be added to the plan on the right hand side of each sheet in a consistent location.

PRIOR TO CONSTRUCTION:

6. Prior to the commencement of construction, erosion controls shall be installed in accordance with the Stormwater Management Plan and shall be inspected by the Department of Planning & Conservation at least two business days prior to the start of construction.

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

7. Final As-Built Plans in form(s) and format(s) acceptable to the Town shall be submitted to the Engineering Director and Director of Planning and Conservation.

FINDINGS:

1. The proposed project includes converting 3,500 square feet of warehouse space to office space in the existing building. The proposed build out requires a total of 123 parking spaces. The approval is for the provision of 112 parking spaces.
2. 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.
3. 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 350 Fordham Road shall be valid for this proposed tenant and use only. Any change in tenant or use in the building shall meet the parking requirements or apply for a Special Permit.
2. If construction has not commenced 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 approve the Stormwater Management application and plan entitled: "Proposed Access Ramps Parking Relief Plan, 350 Fordham Road, Wilmington, MA" prepared by Dana F. Perkins, Inc., Andrew M. Pojasek, PE, dated May 9, 2018; material submitted on May 23, 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.

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

7. Erosion controls shall be inspected by the Department of Planning & Conservation two business days prior to the start of construction.
8. 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.
9. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
10. The Operation and Maintenance Plan shall be recorded prior to issuance of a Certificate of Occupancy.

**Public Hearing – Definitive Subdivision #18-02, Site Plan Review #18-06 – Stormwater Management Permit #18-08 for 362 Middlesex Avenue - Map 89 Parcel 6A
Benjamin Osgood for Bettering LLC, Applicant**

PRESENT IN INTEREST: Benjamin Osgood, Ranger Engineering & Design
Paul Kneeland

MATERIALS CONSIDERED:

PLANS "Definitive Plan, 362 Middlesex Avenue, Wilmington, MA" prepared by Benjamin C. Osgood, PE; Ranger Engineering & Design, LLC, 13 Branch Street, Suite 101, Methuen, MA 01844, dated May 25, 2018

STORMWATER REPORT dated May 9, 2018

STORMWATER MANAGEMENT REPORT dated May 30, 2018

TRAFFIC IMPACT STUDY dated May 2, 2018

Osgood said they will put up an 8' fence. S. Hennigan asked if the fence will go on the property line or inside the property line and B. Osgood said they usually put it inside the property line. He said there is a 3' retaining wall in the back. D. Shedd said the buffer is not shown on the plan. B. Osgood said he will make sure there is a 20' buffer zone and it will be labeled. S. Hennigan asked if there are any trees and B. Osgood said they proposed trees along the back side. T. Boland asked what the building in the back will be used for? B. Osgood said dry storage, but not to do with this site. He said there are a couple of vehicles in there now. B. Osgood said building plans are on file with the Zoning Board and he can provide copies to the Planning Board as well. R. Holland said the community had concerns about the previous use of the property and asked if some soil borings will be done. B. Osgood said a Phase 1 report was submitted and said the findings of the site are okay.

M. Sorrentino read three letters into the record. – letters from Susan Rogers, 10 Shady Lane Drive, and Jenny Charbanier, 27 Shady Lane Drive, and a letter from Concerned Citizens. M. Sorrentino said the Planning Board rules on Site Plan Review.

Resident, C. Prendegast, 7 Pinewood Road, said she is new to the neighborhood. She asked if the 17 sq.ft referred to is the building or lot size? B. Osgood said the building size is 17,000 sq.ft. She asked what the size is from side to side and back to front and B. Osgood said 140' side to side and 70' deep. That is the size of the building but she wanted to know the lot size and B. Osgood said the lot size is 1.67 acres. M. Sorrentino said the building will meet the Zoning Bylaw setbacks. C. Prendegast asked that the 20' setback be explained. V. Gingrich said the Bylaw requires an increased setback wherever there is residential use or district has to be set back from the back lot line 50' and the first 20' have to be a landscape buffer which includes a fence and plantings. C. Prendegast ask what is there now and B. Osgood said the Building is 50' from the rear and 40' from the side lot line. B. Osgood said the buffer shown is 15'; and will be increased to 20'. C. Prendegast said the Fire Chief suggested moving the fire hydrant to the rear of the building but the septic is in the back of the building and asked how that can be. B. Osgood said it would be near the septic, not on septic. She questioned the smoking pad being moved from the rear to the front and asked if there are laws to not have smoking in the front. B. Osgood said there are no laws. Resident, M. McCoy, 11 Treasure Hill Road, asked if this is a detox center or a rehab facility and M. Sorrentino said the Board will need that clarified as well. M. McCoy asked what department said the applicant is responsible for the snow removal. M. Sorrentino said the Town Engineer did because he wants to keep it private. M. McCoy said the town is responsible for snow removal on all streets but he believes the Town does not want anything to do with the property since it will not accept the street. He said they need 125' of frontage but only have 123' so the applicant needs to go to the Board of Appeals for a variance. He said he has driven around Wilmington and cannot find this size cul-de-sac on any other property and this is not Textron. M. Sorrentino asked for the diameter and B. Osgood said 120'. M. McCoy said the Board should deny the project because it is a disaster. He said this is not off some side street but it is off a state highway, Rte 62. He said the Town doesn't want to plow because it does not want the liability. Once again, he told the Board to do the right thing and deny the applicant. Resident, M.J. Byrnes, 9 Pinewood Road, told the Board she attended the Board of Health meeting and is concerned about location of septic plan. She is concerned that many vehicles will be traveling on it. She believes that the traffic over the septic will compromise it and that is causes for public health concerns since it is up against a residential area. She said 6 months out of the year there are no leaves and a 6' fence is not sufficient to buffer that area. She asked where the snow storage will be and said if it's in the back it will compromise her own septic which abuts the back of the lot. Resident, J. Charbanier, 27 Shady Lane Drive, said she was raised in Wilmington and asked that the Board will recommend denial and asked if the Planning Board will make that same recommendation

Resident, K. McNeely, 9 Shady Lane Drive, said she was never turned away when she drove herself to a detox center. She said her car was never towed so they will have cars and need parking spaces. She said they have been to so many meeting and asked if there will be another. M. Sorrentino said the Board would like to see what a detox center is and have it explained.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for the above referenced project to August 7, 2018 at 8:00 p.m. in Room 9 of the Town Hall.

Highland Estates Conservation Subdivision Design Special Permit #18-01 - Hopkins Street, Billerica Town Line, Lubber's Brook and Sarafina's Way - Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 50, 51, & 52A - Jack Szemplinski for Lily Oak Hill, LLC, Applicant

PRESENT IN INTEREST: Jack Szemplinski, Benchmark Engineering
James Castellano, Lily Oak

MATERIALS CONSIDERED:

PLANS "Conceptual Site Plan, Existing Conditions, Primary & Additional Conservation Areas, Wilmington, Massachusetts" prepared by James K. Emmanuel Associates, Land Architects, dated June 6, 2018 as well as "Conceptual Conservation Subdivision, Highland Estates, Wilmington, Massachusetts" prepared by Jack A. Szemplinski, PE, Benchmark Engineering, 1F Commons Drive, Suite 35, Londonderry, NH 03053

REVIEW LETTER dated July 9, 2018

ENGINEERING MEMO dated July 9, 2018

LETTER from Jack A. Szemplinski dated June 12, 2018

J. Szemplinski told the Board the property is located at the Billerica town line on west side, bordered by Hopkins Street with Lubbers Brook in back and Sarafina's Way out front. He said the parcel to be subdivided is 60.9 acres. This includes 11 different parcels and one included is where J. Castellano currently lives. J. Szemplinski said once a Special Permit is granted, they would like to have 17 lots. He said they will put a public lane and have hired a Landscape Architect. He said the highest part of the property is in the middle. J. Szemplinski said drainage is going to Lubbers Brook in the back with a couple of detention ponds. The site will be serviced by municipal water but there is no sewer available so it will be on septic. There is 37% of upland space along the westerly side along the brook and 35% is required. Along the brook is very sandy. He would like the road of 24' as one waiver, He said they have 43% of wetlands and the percentage of upland space is 18%. He said he reviewed the comments and he does not think everything is doable.

M. Sorrentino read comments into the record.

J. Castellano said the comments were discussed and he agrees with the requested changes but said that they did not receive the comments earlier enough to make adjustments. R. Holland said she has concerns about the requested waiver of amount that will be uplands of the land deeded to the town and she does not want the town to accept wetlands. D. Shedd asked about the path and J. Castellano said along the back there will be a path with woodchips. D. Shedd asked if there is parking so people can access it and J. Castellano said he could find a couple of spots but he would prefer it be for the people in that community only. S. Hennigan asked if there are any other trails that will connect to theirs. J. Castellano said

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for the above referenced project to August 7, 2018 at 7:30 p.m. in Room 9 of the Town Hall.

Site Plan Review #18-08 for 65 Industrial Way, Map 56 Parcel 122 - Romina Kirchmaier Smart Link, LLC on behalf of AT&T, Applicant

PRESENT IN INTEREST: Romina Kirchmaier for Smart Link

R. Kirchmaier told the Board there will be no altering to the shelter.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #18-08. They also voted to approve with conditions Site Plan Review #18-08 for 65 Industrial Way as shown on plan entitled, "South Wilmington, 65 Industrial Way, Wilmington, MA 01887" prepared by John S. Stevens, PE; INFINIGY, 1033 Watervliet Shaker Rd., Albany, NY 12205; dated January 22, 2018 and last revised May 23, 2018. Said property is located at 65 Industrial Way, Wilmington, MA 01887 and shown on Assessor's Map 56 Parcel 122.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on July 10, 2018, and closing on July 10, 2018, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Romina Kirchmaier, 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 contemplated site plan development for property addressed at 65 Industrial Way for the installation of three new panel antennas, six new remote radio units, one DC Surge Suppressor, two DC Cables, six Low Band Combiners, and replace the existing antenna mounts as shown on plan entitled, "South Wilmington, 65 Industrial Way, Wilmington, MA" prepared by John S. Stevens, PE; INFINIGY, 1033 Watervliet Shaker Rd., Albany, NY 12205; dated January 22, 2018 and last revised May 23, 2018, submitted on June 15, 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. June 15, 2018	Structural Analysis Report for South Wilmington, MA, Prepared for Smartlink for AT&T. Prepared by INFINIGY, 1033 Watervliet Shaker Rd., Albany, NY and dated April 13, 2018.

FINDINGS:

1. The Project site is shown on Map 56 Parcel 122 on the Site Plan.

**Amendment to McDonald Road Definitive Subdivision #18-01 - Map R2 Parcel 52
Carlos Pereira, Applicant**

PRESENT IN INTEREST: Stephen Lawrenson

Steve Lawrenson said they would like to have the water go through a drain. Valerie said instead of an open swale it will go through a pipe.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for an Amendment to Definitive Subdivision for McDonald Road. The Planning Board voted to approve the requested drainage modification on Lot 7, 119 McDonald Road as shown on the plan entitled: "Drain Modification Plan, 119 McDonald Road, Lot 7 A=21,061 S.F., Wilmington, Mass" dated: December 2, 2014 and last revised July 9, 2018, prepared by Professional Engineer: Peter J. Ogren: Hayes Engineering, Inc., 603 Salem Street, Wakefield, MA 01880; property is shown on Assessor's Map R2 Parcel 52. Approval is subject to the following conditions:

PROCEDURAL HISTORY

1. Application for an Amendment to Definitive Subdivision approval pursuant to M.G.L. Chapter 41, Section 81-L was made by the above-referenced owner and filed with the Planning Board on June 15, 2018.
2. A public hearing on the Definitive Subdivision application was held on July 10, 2018.
3. The plans and other submission material were reviewed by the Planning Board and the departments represented in the Community Development Technical Review.
4. Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, all as made at the public hearing.

MATERIALS:

The following materials in addition to the Site Plan were submitted into the public record:

<u>Date submitted</u>	<u>Description</u>
1. June 15, 2018	"Mitigative Drainage Study, North Wilmington Estates, Wilmington, Massachusetts" prepared by Hayes Engineering, Inc., William R. Bergeron, PE, dated September 2009 and revised June 6, 2018.

FINDINGS

The Planning Board determined that the Definitive Subdivision Plan Drainage System Amendment does not substantially vary from the Concept Plan presented and approved in the Conservation Subdivision Design Special Permit issued on October 5, 2006.

DECISION

MATERIALS:

The following materials in addition to the Site Plan were submitted into the public record:

<u>Date submitted</u>	<u>Description</u>
1. May 15, 2018	"Site Plan & Stormwater Management Review Submission, Capital Carpet Renovation Project, 64 Industrial Way, Wilmington, MA 01887" prepared by Geinapp Design, 20 Conant Street, Danvers, MA 01923 dated May 8, 2018.

FINDINGS:

1. The Project site is located at Map 56 Parcel 125A.
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.

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. If there is an appeal, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
5. Signage, as shown on the plans, will require a Building Permit. Signage shall conform to zoning unless a Special Permit has been granted by the Planning Board as authorized in Section 6.3.2 of the Wilmington Zoning Bylaw.

PRIOR TO ENDORSEMENT OF THE PLANS:

6. The Plans shall be revised to label the proposed curbing/landscape bed edge material.

Case No.: Stormwater Management Permit **#18-06**

Applicant: Mark Marrama, Beccdan Properties, LLC, 64 Industrial Way, Wilmington, MA 08117

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and plan entitled: "Capital Carpet & Flooring, 64 Industrial Way, Wilmington, MA" prepared by Katherine A. Cruz, PE; Hancock Associates, 34 Chelmsford St., Chelmsford, MA, 01824, and Dale A. Gienapp, R.A.; Gienapp Design, 20 Conant Street, Danvers, MA 01923; dated May 8, 2018; material submitted on May 15, 2018 subject to the following conditions:

Standard Conditions

7. Waivers granted: None
8. 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.
9. The development shall comply with the performance standards of the most recent version of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Handbook.
10. The applicant shall provide and maintain erosion and sedimentation controls until the site is permanently stabilized.
11. The applicant shall inspect and maintain the site and stormwater management systems. Maintenance requirements for the site shall remain in perpetuity with the parcel.
12. 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

11. Erosion controls shall be inspected by the Department of Planning & Conservation two business days prior to the start of construction.
12. 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.
13. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
14. The Operation and Maintenance Plan shall be recorded prior to issuance of a Certificate of Occupancy.

Upon motion duly made and seconded, it was unanimously

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.

**Endorse plans for Site Plan Review #18-04 - 64 Industrial Way, Map 56 Parcel 125A
Gienapp Design for Capital Carpet, Applicant**

A request to endorse plans was received.

MATERIALS CONSIDERED:

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

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans entitled: set entitled: "Capital Carpet & Flooring, 64 Industrial Way, Wilmington, MA" prepared by Katherine A. Cruz, PE; Hancock Associates, 34 Chelmsford St., Chelmsford, MA, 01824, and Dale A. Gienapp, R.A.; Gienapp Design, 20 Conant Street, Danvers, MA 01923; dated May 8, 2018.

**Endorse plans for Site Plan Review #18-05 - 350 Fordham Road, Map 99 Parcel 142
Andrew Pojasek for Jeff Werner, Applicant**

MATERIALS CONSIDERED:

PLANS "Proposed Access Ramps Parking Relief Plan, 350 Fordham Road, Wilmington, MA" prepared by Dana F. Perkins, Inc., Andrew M. Pojasek, PE, dated May 9, 2018 as well as "Exhibit Plan, Turn Radius, Bus, 350 Fordham Road, Wilmington, MA 01887" and "Exhibit Plan, Turn Radius, WB40, 350 Fordham Road, Wilmington, MA 01887" prepared by Dana Perkins Inc., 1057 East Street, Tewksbury, MA 01876, dated June 29, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans entitled: "Proposed Access Ramps Parking Relief Plan, 350 Fordham Road, Wilmington, MA" prepared by Dana F. Perkins, Inc., Andrew M. Pojasek, PE, dated May 9, 2018.

**Request to waive Site Plan Review for 625 Main Street – Map 40 Parcel 2A
Will Stone for T-Mobile/Crown Castle, Applicant**

A request to waive Site Plan Review for 625 Main Street was received.

MATERIALS CONSIDERED:

PLANS "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

Upon motion duly made and seconded, it was unanimously

Election of Officers - Chair and Clerk

Upon motion duly made and seconded, it was unanimously

VOTED: To elect Michael Sorrentino as Chair and Sean Hennigan as Clerk

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 11:38 p.m.

NEXT PLANNING BOARD MEETING: August 7, 2018

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cheryl Licciardi".

Cheryl Licciardi
Recording Clerk