



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes July 7, 2020

The Planning Board met on Tuesday July 7, 2020 at 7:30 p.m. via remote participation. The following members were present: Michael Sorrentino, Chair; Randi Holland, Angela Marcolina, Sean Henningan and Terence Boland. Valerie Gingrich, Director of Planning & Conservation, and Sierra Pelletier, Assistant Planner were also present.

M. Sorrentino read the Governor's statement as follows: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, members of the public who wish to watch and listen to the meeting may do so in the following manner: WCTV (Channel 9 – Comcast Xfinity; Channel 37 Verizon Fios, and live stream wctv.org). This meeting of the Wilmington Planning Board is being conducted via remote participation. **No in-person attendance of members of the public will be permitted,** but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. Members of the public who would like to listen to this meeting while in progress may also do so via telephone by dialing 1-646-558-8656 and enter meeting ID 869-7306-3076 then press # and press # again at the next voice prompt. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by following the steps previously noted then press *9 on their telephone keypad. This will notify the meeting host that the caller wishes to speak. All callers using this feature will be placed in queue in the order they entered the prompt. In the event that despite our best efforts, we are not able to provide for real-time access, we will post a record of this meeting on the Town's website as soon as we are able.

Minutes

The Planning Board reviewed minute of November 5, 2019, December 3, 2019 and January 7, 2020.

Upon motion duly made and seconded it was

VOTED: To approve the minutes of November 5, 2019, December 3, 2019 and January 7, 2020 as written.

RECEIVED
TOWN CLERK
2020 DEC -9 AM 11:59
TOWN OF WILMINGTON, MA

Form A

48 Chestnut Street & 46 Towpath Drive – Map 29 Parcels 18C & 44, “Plan of Land in Wilmington, MA, prepared for Anthony Rosa”, Anthony Rosa & Michelle Moore, Applicants

MATERIALS CONSIDERED:

PLAN “Plan of Land in Wilmington, MA”, dated June 10, 2020

V. Gingrich said the Form A is interesting. She said when the parcels were subdivided there was a 50’ wide utility easement and roadway created between number 48 Chestnut and 18A. V. Gingrich said the lot line is right along the edge of the easement so their driveway encroaches on the other person’s parcel. M. Sorrentino asked if the three-quarter circle is the Towpath cul-de-sac and V. Gingrich said yes. She said they needed part of the frontage for their lot so they will abandon a lot line that their driveway is partially over to have more land area. She said the easement stays the same. She said everything meets zoning requirements.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #20-04 for 48 Chestnut Street & 46 Towpath, Map 29 Parcels 18C & 44, “Plan of Land in Wilmington, MA”, dated June 10, 2020, Anthony Rosa & Michelle Moore, Applicants

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #20-04 for 48 Chestnut Street & 46 Towpath, Map 29 Parcels 18C & 44, “Plan of Land in Wilmington, MA”, dated June 10, 2020, Anthony Rosa & Michelle Moore, Applicants

The Board endorsed the plan.

Matters of Appointment

Continued Public Hearing – Conservation Subdivision Design Special Permit #19-01 for 79 Nichols Street – Map 35 Parcel 29, Attorney Jill Elmstrom Mann for Golden Realty Trust, Applicant

A request to continue the public hearing was received.

PRESENT IN INTEREST: Attorney Jill Elmstrom Mann, Mann & Mann, P.C.

MATERIALS CONSIDERED:

PLAN “Yield, Grading & Drainage Plan” dated June 10, 2020

RESPONSE TO ENGINEERING COMMENTS from Wayne Keefner dated June 10, 2020

ENGINEERING MEMO dated July 7, 2020

Attorney J. Mann told the Board they had worked to finalize the yield plan. She said they went back to the Water and Sewer Commission because in the event the Planning Board did not choose to grant the special permit, they wanted to understand that the Water and Sewer Commission would be granting the outer sewer connection regardless. She said they received

approval but their preference is to do a Conservation Subdivision Design so that they can provide open space and connectivity to the canal. Attorney J. Mann said they hoped they addressed all the Town Engineer's concerns with respect to a yield plan. She said the Town Engineer commented that the yield plan does comply and demonstrates that a 5 lot conventional subdivision can adequately be accommodated. She said other comments still need to be addressed, and they still need to create the Conservation Subdivision.

M. Sorrentino asked V. Gingrich if the Town Engineer was satisfied with the revised submission and had only minor concerns. V. Gingrich said the Town Engineer was fine with the yield plan for this process and his concerns are with if this should turn into a conventional subdivision. He asked J. Mann if she would be ready to submit revised plans for the August meeting. Attorney J. Mann asked for V. Gingrich's thoughts since they would need to essentially submit a full revised plan set, drainage, and stormwater. V. Gingrich said the submission should come at least two weeks prior to the next public hearing date. She said if they are going to cut it close, they may be better off submitting for the September meeting. Attorney J. Mann said she does not want to put pressure on the Town Engineer or Planning Department to review the revised submissions so she would prefer continuing to the September meeting.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Conservation Subdivision Design Special Permit #19-01 for 79 Nichols Street to September 1, 2020 at 7:30 p.m.

Site Plan Review #20-02 & Stormwater Management Permit #20-02 and Public Hearing – Parking Relief Special Permit #20-02 for 330 Ballardvale Street – Map R3 Parcels 29 & 29C Edward O'Connor, C.E. Cyr Construction Co., Inc., Applicant

PRESENT IN INTEREST: Edward O'Connor, C.E. Cyr Construction Co., Inc.
John Judd, Gateway Consultants, Inc.
Ron Basta, Monogram Gourmet Foods

PLANS "330 Ballardvale Street, Wilmington, MA, Prepared for Monogram Gourmet Foods, LLC" dated January 7, 2020 and last revised June 2, 2020 and "Monogram Gourmet Foods, LOADING DOCK ADDITION, 330 Ballardvale St, Wilmington, MA 01887" dated February 28, 2020

EMAIL from Ronald Basta dated July 6, 2020
Engineering memo dated July 7, 2020

R. Basta told the Board he spoke with V. Gingrich earlier in the day. He said they asked for a conditional permit and now understands that cannot be granted. He said they are proposing to have everything the Planning Board will need for a proper review for the August 4, 2020 meeting. He said he would like a punch list of what needs to be done because his business is being severely hampered by this process. He said the permit application must be submitted by Thursday and he just found that out today. M. Sorrentino asked if the Town Engineer has a list of questions or just the parking issue. V. Gingrich said there is an addition proposed to the existing building. She said they worked through all the issues associated with that and received a revised plan but there was not enough parking on their site. V. Gingrich said that's when they were advised that they could apply for a parking special permit. They are showing an existing gravel area on the abutting property and after her review, she found the Board had not permitted it. She said they would like to use that area for parking so they need

to submit a plan with both the addition and the parking area with improvements to that parking area that meet all Planning requirements. They were advised that they need to fulfil both requirements. R. Basta said he does not want to assume what the list of requirements is. He said E. O'Conner assured him they could meet the Thursday noon deadline but he wants to make sure there are no surprises and nothing else will be asked for after he submits. M. Sorrentino said everyone wants to help the applicant get through the process. He asked V. Gingrich what else would be required. She said that during CDTR they were advised of the requirements. She said they have jersey barriers to demarcate and they will not be able to stripe a gravel parking lot as they suggested. She said there is no curb-cut and she suggested they formalize the area and make it an actual parking lot that would meet the requirements and meet stormwater standards. M. Sorrentino told R. Basta that the Town Engineer is good about walking applicants through the stormwater process and suggested the applicant work to make the Town Engineer happy. E. O'Connor asked if the previous application from last month was still ok. V. Gingrich said using the same abutters list is fine but new applications should be submitted for the 296 Ballardvale Street.

Upon motion duly made and seconded it was

VOTED: To extend the action deadline to August 31, 2020 for Site Plan Review #20-02, Stormwater Management Permit #20-02 for 330 Ballardvale Street.

VOTED: To continue the public hearing for Site Plan Review #20-02, Stormwater Management Permit #20-02 and Parking Relief Special Permit #20-02 for 330 Ballardvale Street to August 4, 2020 at 7:40 p.m.

Continued Public Hearing – Site Plan Review #20-04 & Stormwater Management Permit #20-04 for 100 Eames Street – Map 38 Parcels 4 & 4 C – 100 Eames Street LLC, Applicant

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

MATERIALS CONSIDERED:

PLANS "Site Plan Review Documents, March 12, 2020 (Revised May 18, 2020), Gerrity Stone, 100 Eames Street, Wilmington, Massachusetts 01887" dated March 12, 2020 and last revised July 6, 2020

TRAFFIC ASSESSMENT from Kim Eric Hazarvarian, TEPP LLC dated June 22, 2020

TRAFFIC FOLLOW-UP from Wing Wong, Green International dated June 18, 2020 and June 25, 202

PLANNING DEPARTMENT COMMENTS E-MAIL dated June 16, 2020

RESPONSE TO COMMENTS from Patrick McCarty dated June 22, 2020

ENGINEERING MEMO June 15, 2020

E-MAIL TO EXTEND ACTION DEADLINE & CONTINUE PUBLIC HEARING from Patrick McCarty dated June 24, 2020

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline to August 31, 2020 for Site Plan Review #20-04, Stormwater Management Permit #20-04 for 100 Eames Street.

VOTED: To continue the public hearing for Site Plan Review #20-04, Stormwater Management Permit #20-04 for 100 Eames Street to August 4, 2020 at 7:45 p.m.

**Sign Special Permit #20-01 for 196 Ballardvale Street, Map R2 Parcel 7E
Adam Quinn, Applicant**

PRESENT IN INTEREST: Adam Quinn

MATERIALS CONSIDERED:

Sign Specification - sign reading "the Habit BURGER GRILL DRIVE THRU"

A. Quinn said that he is trying his hand at a new burger concept called The Habit Burger. It's on the corner of Ballardvale Street and Rte. 125. A. Quinn said the visibility for the building is on Rte. 125 and you cannot see the front of the entrance to the strip mall until you are in the strip mall. M. Sorrentino asked if it is the one near Target and A. Quinn said yes. He said he is assuming the Town has written the sign bylaw that the size of the signs is for the front of the building but that is not the case with this building and the back of the building is just as important to him. M. Sorrentino asked V. Gingrich how big the sign is and he asked her to explain for everyone to understand the bylaw. V. Gingrich said the bylaw goes by how much front wall the business has. She said this business has enough front wall to accommodate one of these signs. The sign is 52 ½ sq. ft. so its front wall will accommodate one of the signs and the request is to have another of the same sign on the backside. V. Gingrich showed the picture of the wall. T. Boland asked if he is looking at the picture, the Target store would be behind it and A. Quinn said yes. T. Boland asked if there will be a sign facing Ballardvale and A. Quinn said no. V. Gingrich reviewed the conditions with the Board.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Sign Special Permit #20-01 for 196 Ballardvale Street.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions the Sign Special Permit #20-01 for two (2) 47.5" x 159.2" (52.5 sq. ft.) wall signs reading "The Habit Burger Grill Drive Thru", one on the front and one on the rear of the multi-tenant building. The application was filed with the Planning Board on June 12, 2020. Said property is located at 196 Ballardvale Street and shown on Assessor's Map R2 Parcel 7E.

The public hearing was opened and closed on July 7, 2020. At its meeting on August 4, 2020, 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 Bylaws of the Town of Wilmington. Approval is subject to the following Findings and Conditions.

MATERIALS:

No materials in addition to the Sign Specifications were submitted into the public record.

FINDINGS:

1. The signage to be erected is on a parcel on Map R2 Parcel 7E on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the sign should be permitted in the public interest.

3. The application materials comply with the requirements of Section 6.3 of the Wilmington Zoning Bylaws 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:

1. This Special Permit shall be valid for this applicant and these proposed signs 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 Exception: (Section 6.3.6.1.a) "Granted" two (2) wall signs, measuring 47.5" x 159.2" (52.5 sq. ft.) each and 105 sq. ft. total, added to the front and rear of the Habit Burger tenant space in a building, which exceeds the total allowed sign square footage for the tenant space (52.5 sq. ft.) based on its linear frontage of 35 feet.
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.

**Site Plan Review #20-05 & Stormwater Management Permit #20-5 for 66 Industrial Way
Map 56 Parcel 125 – Michael Cronin, Applicant**

PRESENT IN INTEREST: Michael Cronin, Dagle Electric Construction Corp.
Attorney Michael Field, Field & Schultz

MATERIALS CONSIDERED:

PLAN "66 Industrial Way, Assessors Map 56 Parcel 125, Wilmington, MA" dated November 14, 2016 and last revised November 22, 2016 "Stormwater Management Site Plan, 66 Industrial Way, Assessors Map 56 Parcel 125, Wilmington, MA" dated October 3, 2016 and last revised November 22, 2016

STORMWATER MANAGEMENT PERMIT APPLICATION & STORMWATER REPORT dated October 5, 2016

LETTER OF CONCERN to M. Sorrentino from Peter Sutton, Riemer & Braunstein dated June 24, 2020

RESPONSE LETTER from Michael Field dated July 2, 2020

Attorney M. Field said they are using the same plan that was approved by the Board in December of 2016. M. Sorrentino asked V. Gingrich if this is the same project that has been

held up for a while and V. Gingrich said they were before the Board in 2016 to carve out the back of their lot to provide better turning for their trucks. To accomplish that they have to move the water and sewer lines. There is an easement shown on a recorded plan but an instrument of the easement was never recorded so it is unknown who can do what. She said the Board requested in the last approval that the applicant provide a letter of acknowledgement for the adjacent landowner to confirm they are aware of the proposed scope of work. She told the Board that the applicant has had trouble working with the adjacent landowner to get something from him. V. Gingrich said the proposal is to eliminate that condition from the previous approval. V. Gingrich said she spoke to Town Counsel and they suggested instead of an acknowledgement from the adjacent landowner, the Board can ask that the applicant provide proof of notification. V. Gingrich said they could send a certified letter to the adjacent landowner and show us that they did that. V. Gingrich said the adjacent landowner is aware of the project. Attorney M. Field said they tried for the last three years to obtain A. Kanavos' consent to an easement agreement. He said there is an easement that benefits A. Kanavos' land that is located behind Dagle's land. He said it is an old easement plan and they cannot locate a grant restriction as to relocating the easement or with respect to relocating the pipes. Attorney M. Field said that A. Kanavos would benefit by an easement agreement and if there were a break in the sewer or water pipe, nobody knows whose responsibility it is to do what. He said they would be happy to enter into an agreement with A. Kanavos and cure the easement problem as well as take responsibility if there were any break. He said they almost came to a final agreement with A. Kanavos' lawyer but at the last minute, he declined. M. Sorrentino asked V. Gingrich again what Town Counsel is advising the Board to accept. V. Gingrich said Town Counsel recommends the Board ask Dagle for proof that they notified the adjacent landowner of the project. M. Sorrentino asked Attorney M. Field if he will provide the Board with a letter showing proof that a certified letter was sent to the adjacent landowner and Attorney M. Field agreed. V. Gingrich asked Attorney M. Field if he had concerns about condition 6 stating an easement be drafted and recorded prior to the work being completed. Attorney M. Field said they tried for 3 years to get an easement agreement and A. Kanavos stalled and stonewalled them. He said if condition number 5 is waived, A. Kanavos may agree to an easement agreement. He said if A. Kanavos does not agree, he will go to Land Court to relocate the pipes. He said a deed or easement agreement requires two parties to agree with it and he's not sure what will happen if A. Kanavos and his attorney don't agree. V. Gingrich explained that this is a new approval and the applicant's clock would restart allowing them two years to commence work. M. Sorrentino asked V. Gingrich if the Board is entertaining waiving both conditions 5 & 6 and V. Gingrich said they would draft a new approval without those conditions. T. Boland asked if Town Counsel agrees that by now allowing acknowledgement the Board is basically putting it in the owner's hands. V. Gingrich said it is something both property owners must work out and the Town should step out of it. S. Hennigan said he agrees that the Board should waive condition 5 but believes condition 6 should remain. Attorney M. Field pointed out that condition 6 is for after work is completed.

Attorney P. Sutton, representing A. Kanavos' properties, he said condition 8 was being overlooked and read it: "The Applicant has submitted a utility plan dated November 22, 2016. This permit does not grant or alter any property rights. It shall be the responsibility of the Applicant to ensure that it has the right and ability to undertake the work authorized under this permit". He said the applicant has never addressed if they will take responsibility to maintain or repair a break. He said they were told the repairs would be at DiCenso's expense. He said when you put bituminous over the pipes, that's an expensive process. He pointed out that DiCenso pays quite a bit in taxes each year and 200 occupants rely on water, sewer and sprinkler. He said they were not told how long they would be without those utilities during the construction. Attorney P. Sutton asked the applicant to post a bond and that was denied. He

said the term acknowledgement means acceptance. He said Attorney M. Field is trying to have the Board give them permission to move DiCenso's pipes. He suggested going to Land Court be a condition in the approval rather than waiving condition 6 in order to move pipes that don't belong to them. M. Sorrentino asked Attorney P. Sutton if the applicant put up a bond, would they give permission for the applicant to do the work. Attorney P. Sutton said that is one thing holding up the agreement, but the other thing is the scope of the work. Attorney P. Sutton asked if DiCenso is responsible for the expense of any repairs if there is a fence around the pipe as well as bituminous over it. Attorney P. Sutton expressed concern about the length of time any repairs would take. M. Sorrentino requested that V. Gingrich share the plan and S. Hennigan requested that she share the language in the approval. M. Cronin asked the Board if he would be allowed to speak. He said Attorney P. Sutton's statements are incorrect. He said no pavement will be over the new proposed relocated pipes. It will be pervious grass pavers in order to take vehicular traffic. He said the rest of the line is currently under pavement anyway. He said Dagle's belief is the elevation change benefits Kanavos and introduces two new manholes. He said when Dagle purchased the property and had to do infrastructure work, they tapped into old asbestos pipes. He believes the pipes are getting beyond their life expectancy. Attorney P. Sutton said there is no mention of a bond from M. Cronin and M. Cronin said they will not give a bond. Attorney P. Sutton said Dagle will be responsible for all maintenance and repairs of all drainage structures. M. Sorrentino said Dagle must maintain the drainage structures but not the sewer structure. Attorney P. Sutton insisted that Dagle should go to Land Court to correct the easement issue before doing anything. M. Cronin said that if Dagle causes any damage, they will take responsibility and repair any damage. M. Cronin said that if a tenant at DiCenso flushes a football down a toilet, that should not be Dagle's responsibility to repair damages caused. Attorney M. Field said that if there was one break in the last fifty years that he was unaware of, he apologized for that. He said he has repeatedly told Attorney P. Sutton that if Dagle causes a problem, they will repair it within 24 hours. He drew up a ten-page easement agreement but they disagreed about placing a bond. M. Sorrentino asked M. Cronin if he was putting in two manholes and M. Cronin said yes. M. Sorrentino asked if a water line is being moved. M. Cronin said they are lowering a sewer and water line and drainage. Attorney M. Field said these are old pipes and Dagle will be replacing them so it's a benefit to A. Kanavos. He said without this change they cannot utilize their property. M. Sorrentino asked if Dagle is planning an 8" pipe from manhole to manhole and 6" out to the street. M. Cronin said they are replacing in kind. M. Sorrentino said that S. Hennigan made a good point about condition 6. V. Gingrich said a decision can be drafted for the next meeting. Attorney M. Field said he will do his best to get an agreement with Attorney P. Sutton prior to the next meeting to resolve this. V. Gingrich recommended continuing the public hearing to August. Attorney P. Sutton asked that the Board ask for a bond. Attorney M. Field asked what kind of bond Attorney P. Sutton was referring to. M. Sorrentino asked Attorney P. Sutton if he wanted a bond held until work was completed or if he was looking for a bond for the next 10 years. Attorney P. Sutton said a bond that would run with the property in case Dagle sells their property and it will be in place for as long as DiCenso wants. M. Sorrentino said that has nothing to do with the Board.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #20-05 and Stormwater Management Permit #20-05 for 66 Industrial Way to August 4, 2020 at 8:00 p.m.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for Site Plan Review #20-05 and Stormwater Management Permit #20-05 for 66 Industrial Way to August 31, 2020

Board of Appeals

At its meeting on July 7, 2020, the Planning Board (Board) voted to recommend as follows:

Continued Case 9-20 for Middlesex Avenue & Jefferson Road – Map 89 Parcels 10, 13A, 13B, and p/o 8 & 9

Upon motion duly made and seconded, it was unanimously

VOTED: The Planning Board recommends that the Board of Appeals request and review signage and mailbox locations for the site. The Board also recommends that the Board of Appeals encourage low impact development components and use of renewable resources. The Board reserves additional comment until the plans are revised to address review comments and will revisit the recommendation at the August 4th meeting.

Case 13-20 for 25 Upton Drive – Map R1 Parcel 204

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. Safeguards appear to be in place to protect the interests of the Groundwater Protection District.

Case 14-20 for 12 Shawsheen Avenue – Map 31 Parcel 1A

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. The proposal appears to meet the requirements of Section 6.2.6 of the Zoning Bylaw.

Old Business

There was no Old Business

New Business

Request to endorse corrected Sheet 4 for Definitive Subdivision #19-02 for Highland Estates

MATERIALS CONSIDERED:

PLAN "Lot Layout Plan, Highland Estates, Tax Map 10 Lots 5, 5A, 6, 36, 37, 38, 39, 40, 50, 51 and 52A, 45 Hopkins Street, Wilmington, Massachusetts, Sheet 4 of 16" dated May 10, 2019 and last revised July 8, 2020

V. Gingrich said there were some errors on the metes and bounds and the Town Engineer asked them to look at it again and they found the errors made on the plan. V. Gingrich said there are other sheets that have errors as well. She said the content of the plan doesn't change just that those lot line references need to be changed. M. Sorrentino asked if all

sheeted should be resigned and V. Gingrich said yes. She said the project engineer was told the Board would be asked to table the request as all sheets need to be signed and not just sheet 4.

Upon motion duly made and seconded, it was unanimously

VOTED: To table endorsing sheet 4 of Definitive Subdivision #19-02 for Highland Estates until all sheets have been corrected.

Planning Director's Comments

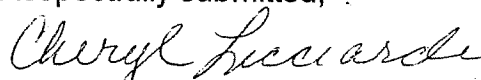
V. Gingrich gave the Board a brief overview of the Princeton Properties project off Middlesex Avenue and Jefferson Road. She said they are proposing two 4-story buildings with a partial garage along Middlesex with one in front and one in back. They propose improvements to Jefferson Road. R. Holland said she would like them to fund the building of a new Fire Station for that side of Town if they get approval. V. Gingrich said they agreed to contribute toward a new substation. V. Gingrich said if the Board wants hard copies of the plan, she will request them. M. Sorrentino asked what they are going to have for HVAC units and V. Gingrich said they would hide the HVAC behind the peak in the back. M. Sorrentino said noise becomes an issue. V. Gingrich showed the Board the layout plan. She said there is a 7' wall along Middlesex Avenue. She said the Town Engineer suggested porous pavement. M. Sorrentino had concerns because porous pavement only lasts so long. R. Holland believes the project is too large. M. Sorrentino asked where signage will go. V. Gingrich said she will ask. R. Holland said it's concerning that building A is on the property line. V. Gingrich asked what T. Boland meant when he said put HVAC in a well. T. Boland said they would have an 8' high pitched roof. R. Holland said that is what was done at the High School. M. Sorrentino said they will need to have residential only parking signs as well. He also asked about pedestrian signals. V. Gingrich said they are redoing the crosswalks between Jefferson Road and Middlesex Avenue. R. Holland asked how many units between two buildings are proposed and V. Gingrich said 108 and 20% affordable at 50% AMI. She said most are one-bedroom units but there are some two-bedroom units and the required number of 3-bedroom units. V. Gingrich said the parking ratio is 1.6. M. Sorrentino asked if there were bike racks and V. Gingrich said yes. R. Holland asked for that they use as much as sustainable material as possible and V. Gingrich said that is a good suggestion. M. Sorrentino asked if there is any community area. V. Gingrich said no. M. Sorrentino asked if there are balconies and V. Gingrich said there are. M. Sorrentino asked if there is visitor parking. V. Gingrich said there is no visitor parking. M. Sorrentino asked about mail that does not fit in the mailbox. R. Holland said there is a mailroom usually in the manager's office.

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

VOTED: To adjourn the meeting at 9:25 p.m.

NEXT PLANNING BOARD MEETING: August 4, 2020

Respectfully submitted,



Cheryl Licciardi
Recording Clerk