



## **TOWN of WILMINGTON**

### **DEPARTMENT OF PLANNING & CONSERVATION**

121 GLEN ROAD, WILMINGTON, MA 01887 [www.wilmingtonma.gov](http://www.wilmingtonma.gov) (978) 658-8238

### **Planning Board Minutes August 7, 2018**

The Planning Board met on Tuesday, August 7, 2018 at 7:30 p.m. in Room 9 of 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 & Sierra Pelletier, Assistant Planner were also present.

#### **Minutes**

The Planning Board reviewed the June 5, 2018 minutes.

Upon motion duly made and seconded, it was

VOTED: To approve the June 5, 2018 minutes as written

#### **Form A**

There were no Form A applications to review.

#### **Matters of Appointment**

**Continued Public Hearing - Site Plan Review #18-07 for 36 Nassau Avenue (Water Tower)  
Map 31 Parcel 59 - Romina Kirchmaier for Smart Link, LLC on behalf of AT&T, Applicant**

PRESENT IN INTEREST: Romina Kirchmaier for Smart Link

R. Kirchmaier said the purpose of the hearing continuing from July 10<sup>th</sup> is for AT&T to install 3 new antennas on the Water Tank on Nassau Avenue. She said they left off with concerns of the emissions results on the ground and she asked the residents if they received a copy of the report. Resident, G. Stornaiuolo, 3 Grand Street, said she just received it. R. Kirchmaier asked if there were questions and a male resident asked her to break down the terminology. R. Kirchmaier agreed and said the 1<sup>st</sup> page has a summary of the findings and there is a chart at the top that says "Report Summaries" and that says the frequency level on the ground is less than 1% which is way below anything the FCC considers anything hazardous. M. Sorrentino said to the audience, you asked for the report was supplied and according to Federal Laws the Board cannot deny this application.

Resident, R. Stornaiuolo, 3 Grand Street, said he is concerned about the emissions at the water tower now and who is monitoring it and are they within the FCC guidelines. R. Kirchmaier said the report clearly states they are less than 1% on the ground. Resident, S. Nix, 18 Grand Street, said she is a nurses aid and wants to know if the water tower is being monitored. R. Kirchmaier said the FCC conducts the monitoring and produced the report so it is clear the water tower is monitored. Resident, W. Ryan, 12 Grand Street, asked the same question. Resident, G. Stornaiuolo, said she understands the FCC levels are less than 1%

and appreciates the report but the report said there is a transmitter and getting back to the FCC, they tell what their allowance is but she is concerned about the children in the schools below. She said what the FCC says is allowable for adults may not be allowable for children. She wanted their parents to know. R. Kirchmaier said the FCC conducts the monitoring on all living creatures, any life. G. Stornaiuolo asked how many more bases of cement will go there and R. Kirchmaier explained they are only adding 3 antennas and no more shelters. R. Kirchmaier said the shelter does not emit anything and they only supplement power to the antennas. She said the only thing emitting frequencies out are the antennas. G. Stornaiuolo said that J. Hull told her AT&T is looking for another location but residents shot it down and she wanted to know why that could not be done for this site. M. Sorrentino said this is not a new site. There are already antennas on the water tower. Upon motion duly made and seconded, it was unanimously

VOTED: To approve close the public hearing for Site Plan Review #18-07. They also voted to approve with conditions Site Plan Review #18-07 for 36 Nassau Avenue as shown on plan entitled, "Wilmington Nassau Ave, 36 Nassau Avenue, Wilmington, MA" prepared by John S. Stevens, PE; INFINIGY, 1033 Watervliet Shaker Rd., Albany, NY 12205; dated January 30, 2018 and last revised May 30, 2018. Said property is located at 36 Nassau Ave., Wilmington, MA 01887 and shown on Assessor's Map 31 Parcel 59.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on July 10, 2018, and closing on August 7, 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 36 Nassau Avenue for the installation of three new panel antennas and six new remote radio units as shown on plan entitled, "Wilmington Nassau Ave, 36 Nassau Avenue, Wilmington, MA" prepared by John S. Stevens, PE; INFINIGY, 1033 Watervliet Shaker Rd., Albany, NY 12205; dated January 30, 2018 and last revised May 30, 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 Wilmington Nassau Ave Prepared for Smartlink for AT&T. Prepared by INFINIGY, 1033 Watervliet Shaker Rd., Albany, NY and dated February 16, 2018.

#### **FINDINGS:**

1. The Project site is shown on Map 31 Parcel 59 on the Site Plan.
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 By-Laws 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 By-Laws 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, provided that if there is an appeal to the Board of Appeals and/or to the courts, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
5. The project shall conform to all existing Massachusetts Laws, Regulations and Applicable Codes regarding fire protection and building safety standards.
6. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the applicant must submit revised plans to the Planning Board for approval.
7. All maintenance responsibilities for any equipment structures installed for this project will remain with the Owner.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

8. The Wilmington Fire Department shall review and approve all building plans prior to construction.

**POST CONSTRUCTION:**

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

**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 withdraw the application for Definitive Subdivision and Stormwater Management Permit 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 accept the request to withdraw Rhodes Street Definitive Subdivision #18-01 and Stormwater Management Permit #18-02 without prejudice.

**Continued Public Hearing – Definitive Subdivision #18-02, Site Plan Review #18-02 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  
Ken Mayer, Mayflower Recovery

**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 MANAGEMENT REPORT dated May 30, 2018

TRAFFIC IMPACT STUDY dated May 2, 2018

MEMORANDUM from Kenneth P. Cram, Bayside Engineering dated May 24, 2018

B. Osgood told the Board he made some changes, and he has someone to speak about the operations tonight, and stormwater needs to be addressed. He said that he has been working with the Town Engineer. He said they dug more test pits that were witnessed by someone from the Engineering Office. B. Osgood said they made the building a little bit longer and it is two-stories. It is still a 48-bed facility. He said the change was made to pull it away from the back property line. He said he changed the cul-de-sac to have an island and added one-way signs. He said there was a comment about the circulation so he tried to improve that. B. Osgood said lighting is now shown on the plan and will provide a photometric plan. There will be downcast lighting. The Fire Department wanted a wider lane around the building to accommodate their ladder truck. The lane was increased to 16'. The Board of Health wanted the dumpster relocated so they did that. The existing building in the back will be eliminated. That will allow for the site to be changed and a larger buffer added. The Fire Department wanted another fire hydrant so that was added. B. Osgood said he is asking for a couple of waivers, one on the roadway grading and the other the width of a roadway to 32' and in exchange, the developer will take responsibility of the road. He showed a rendering of the building for those interested and said it is a standard two-story brick building.

M. Sorrentino said the Town Engineer is waiting to make comments until he gets a full plan set. M. Sorrentino asked B. Osgood to go over the cross section of the landscape buffer. B. Osgood said there is a 4' wall and 8' fence with trees on the inside of the fence to shield the residential properties from this site. D. Shedd asked about the waivers and the fact that they want to use a lesser depth of pavement. B. Osgood said the standard residential roadway development allow 3 ½ " of pavement and for general business or industrial use it is 6" which is more for heavy truck traffic. B. Osgood said there will not be 80,000 lb semitrailers coming to this property. He said there may be some box trucks delivering food or something. D. Shedd asked if this is a public way and B. Osgood said no it will be owned by the developer. D. Shedd asked about the grading. B. Osgood said the grading is the same as what was there before. He said there is a small area of 2% leveling and go up to a 3% slope, which is typical for residential. He said if it was built to industrial standards it would require more cutting and therefore that applicant is requesting this waiver. D. Shedd asked about the width. B. Osgood said, once again, he is developing this as a residential use. He said a minor street has to be 24' wide and doesn't have to connect anywhere else or has not potential to connect. In one section of the bylaw it talks about 32' for general business. He said they are asking for 32' even though 24' would be appropriate. M. Sorrentino said 32' is fine. D. Shedd talked about the environmental assessment and asked about the tank on site. B. Osgood said there was old tank that was removed. T. Boland asked about the where the old building garage building is and B. Osgood said there will be grass. T. Boland questioned if there were any mechanical areas. B. Osgood said it will be on the roof tops and there maybe screening on the rooftop. M. Sorrentino said there was a traffic study done and there is no change in the level of service and a site assessment and nothing outstanding found.

K. Mayer, introduced himself as Consulting Director Executive for the project. He worked in the addiction field for 46 years for inpatient and outpatient and he ran three different inpatient units including medically monitored. He said he would explain the services offered. It is no longer called detoxification but called withdrawal management. He said when patients arrive they are medically monitored. He said if patients are comfortable they are more likely to stay in treatment. He said his mother used to say if they suffer enough, they won't do it again but that doesn't happen with addiction. He said the more comfortable the detoxification is, the more likely the person will stay in treatment. He said the process takes anywhere from 3 days, if they are coming in with an alcohol problem and up to 7 to 10 days for someone with an opiate problem. He said they are substituting one drug for another and gradually bringing the person down. Once the person has been detoxified they will go into residential treatment. There are two levels of care. The person has to meet a certain criteria to move on. This is a medically monitored center, not medically managed. He said they expect 5 to 6 scheduled admissions a day so patients don't wait in a waiting room. How it works; the person comes in, is assessed, and gets their first dose of medicine. If they admit 5 or 6 patients a day, they will also discharge 5 or 6 patients a day. Nobody leaves the facility walking down the street. The discharged person will be transported to a halfway house or residential treatment facility. M. Sorrentino asked how a patient comes and if a family member drops them off. K. Mayer said they are made aware when a patient will be arriving. K. Mayer said you cannot walk in off the street and this is not a dosing facility. M. Sorrentino asked if they are buzzed in and out. K. Mayer said there is a security system dictated by the DEA. He said there are locks on elevators. A resident asked if people could leave anytime night or day. K. Mayer said an alarm would sound when a door is opened. He said the process of admitting takes a half hour. The patient is assessed, given a shower, given medicine and put into a bed. He said they submitted budgeting plans to the state for state licensing and the facility exceeds every state requirement. M. Sorrentino said there are 48 beds; how many nurses are on duty. K. Mayer said 10 nurses, 7 case managers, 9 counselors, 12 recovery aids who are people that spend a

lot of time with patients talking with them making sure everything is alright, and 3 people working in admissions. He said there is one doctor and one nurse practitioner. They are staffed 24 hours a day and there are drivers ready 24 hours a day. K. Mayer said on occasion they have cardiac emergencies and need to transport patients to the local hospital. He said the other problem that comes up occasionally is that some people, usually alcoholics, have diabetic problems. M. Sorrentino said people are not coming in 24 hours a day but the place is staffed 24 hours a day. K. Mayer said they admit patients until 8:00 p.m., but will take someone in the middle of the night if he/she is coming from a hospital. D. Shedd asked how many drivers are on staff and K. Mayer said 2. S. Hennigan clarified the 2 drivers do only that and K. Mayer said yes. M. Sorrentino asked what other facilities he has managed and K. Mayer said he opened one in Stoughton. He said it was a 68 bed public detox. R. Holland asked if delayed release doors will be used. K. Mayer said he never used those kind of doors. He said this is a voluntary facility and people don't usually want to leave. M. Sorrentino asked if this is a for-profit facility and K. Mayer said yes.

Resident, E. Loud, 4 Valyn Lane, asked how many detox centers like this are in the state now because this is dramatically different than what the developer proposed earlier. K. Mayer said he could not answer that. E. Loud asked how many of this type of facility are in the state now. M. Sorrentino asked K. Mayer if he was information he could get from the state. K. Mayer said yes because everyone has to be licensed. M. Sorrentino asked how should he phrase it and K. Mayer said asked for medically monitored detoxification centers. E. Loud asked why the facility changed from what they originally proposed and he was referring to how many days people would stay. M. Sorrentino said this is more definitive. B. Osgood said nothing has changed and E. Loud said the stay was 12 to 14 days when originally proposed. E. Loud asked why B. Osgood is talking about hot top for a residential area and there are no residents living there. He asked if the Board granted the waiver before for such a development. He is concerned if it is built as a detox center and a few years from now it no longer exists, what other business use would be allowed there. He is concerned if it is not built properly. M. Sorrentino said it is a short road. E. Loud said there are going to be small trucks but if another business goes there, they could have large trucks. E. Loud said if the Police Chief has someone that needs to be placed in a detox facility right away but cannot pay, what happens? K. Mayer said the person would have to go to Tewksbury. A resident said they initially said there would always be a bed for Wilmington residents. K. Mayer said they are committing 10% as long as they meet criteria. Resident, M. McCoy, 11 Treasure Hill Road, said he has been to all the meetings. He said you need 125' of frontage for that lot and it has 123" so they need a waiver. He said it will be a private way and the developer will be responsible for the snow removal. He said the Town always takes care of accepted and unaccepted ways. M. McCoy said the Town Engineers stated it should be a private way. He said he drove around and no other building like this exist. He said this is on Rte 62. He said for the Town Engineer to say it should be a private way, he believes is because of the liability. The applicant is looking for a residential waiver. He said do not grant that waiver on that roadway because it will be the first of a kind. M. Sorrentino asked M. McCoy what he meant. M. McCoy said he doesn't have the frontage by Rte. 62 but by putting in the roadway and cul-de-sac gives them the frontage. M. Sorrentino said the applicant is talking about a waiver for the width of the roadway. M. McCoy told the Board to deny that waiver. He said it is not a residence. This is a hospital. Resident, A. Reguera, 9 Oakdale Road, said she works at Mass General as a nurse in the emergency room. She works with addiction patients on a daily basis and asked if the facility will treat alcohol addiction, benzos, opiates, and it will be for profit, private pay. She said there are plenty of private pay beds and what is needed is MassHealth beds. K. Mayer said MassHealth beds are under-utilized in our state. A. Reguera asked why we need another facility if there are private for pay and MassHealth beds available. M. Sorrentino said the Board does not

make financial decisions for applicants. A. Reguera asked who will be the medical director of the facility and what accreditations do they have? She said inpatient treatment is not proven to help opiate users. The only treatment to cut the death rate by half is long term outpatient treatment. Resident, G. DePalmer, 46 Swain Road, asked if these are wards and K. Mayer said yes. G. DePalmer asked if there are lockdowns in the doors. K. Mayer said they are not locked. G. DePalmer said patients can roam around the building. K. Mayer said there are recovery staff walking around and there will be a separation between the medical unit and recovery. Resident, K. McDonald, 140 Andover Street, pointed out E. Loud who is a Selectman and said that no Selectman has offered the proponent something since residents do not want this facility. He suggested the Town could take ownership of the property and offer the proponent something but not to build a detox center. He said he would like the Town to work with the proponent to have them build a state of the art building at Tewksbury State Hospital. He is concerned about addicts using deadly drugs that when then die, the person cleaning up can get sick and die as well. He said if the substances are so deadly and the site is on septic, the Board should look at what these deadly compounds would do to our wells and water source. M. Sorrentino said ok. Resident, S. Sullivan, 60 Lawrence Street, asked if this is a detox because first it was a rehab, then went to a detox and again a rehab and now a detox again. M. Sorrentino said it is not called any of those things, it's a withdrawal facility. K. Mayer said it is a medically monitored withdrawal facility. S. Sullivan asked who licenses this facility. K. Mayer said the license is issued through Department of Public Health.

S. Sullivan said she is concerned because the Board of Health was told this is a nursing home and it is on septic so the septic design is for a nursing home and not a medical facility. She asked if there are comments from the Town Engineer. M. Sorrentino said no, he will provide comments when he has a full plan set to review. She asked if the Planning Board granted waivers for a cul-de-sac in general business or has there ever been a cul-de-sac like this in general business. M. Sorrentino said that is not an issue. Resident, K. McKeely, 9 Shady Lane Drive, asked how many detox facilities directly abut residential neighborhoods. K. Mayer said 3 that he knows of. K. McNeely read a long letter she wrote. The letter is on file at the Planning Department. M. Sorrentino said some things in her letter were just untrue. K. Mayer clarified some information. He said last year there were changes at the State so the same unit is now called medically monitored withdrawal facility. He said it is only a change in language. M. Sorrentino said the word detox means medically monitored withdrawal and the word rehab isn't used at all. She hopes this facility will be denied. K. Mayer explained short term stabilization may have been called rehab before and that is someone medically cleared for 7 to 14 days. Resident, C. Pendergast, 7 Pinewood Road, asked about the smoke breaks for the patients and employees. K. Mayer said patients will be accompanied but nicotine will be treated like any other addiction. Patients will be offered patches and gum. They will be given 3 smoke breaks in a day. They are not taken out for socializing. M. Sorrentino told the applicant to add a smoking area on the plan. C. Pendergast asked why there isn't an internal smoking room and K. Mayer said it is against the law. She asked if her medical expenses would be covered by the facility if she and her family develop lung cancer from people smoking in her back yard. D. Robertson, 41 Davis Morris Road, Tewksbury, said the Tewksbury State Hospital is at maximum capacity. D. Robertson asked if there will be Section 35. K. Mayer said this will not be a Section 35 facility. D. Robertson asked about the dual diagnoses. K. Mayer said there will be a psychiatrist. M. Sorrentino said Section 35 will not be accepted and K. Mayer said correct. D. Robertson said for the dual diagnoses treatment, patients will receive medication. K. Mayer said the nurses follow doctor's orders. Resident, J. Rebeiro, 2 Judith Road, asked if background checks on patients. K. Mayer said no. J. Rebeiro asked if one of the patients is a sex offender. K. Mayer said that would pop up right away. J. Rebeiro asked what happens if patients have warrants. She said the Banyon Treatment Center tried to



encourage a woman to stay but she left on her own and they had to allow her to leave. The people at Banyon called the police because she had a warrants. Banyon is over by Concord Street so it can be assumed that she went on the highway. She said not everyone is wonderful. K. Mayer said if there is a public threat, the police will be notified. J. Rebeiro said the police would have to deal with it. Resident, J. DeLeo, 195 Salem Street, asked if patients are given their belongings including any substances when they are discharged. K. Mayer said substances go into a medical safe substance container and are disposed of. She asked if the person is discharged into the custody of someone and K. Mayer said they make a plan prior to releasing a patient and make arrangements for transportation. J. DeLeo said that sex traffickers prey on troubled individuals at these facilities. Resident, G. Wood, 18 Frederick Drive, said they were originally told this was going to be an acute substance abuse center. He asked if that is not the case now. K. Mayer said it is but the state changed the language. Resident, J. Pendergast, 7 Pinewood Road, said there doesn't sound like enough people on staff for a 48 bed facility. K. Mayer said he goes beyond the required staff requirements. He said during the day there are 3 nurses on and in the evening the number is reduced and still exceeds the state requirement. He said the state requires they staff to their capacity. K. Mayer said there are 3 to 4 case managers, 2 to 3 counselors at each shift, 3 nurses during the day plus the admissions. M. Sorrentino said there are 25 staff and it's broken down into (3), 8 hour shifts. K. Mayer said it is actually 42 staff and that is not covering medical director and nurse practitioner. J. Pendergast asked what the patient to staff ratio is. K. Mayer said he could not answer that off the top of his head but he could say the facility is staffed for (3) 8 hour shifts, 7 days a week. A resident, said you talked about security and said at the Anna Jaques detox facility in Newburyport, a couple of weeks ago an individual left the facility naked and went to the first house and beat an elderly couple with a hammer. He asked what kind of security the facility will have to promise the people in the Town that they will be safe. The resident asked B. Osgood about truck and weight on the road that is being constructed. He said there will be dumpster trucks and asked if the road will hold them and B. Osgood said yes. G. Wood, 18 Frederick Drive, said a medical director does not have to be on site at any time. K. Mayer said he is available 24 hours a day but comes in twice a week to sign off on records. G. Wood said you can have a counselor that has a high school education or one that has a Master's degree. He wants to know where the staff are hired from. K. Mayer said the Case Managers do not require a Master's Degree. G. Wood asked that that information be provided for the next meeting. M. Sorrentino said he wanted everyone to have a chance to speak and this is an educational meeting. The next meeting the plans should be thorough. K. McNeely asked if there will be a new traffic study to reflect the new bill that hospitals transport patients directly to facilities and asked if the Board would consider denying the waiver for the thickness of the road. M. Sorrentino said the Board would reconsider it. K. McDonald asked P. Kneeland if the Town would trade off for another piece of property would he entertain the thought of giving this property to the Town. M. Sorrentino said that P. Kneeland does not have to answer. A. Ruguera asked how many detox facilities are directly across the street from a bar and asked that the developer build a youth center.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for action to September 28, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to September 11, 2018 at 7:45 p.m. in Room 9 of the Town Hall.



**Continued Public Hearing - 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

LETTERS from Jack A. Szemplinski dated June 12, 2018, July 23, 2018 and July 24, 2018

LETTER from Steven Eriksen dated June 12, 2018

J. Szemplinski told the Board the property is 16.9 acres. He said there are 16 separate Conservation Subdivision Design parcels. He said it will be combined with J. Castellano's property. He had a list of things and took care of most of the items. The Conservation Subdivision Plan will eliminate the impact on the wetlands. He said this is a residential street with 17 lots. J. Szemplinski said one of the lots is on Hopkins Street and the other is an existing lot. The yield plan shows 17 new lots and the plans have been reviewed by the Town Engineer. He said they would like to do a Conservation Subdivision rather than a Conventional Subdivision. He said the existing house lot will be made a conventional lot and then showed the Conservation Subdivision lots. He showed the plan and said the existing lot will remain as conventional but reduced in size. There will be 16 residential Conservation Subdivision Design lots. He said they are proposing 2 detention ponds. J. Szemplinski said they are providing a walking trail that will originate at Hopkins Street and Darby Lane. He said there is a lot of land so there is a possibility for large truck parking in the area. He said most concerns have been addressed. He wants several waivers. He wants a slight reduction of buffer from 30' to 15' adjacent to lot 8 and a 5' buffer instead of the standard 30' around the existing tennis court on lot 8. J. Szemplinski said there were two different requests for the street standards. He asked for a reduced roadway width to 24' and only one sidewalk. The property will be serviced by septic systems and municipal water. He believes the requirements have been met.

M. Sorrentino read comments into the record.

D. Shedd said the path should benefit all of the Town and asked what the path is made of and where the residents will park. J. Castellano said the path should have woodchips and J. Szemplinski said they can add a couple of parking spaces. D. Shedd said he does not see benefits to the Town to grant the waivers. M. Sorrentino said he does not want a 24' street. R. Holland agreed 24' is narrow. J. Castellano said he would not be able to do a conservation subdivision because you are creating so much pavement if you increase the width of the street and want sidewalks. V. Gingrich explained the Conservation Subdivision and said it is a trade-off. She said she is working on revising Subdivision Rules and Regulations but if you don't want to grant waivers, it becomes a conventional subdivision. J. Castello said the Conservation Commission suggested a conservation subdivision rather than a conventional

subdivision. M. Sorrentino said they will grant a waiver but it will need to be at least 26' of pavement. Resident, Lois Bradley, 4 Sarafina's Way, asked if this is just the first phase showing that they can do a subdivision. R. Holland asked how many waivers are being asked for. J. Szemplinski said they are asking for 2 other than road standards. D. Shedd said when they come back he would like them to show a big landscaping truck parked and show how much room somebody has to get around them. V. Gingrich said the last road for a conservation subdivision was 26'. J. Castellano said he will show the 26' on revised plans. V. Gingrich commented that the need to submit a riverfront alternative analysis. J. Castellano asked if it could be submitted with the Definitive Plan. M. Sorrentino said they will have a draft decision for the next meeting but riverfront alternative analysis and revised plans need to be submitted.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing to September 11, 2018 at 7:30 p.m. in Room 9 of the Town Hall

**Public Hearing - Site Plan Review #18-09 and Stormwater Management Permit #18-09 for 220 Main Street, Map 44 Parcel 178D – Richard Williams, Williams & Sparages for Nouria Retail Energy, Inc. and JAM Enterprises, LLC, Applicant**

PRESENT IN INTEREST: Don Conn  
Rich Williams  
Richard Smith  
Ryan Roberts

**MATERIALS CONSIDERED:**

PLANS "Existing Conditions Plan" prepared by Richard L. Williams, P.E., dated June 26, 2018  
REVIEW LETTER dated July 31, 2018  
ENGINEERING MEMO dated August 6, 2018

D. Conn told the Board he is representing Nouria. The location is 220 Main Street, in the General Business zone, with two buildings on it. The front of the property has the former Sonic and in the rear is the Learning Experience. He said Nuoria Energy wishes to put a car wash on this property. They own a number of gas stations and retail stores. He said they need no zoning relief. The building size will be the same and this use will generate less traffic than the restaurant.

R. Williams said he made changes to the plan based on comments. M. Sorrentino told him to walk through the project. R. Williams said the plan, as a result of the changes, has an exit and a one way entrance for drop off and pick at the Learning Experience. The operation of the car wash would be people could go into the vacuum bays adjacent to the building where the old order boards for the Sonic were and if they want to go through the car wash they will go through the queueing line which separates into two lanes with two gates. The building will remain the same foot print. The outside will change to allow cars in and out of the building. The queueing allows 17 cars and there is more than adequate queueing. There are new landscape islands. On the drive-thru side there will be additional landscaping. He said the site was modified to reduce the pervious area by 3,000 s.f. The site was all pavement. They have continuously added landscaping. M. Sorrentino asked if this is leased to the carwash people. He asked about the connection to the adjacent property and said for example is there an agreement between property owners. R. Williams said his understanding is that Right Aid did

not want a permanent easement. M. Sorrentino said it would be nice if something could be worked out so people leaving the day care could exit safely. R. Williams said there will be signage there as a warning. R. Williams said a car comes out every minute and a half so there is not a lot of traffic. V. Gingrich asked if there is a queueing how do people get out onto Main Street. D. Conn said the peak time is different than a restaurant use. M. Sorrentino said daycare people are leaving at rush hour. D. Shedd said on Saturday it is very busy in that area. T. Boland is more concerned about when then are busy and D. Conn said there will be staff. S. Hennigan asked if there is staff where the gates are. R. Smith said there is staff. He said there is a computer system but there will be an attendant. R. Roberts said the two lanes going into one is regulated by the gates. S. Hennigan asked if they have another car wash like this. R. Roberts said there are. D. Shedd said how does a vehicle get out of the spot if they are at the back where the vacuums are. R. Roberts said there is enough room to back straight out. R. Williams said there is Cape Cod berm. T. Boland asked if there is a problem with someone backing out. D. Shedd said there is a lot going on. V. Gingrich said one comment was to ask for site circulation study. M. Sorrentino asked if the water will be recycled and R. Smith said yes, some of it. D. Shedd pointed out this is a change in use. R. Holland asked if the building is just being gutted. D. Conn said the footprint will be the same. M. Sorrentino asked what is being done about signage and D. Conn said they think they will have the sign comply with zoning on the side of the building. He said the carwash use does not allow for free standing signs. M. Sorrentino said there are several emails from residents and all 6 emails say about the same that they do not want a carwash at this site. He said there is also a letter from a competitor, King Triton Car Wash. M. Sorrentino read the letter as well as e-mails.

M. Sorrentino read Planning review letter. M. Sorrentino read Engineering comments into the record. M. Sorrentino read emails as well as a letter from Triton Carwash owner.

D. Conn said they think having a second carwash in the town is a positive thing.

Resident, M. McCoy, 11 Treasure Hill Road, said some residents asked him to listen. He said that is a dangerous area. He pointed out a person from Cumberland's was killed right on the site of Rite Aid. He talked about the berm that goes into the daycare from Rite Aid and said the applicant said there is no legal easement. He said we can't assume what another owner will do with the berm since Rite Aid is no longer there. He asked about the dealership and if the daycare came after. D. Conn said the entire site was a dealership and then developed. M. McCoy said there is a lot of traffic and he just does not see how a carwash will work at this site. M. Sorrentino pointed out one person owns the entire parcel. M. McCoy asked what the state's grade is for that intersection. D. Conn said when Sonic was in service, the grade was a B. M. Sorrentino said the Board will find out with a traffic study. M. McCoy said it is a real dangerous area. M. Sorrentino asked if it operates 24 hours. R. Smith said no, it is open 7 in the morning until 8 at night. Resident, E. Loud, 4 Valyn Lane said the car wash is not a good idea. He asked how much water is recycled. R. Smith said about 25% is recycled. E. Loud said the Town is in water restriction use and asked how that works for them. He pointed out that he can't water his lawn and does not understand how a car wash can operated. E. Loud asked if they will be doing a traffic study. He is concerned about the queueing because it is a short distance from the carwash to the right hand lane. E. Loud asked how many employees there are. R. Smith said 6 to 8 employees and about 3 to 4 working all the time. M. Sorrentino asked what the standard is for recycled water and R. Smith said most car washes don't recycle. He said you use 30 gallons of water to wash a car in your own driveway. M. Sorrentino told the applicant they need a traffic study and they will need to talk to Water &

Sewer Department. V. Gingrich explained the applicant hires a traffic consult to do the study and if there are concerns the Board will have a peer review.

F. Taranto said the applicant said a car will go through the car wash in a minute in a half. He said the conveyor will do over 100 cars in an hour. He said they use Sonny's equipment which is built to do over 100 cars an hour and they have one pay station. He said it will clutter the entrance and exit. He said they recommended 100' tunnel with the ability to put three pay stations in case one goes down, but if one goes down it will create more traffic to go into the street. He said if the pay station on the left goes down, and the people are trying to exit on the right it is going to create a cluster on the right side. F. Taranto said he has been to their other facilities and has never seen people working. R. Smith responded inviting the Board to come to their facilities to see people working. He said there is a store manager. He said there is personnel manning the gates. R. Smith said nothing F. Taranto said is true. He said it is true the conveyor can put out 100 cars an hour but car washes are only washing 100 cars a day. D. Shedd said when the traffic study is done it shows trip generation. R. Williams said it is 14 cars an hour and that is the standard. D. Shedd said he's been to a lot of car washes and there seems to be a lot more than 14 an hour. M. Sorrentino reiterated it is only a car wash. He suggested removing a couple of vacuums down on the end near the exit.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for Site Plan Review #18-09 and Stormwater Management Permit #18-09 for 220 Main Street, Map 44 Parcel 178D to September 11, 2018 at 8:15 in Room 9 of the Town Hall.

### **Board of Appeals**

At its meeting on Tuesday, August 7, 2018 the Planning Board voted to recommend as follows:

#### Case 13-18: 220 Main Street

Upon motion duly made and seconded, it was unanimously

VOTED: To wait for Site Plan Review to be completed before providing a recommendation. A traffic study and site circulation study should be required.

#### Case 14-18: Nassau Avenue

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

#### Case 15-18: Main Street

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. The Planning Board approved the site plan at its July 10, 2018 meeting.

## **Old Business**

There was no Old Business to discuss

## **New Business**

### **Decision for Site Plan Review #18-02 and 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 June 25, 2018, "Site Lighting, Photometric Plan" dated May 15, 2018, and "Existing Drainage Divide" dated March 7, 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 and June 25, 2018  
FINDING MEMORANDUM from Andrew Pojasek dated June 25, 2018

V. Gingrich explained the special conditions to the Board. She said all changes were made to the plan so the Board can endorse the plans.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #18-02 and Stormwater Management Permit #18-02 for 58 Jonspin Road, Map R1 Parcel 306A.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions Site Plan Review #18-02 for 58 Jonspin Road as shown on plan entitled, "Proposed Building Addition, 58 Jonspin Road, Wilmington, MA" prepared by Andrew M. Pojasek, PE; Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876; dated March 7, 2018 and last revised June 25, 2018. Said property is located at 58 Jonspin Road, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcel 306A.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on April 3, 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 Jamie Webster, 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 58 Jonspin Road for the construction of 60,000 square feet of office space and associated site improvements as shown on plan entitled, "Proposed Building Addition, 58 Jonspin Road, Wilmington, MA" prepared by Andrew M. Pojasek, PE; Dana F.

Perkins, Inc., 1057 East Street, Tewksbury, MA 01876; dated March 7, 2018 and last revised June 25, 2018, submitted on March 9, 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. May 23, 2018	Stormwater Management Calculations entitled "Proposed Industrial Building Addition, 58 Jonspin Road, Wilmington, MA" prepared by Dana F. Perkins, Inc. and dated March 5, 2018 and revised submitted May 23, 2018.
May 23, 2018	Traffic Impact Assessment prepared by Vanasse & Associates, Inc. dated May 2018.
May 23, 2018	Hydraulic Analysis and Report prepared by Kleinfelder and dated May 22, 2018.
May 23, 2018	Exterior Elevations prepared by ahp, Chelmsford, MA 01824 and dated April 10, 2018.
June 25, 2018	Site Lighting Photometric Plan prepared by Vincent A. Dilorio, Inc., dated May 15, 2018 and June 12, 2018.

#### **FINDINGS:**

1. The Project site is shown on Map R1 Parcel 306A on the Site Plan.
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 By-Laws 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 By-Laws 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, provided that if there is an appeal to the Board of Appeals and/or to the courts, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
5. The project shall conform to all existing Massachusetts Laws, Regulations and Applicable Codes regarding fire protection and building safety standards.
6. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the applicant must submit revised plans to the Planning Board for approval.
7. All maintenance responsibilities for any equipment structures installed for this project will remain with the Owner.

**PRIOR TO ENDORSEMENT OF THE PLANS:**

8. The Plans shall be revised to include all conditions of Site Plan approval.
9. The Plans shall be revised to show iron pins installed at all property corners.
10. The Plans shall be revised to show an 8' high fence along the rear property line.
11. The Plans shall be revised to show the light fixture proposed at the rear of the site shifted so as to not shed light on the abutting parcel.

**PRIOR TO CONSTRUCTION AND ISSUANCE OF A BUILDING PERMIT:**

12. The Wilmington Fire Department shall review and approve all building plans prior to construction.
13. 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.
14. Abutting property owners shall be notified in writing at least seven (7) days prior to the start of construction/tree clearing.
15. Prior to the start of construction/tree clearing, the limit of tree clearing and rear property line shall be staked out.

**PRIOR TO OCCUPANCY:**

16. 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.
17. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to backfilling any proposed underground stormwater management system or installation of any other critical design components.
18. All site work shall be substantially completed in accordance with the approved site plans prior to issuance of a Certificate of Occupancy. In the event that winter season conditions prohibit final landscaping and/or finish paving course from being installed prior to tenant occupancy, the Applicant may post a bond, in a form and amount acceptable to the Planning Board and Town Engineering Director, covering the cost of completion. This will



be considered on a case by case basis. The Applicant must have received all other required Department sign off on Occupancy prior to eligibility.

**POST CONSTRUCTION:**

19. Trash pick-up on the site shall occur during normal business hours.
20. The Applicant shall maintain or replace landscaping and fencing as shown on the approved Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping and fencing in presentable and healthy condition.
21. The Applicant shall maintain the Project site in a clean and tidy condition clear of debris and trash. All dumpsters located on the Project site shall be enclosed by a fence and be of a side entry design. Dumpsters shall remain closed and enclosures locked.
22. The Applicant shall use good housekeeping practices as outlined in the Operation and Maintenance Plan to maintain the site and keep it in good working condition. The Applicant shall provide copies of completed maintenance and inspection logs for the construction period and copies of logs of the long term pollution prevention plan to the Department of Planning & Conservation.
23. The Project shall be operated in accordance with the Operation and Maintenance Plan. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Applicant's responsibility.
24. Snow in excess of the areas provided for snow storage on the Site Plan is to be removed from the site within five (5) days of a snow event. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
25. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Owner's responsibility.
26. Final As-Built Plans in form(s) and format(s) acceptable to the Town Engineering Director shall be submitted to the Engineering Director and Director of Planning and Conservation.

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse Site Plan Review #18-02 for 58 Jonspin Road as shown on plan entitled, "Proposed Building Addition, 58 Jonspin Road, Wilmington, MA" prepared by Andrew M. Pojasek, PE; Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876; dated March 7, 2018 and last revised June 25, 2018.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue Stormwater Management Permit #18-02 for 58 Jonspin Road as shown on plan entitled, "Proposed Building Addition, 58 Jonspin Road, Wilmington, MA" prepared by Andrew M. Pojasek, PE; Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876; dated March 7, 2018 and last revised June 25, 2018

**DECISION OF THE WILMINGTON PLANNING BOARD  
AS PERMIT GRANTING AUTHORITY FOR STORMWATER MANAGEMENT PERMITS  
UNDER SECTION 51 OF THE BYLAWS OF THE INHABITANTS OF THE TOWN OF  
WILMINGTON**

August 9, 2018

ISSUED for Property located at 58 Jonspin Road, Wilmington, Massachusetts (Map R1, Parcel 306A)

Case No.: Stormwater Management Permit **#18-02**

Applicant: Mr. Jamie Webster, Corporate Controller, 58 Jonspin Road, Wilmington, MA 01887

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and plan entitled: "Proposed Building Addition, 58 Jonspin Road, Wilmington, MA" prepared by Andrew M. Pojasek, PE; Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876; dated March 7, 2018 and last revised June 25, 2018; material submitted on March 9, 2018 subject to the following conditions:

**Standard Conditions**

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

**Special Conditions**

1. Erosion controls shall be inspected by the Department of Planning & Conservation two business days prior to the start of construction.
2. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to installing any stormwater management system or any other critical design components.

3. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
4. The Operation and Maintenance Plan shall be recorded prior to issuance of a Certificate of Occupancy.

ISSUED ON August 9, 2018

**Request to release surety for 81G Application Amendment #17-02 - 21 Pomfret Road  
Map 84, Parcel 50, Michael Welch, Applicant**

A request to release surety for 81G Application Amendment #17-02 - 21 Pomfret Road was received.

**MATERIALS CONSIDERED:**

LETTER from Kristen Costa, L.A. Associates dated July 10, 2018  
ENGINEERING MEMO dated August 7, 2018

Upon motion duly made and seconded, it was unanimously

**VOTED:** To reduce surety in the amount of thirty thousand, nine hundred five dollars and zero cents (\$30,905.00) for 81G Application Amendment #17-02 for 21 Pomfret Road. The remaining three thousand, ninety-one dollars and zero cents (\$3,091.00) will be held for up to one year after paving occurred (until July 2019).

**Request to waive Site Plan Review for 390 Main Street – Map 42 Parcel 14  
James Tusino for Guaranteed Builders, Applicant**

A request to waive Site Plan Review for 390 Main Street was received.

**MATERIALS CONSIDERED:**

PLANS "Construction Documents: Planning Board Waiver Request" dated June 28, 2018

M. Sorrentino asked if this is for the Bank of America and V. Gingrich said it is. She told the Board they are re-grading their handicap ramp. M. Sorrentino asked R. Holland to look at the plan since she has more experience with ADA compliance. V. Gingrich said it is reconstructing the ramp in existing location and re-stripping the crosswalk. She said there is 22' between the light pole and parking spaces for the drive isle.

Upon motion duly made and seconded, it was unanimously

**VOTED:** To waive Site Plan Review for Guaranteed Builders at 390 Main Street. The proposal is to modify the building entrance ramp and restripe the handicap parking spaces per plans entitled "Construction Documents, Planning Board Waiver Request" prepared by Approach Architects, Inc., 36 Bromfield Street, Boston, MA 02108; dated June 28, 2018.

**Request to endorse plans for Site Plan Review #18-03 for 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

V. Gingrich told the Board the applicant will be going before the Board of Appeals August 8, 2018. She said all the necessary changes have been made to the plan and recommends the Board endorse the plans.

Upon motion duly made and seconded, it was unanimously

**VOTED:** To endorse plans entitled, "Site Plan, 458 Main Street, Wilmington, MA" prepared by LJR Engineering, Inc., Luke J. Roy, PE, dated May 7, 2018 and last revised August 1, 2018.

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

**VOTED:** To adjourn the meeting at 11:07 p.m.

**NEXT PLANNING BOARD MEETING:** September 11, 2018

Respectfully submitted,



Cheryl Licciardi  
Recording Clerk

**Wilmington Planning Board  
Sign in Sheet  
8/7/2018**

NAME	REPRESENTING	ADDRESS	PHONE
David Crane		8 Pleasant Rd.	
Geoff Wood		18 Frederick Dr	
Komina Kirchmaier	AT & T	39 Nassau Ave	617-908-4296
Rob + Gina Storm	36 Grand St		978 658 0025
Dianne Howell	12 GRAND ST		978-988-3824
William Ryan	" "		
Jane Ammon		36 Birchwood Rd	617 686 1224
Jackie Rob		2 Duff Rd	978 658 4848
Ed Lord		4 WILYN LN	978 654 1686
Mary Palmer		8 Douglas Ave	978 658 9700
Rory Lane		66 Adams St.	978 479 1337
David Robertson		41 Rand Morris Rd Teahsbury, MA 01876	978 328 7874
Gary DePalma		416 Swan Rd	508-374-4348
Laura Lamb		21 Birchwood Rd	
PAT CALVONI		3 Carolyn Rd	978-657-1811
Denise CALVONI		3 Carolyn Rd	978-657-3011
Kim McNeely		9 Shady Lane drive	
Julianne Deleo		195 Salem St	781 354 9415
Denise Deleo		195 Salem	781 354 9416

**8/7/2018**

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