



## **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 September 11, 2018**

The Planning Board met on Tuesday, September 11, 2018 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino, Chair; Randi Holland; Terence Boland; and Sean Hennigan. Valerie Gingrich, Director of Planning & Conservation & Sierra Pelletier, Assistant Planner were also present. David Shed was absent.

#### **Minutes**

The Planning Board reviewed the July 10, 2018 minutes.

Upon motion duly made and seconded, it was

VOTED: To approve the July 10, 2018 minutes as written

#### **Form A**

There were no Form A applications to review.

#### **Matters of Appointment**

**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 and last revised August 22, 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 MEMOS dated July 9, 2018 and August 6, 2018

LETTERS from Jack A. Szemplinski dated June 12, 2018, July 23, 2018, July 24, 2018 and August 28, 2018

LETTERS from Norse Environmental dated June 12 and August 28

J. Szemplinski said the plan has been revised and all comments have been addressed. He said the most notable would be widening the upland open space. They provided parking spaces next to the detention pond near the beginning of the road. J. Szemplinski said to remind the Board it is 16.9 acre property including a lot with a house owned by Mr. Castellano. There are two conventional lots and sixteen conservation subdivision design. He said there is a

requirement of 5.7 acres of Open Space and they have 6.1 acres after you deduct the detention pond. The subdivision will be served by municipal water and septic, from Darby Lane to cul-de-sac. There is a trail and adjacent to that is Town land which the trail connects to. M. Sorrenitno said the Town Engineer is satisfied.

V. Gingrich reviewed the draft decision with the Board.

Resident, Lois Bradley, 4 Sarafina's Way asked about the buffer zone. V. Gingrich said the requirement is to have a 30' undisturbed buffer zone. She said it shouldn't be call a buffer zone because it is really a 30' undisturbed vegetative strip wherever the parcel is adjacent to existing homes, public right of way and adjacent to resource areas including the riverfront area. She said the 30' around the vernal pool was seemingly more important than around the riverfront area.

Upon motion duly made and seconded, it was unanimously

**VOTED:** To close the public hearing and approve, with standard and special conditions, the Special Permit to authorize construction of sixteen (16) new CSD homes in a subdivision located off Hopkins Street, as shown on a plan entitled "Conceptual Conservation Subdivision, Highland Estates," Sheets 1 through 8, dated May 25, 2018 and last revised August 22, 2018, prepared by registered Professional Engineer Jack Szemplinski, Benchmark Engineering, Inc., 1F Commons Drive, Suite 35, Londonderry, New Hampshire 03053. The plan also shows one proposed conventional lot along Hopkins Street and one existing single family house on a conventional lot along Sarafina's Way. The Planning Board determined that the proposed project has less detrimental impact on the property and surrounding area than a conventional development. Approval is as follows:

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on July 10, 2018 and closing on September 11, 2018, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by James Castellano, Applicant, and Lily Oak Hill, LLC, Owner, under the provisions of Section 8.0 of the Zoning Bylaws of the Town of Wilmington and Board's Special Permit Rules and Regulations, to consider the contemplated development for property addressed off Hopkins Street (Assessors Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 50, & 51), as shown on the plan set sheet entitled "Conceptual Conservation Subdivision, Highland Estates," prepared by Jack Szemplinski, P.E., dated May 25, 2018 and last revised August 22, 2018 (the "Concept Plan") ("the Project"), do hereby vote to APPROVE the Special Permit Plan and the Project, subject to the Findings and Conditions below.

#### **MATERIALS:**

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

	<u>Date Submitted</u>	<u>Description</u>
1.	June 15, 2018	Letter from Jack Szemplinski, P.E.
2.	June 15, 2018	Letter from Steven Eriksen
3.	June 15, 2018	"Conceptual Site Plan, Existing Conditions, Primary & Additional Conservation Areas, Wilmington, Massachusetts," Sheets 1

through 3, dated June 6, 2018, prepared by James K. Emmanuel, James K. Emmanuel Associates, Land Architects

4. July 24, 2018 Three letters from Jack Szemplinski, P.E.
5. August 28, 2018 Riverfront Alternatives Analysis, prepared by Norse Environmental Services, Inc., 92 Middlesex Road, Unit 4, Tyngsboro, MA 01879
6. August 28, 2018 Letter from Jack Szemplinski, P.E.

### **PROCEDURAL HISTORY**

1. Application to construct a Conservation Subdivision Design pursuant to Section 8 of the Wilmington Zoning Bylaws was made by the above-referenced owner and filed with the Planning Board on June 15, 2018.
2. A public hearing on the Special Permit application was held on July 10, 2018, August 7, 2018, and closed on September 11, 2018.
3. The plans and other submission material were reviewed by the Planning Board and the departments represented in the Community Development Technical Review. 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.

### **FINDINGS:**

#### **A. General**

The Planning Board determined that the proposed Project has less detrimental impact on the property and surrounding area than a conventional development proposed for the tract after consideration of the following factors:

1. The subject property is located off of Hopkins Street, as shown on the Concept Plan entitled "Conceptual Conservation Subdivision, Highland Estates." The combined property consists of 15.7 acres. Development will occur on 8.6 acres. The remaining 7.1 acres will be open space, consisting of 1 acre of stormwater management area and 6.1 acres of wetlands, upland, and riverfront area that will remain in perpetuity as open space.
2. The Applicant proposes to build sixteen (16) single family homes within the Conservation Subdivision by Special Permit. The plan also shows one proposed conventional lot along Hopkins Street and one existing single family house on a conventional lot along Sarafina's Way. The existing site condition includes undeveloped parcels and discontinued paper streets. A portion of the property is intended to be preserved as open space in accordance with Section 8.9 of the Wilmington Zoning Bylaw.
3. The development will be served by a way that is proposed for acceptance by the Town. Said way is of suitable pavement width, grade, layout and drainage, so as to be acceptable to the Planning Board for access purposes.

## B. Special Permit Criteria

Section 8.11 of the Zoning Bylaw states that the Planning Board may grant a special permit if it determines that the proposed Project has less detrimental impact on the property and surrounding areas than a conventional subdivision after considering the following factors:

1. Whether the CSD achieves greater flexibility and creativity in the design of residential developments than a conventional plan;
2. Whether the CSD promotes permanent preservation of open space, agricultural land, forestry land and other natural resources including water bodies and wetlands resources;
3. Whether the use of the CSD reduces the impacts of development on the Ipswich River and other waterbodies, through the reduction of water consumption, by minimizing impervious surfaces and through the use of on-site or decentralized wastewater management systems;
4. Whether the CSD promotes a less sprawling and more efficient form of development that consumes less open land and conforms to existing topography and natural features better than a conventional subdivision;
5. Whether the CSD reduces the total amount of disturbance on the site;
6. Whether the CSD furthers the goals and policies of the Open Space Plan and Wilmington Master Plan;
7. Whether the CSD facilitates the construction and maintenance of streets, utilities, and public service in a more economical and efficient manner;
8. Whether the CSD contributes to increasing the diversity of available housing in Wilmington;
9. Whether the Concept Plan and its supporting narrative documentation comply with all sections of this Zoning Bylaw subject to the Planning Board granting waivers as specified below.

The Planning Board has considered all of the above-referenced criteria and will impose conditions in the Special Permit relating to these criteria.

## C. Specific Findings

1. The Applicant has been creative and flexible in designing a plan that addresses the concerns of the Planning Board. The Yield Plan created 16 new CSD lots ranging in size from 20,658 to 168,318 square feet. The Concept Plan will create a CSD Layout Plan of 16 new single family house lots ranging in size from 15,317 to 30,132 square feet. The open space is primarily adjacent to Lubbers Brook, wetlands associated with Lubbers Brook and conservation land.
2. This area is important for its ecological value as a buffer to Lubbers Brook and its wetlands. The proposed open space includes Isolated and Bordering Vegetated

Wetlands, Riverfront Area, and upland woodlands. Proposed open space includes the area along Lubbers Brook adding to the greenway network to preserve wildlife habitat, improve water quality, and provide recreational opportunities including a trail network.

3. Through the CSD approach, the development reduces sprawl by allowing for reduced lot size, and the CSD is able to better respect existing topography and natural features. The design of the roadway avoids impacts to jurisdictional and non-jurisdictional wetland resource areas. The Riverfront Area and Bordering Vegetated Wetlands are protected to a much greater degree.
4. Approximately 50% or 7.8 acres of the 15.7-acre site will be disturbed, leaving 7.9 acres undisturbed. Of the 50% undisturbed area, 7.1 acres or approximately 45% of the 15.7-acre site is to be permanently protected and left in its natural state except for passive recreational trails, public parking for trail access and stormwater management.
5. Adoption of the CSD bylaw was a strong recommendation of the Wilmington Master Plan. It furthers the goals of both the Master Plan and Open Space and Recreation Plan through protection of open space, protection of natural and historic resources, and provision of enhanced opportunity for passive recreation.
6. The development provides an option for families to live adjacent to open space by clustering sixteen (16) homes.

### **DECISION**

In view of the foregoing, the Planning Board hereby decides that the aforesaid property is a proper parcel to be developed under Section 8 of the Wilmington Zoning Bylaws. It is therefore decided to grant a Special Permit for the development of sixteen (16) new single family homes in accordance with the terms and conditions stated below. The following shall be required at the Applicant's sole expense, unless otherwise noted:

1. Notwithstanding any future amendment to the Wilmington Zoning Bylaw, Massachusetts G.L. c. 40A, or any other legislative act:
  - a The maximum number of dwelling units to be constructed under this Special Permit shall be sixteen (16).
  - b The tract of land on which the single family structures are to be located shall not be altered or used except:
    - i as granted by this Special Permit;
    - ii as shown on the Concept Plan entitled: "Conceptual Conservation Subdivision, Highland Estates," dated May 25, 2018 and last revised August 22, 2018, as referenced above; and
    - iii as in accordance with subsequent amendments to the Special Permit.
  - c The entire tract of land and buildings to be constructed shall not be used, sold, transferred or leased except in conformity with this Special Permit. If the applicant petitions for amendment to this Special Permit, he must submit all plans and information to the change as required by applicable rules.
2. The Project shall be presented as a Definitive Subdivision in accordance with the Concept Plan Special Permit. The Special Permit shall be reconsidered if there is substantial variation between the Definitive Subdivision Plan and the Concept Plan, as determined by the Planning Board in accordance with Section 8.6.3 of the Wilmington Zoning Bylaw.
3. Minimum lot size shall be no less than 15,300 s.f.

4. At least 50% of the required setbacks for the underlying R-20 District (Lots 1-7, 10-16, and western portion of Lot 9) and R-60 District (Lot 8 and eastern portion of 9) shall be maintained in the CSD for lots created on the proposed subdivision roadway.

The R-20 District shall have the following:

- a. Side and rear yard setbacks no less than 10 feet
- b. Front yard setbacks no less than 20 feet

The R-60 District shall have the following:

- c. Side and rear yard setbacks no less than 12.5 feet
- d. Front yard setbacks no less than 25 feet

5. Lot frontage shall not be less than 50 feet.
6. A detailed tree cutting plan shall be provided with the Definitive Subdivision Plan. No clearing except for surveying, site assessment and percolation testing shall take place prior to approval of the tree cutting plan. The applicant must provide tree cutting plans for individual lots along with a siting plan for the house when determined. No cutting on individual lots will be allowed prior to a tree cutting plan being approved for the lots.
7. The stormwater management system is shown in a conceptual manner and shall be revised through the Definitive Subdivision process to the specifications of the Town.
8. The Project is subject to the Wetlands Protection Act and the Project shall file with the Conservation Commission concurrently with the Definitive Subdivision Plan set.
9. The submission of a Definitive Subdivision Plan shall include all necessary utility analyses as required by the Wilmington Department of Public Works.
10. A Traffic Impact Assessment shall be submitted with the Definitive Subdivision Plan. Of particular interest is an assessment of sight lines and safety at the new intersection.
11. Proposed house locations shall be shown on the Definitive Subdivision Plan. Conceptual sketches of proposed home exteriors shall be submitted with Definitive Subdivision Plan.
12. A composting area shall be designated for each lot and shown on the Definitive Plan.
13. Proposed open space shall be preserved in perpetuity for habitat, conservation and passive recreation. The proposed form of ownership shall be stated in the application for the Definitive Subdivision and shall comply with Section 8.9.2 of the Wilmington Zoning Bylaw.
14. Iron pins shall be installed along property line segment ends for the proposed open space parcels.
15. Open space areas shall remain in a natural state as much as possible. Developed areas shall be planted/seeded with appropriate native, low-maintenance plants to be shown on the Definitive Subdivision Plan.
16. Conditions of approval of all permits issued by other boards or agencies of the Town of Wilmington, including conditions of approval from the Definitive Plan emanating from the Highland Estates Concept Plan, shall be considered conditions of approval under this Special Permit. In the event that said permits contain conditions conflicting with the conditions hereof, the Planning Board reserves the right to amend the conditions of this Special Permit, after public hearing, so as to render such conditions consistent with one another.
17. Parking spaces for the proposed trails shall be provided within the CSD and shown on the Definitive Plan.
18. The Planning Board signature block shall be added to the plans prior to endorsement.

19. The waiver of Section IV(A) paragraph 5.a shall be added to the plan cover sheet prior to endorsement.
20. The Definitive Plan shall show a five (5) foot vegetated buffer with demarcation and signage on the north side of the isolated wetland/potential vernal pool on lots 9, 10 and 11, and a thirty (30) foot conservation restriction on the southern side to limit disturbance to the potential vernal pool habitat and connection to the riverfront.
21. A truck turning exhibit for the Wilmington Fire Department shall be submitted with the Definitive Plan.
22. A Phase 1 Environmental Site Assessment shall be submitted with the Definitive Plan.
23. These conditions of approval of the Special Permit shall be listed on the cover page of the Definitive Subdivision Plan set.

**WAIVERS:**

The Planning Board has reviewed the request for waivers of the Zoning Bylaws and approves or denies the same as specifically contained hereinafter.

1. Approves a waiver of Section 8.9.1.1 to allow the Applicant to have 40.2% of the proposed open space area be wetlands, while 17.6% of the entire CSD tract is wetlands.
2. Approves a waiver of Section 8.10.2.6 to allow the buffer area adjacent to the lot at 8 Sarafina's Way to be reduced to fifteen (15) feet and the buffer area adjacent to the existing playing court to be reduced to five (5) feet, and to eliminate a buffer area adjacent to the Riparian Zone.

The Planning Board has reviewed the request for waivers of the Subdivision Rules and Regulations and approves or denies the same as specifically contained hereinafter.

3. Approves a waiver of Section V(B) paragraph 2 to allow Darby Road pavement width to be twenty-six (26) feet rather than thirty-two (32) feet.
4. Approves a waiver of Section V(F) paragraph 1 to allow the sidewalk to be constructed against the street curbing, with grass plots installed between the sidewalk and the street right-of-way line rather than between the sidewalk and street curbing.
5. Approves a waiver of Section IV(A) paragraph 5.a to allow a dead-end street to exceed five hundred (500) feet maximum length.

**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**

A letter requesting to continue and to extend the action deadline was received.

**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  
MEMORANDUM from Kenneth P. Cram, Bayside Engineering dated May 24, 2018  
ENGINEERING MEMO dated September 11, 2018  
LETTERS from Benjamin Osgood dated July 24, 2018  
LETTERS from Paul Kneeland dated August 7, 2018 and September 5, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for Definitive Subdivision #18-02, Site Plan Review #18-02, Stormwater Management Permit #18-08 for 362 Middlesex Avenue to October 4, 2018.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Definitive Subdivision #18-02, Site Plan Review #18-02, Stormwater Management Permit #18-08 for 362 Middlesex Avenue to October 2, 2018 at 8:15 p.m. in Room 9 of the Town Hall.

**Continued 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**

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

**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  
LETTER from September 5, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for Site Plan Review #18-09 and Stormwater Management Permit #18-09 to October 23, 2018

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for and continue the public hearing for Site Plan Review #18-09 and Stormwater Management Permit #18-09 for 220 Main Street to October 2, 2018 at 8:30 p.m. in Room 9 of the Town Hall.

**Public Hearing - Site Plan Review #18-10 – 625 Main Street – Map 40 Parcel 2A  
Daniel Klasnick for Sprint Spectrum, Applicant**

PRESENT IN INTEREST: Daniel Klasnick, Duval & Klasnick LLC

**MATERIALS CONSIDERED:**

PLANS "Sprint Site Number BS03XC219, BOS Wilmington 959042" prepared by Andrew Joseph Fandozzi, III, Professional Engineer, Crown Castle, 3 Corporate Park Drive, Suite 101, Clifton Park, NY 12065; dated June 6, 2018  
STRUCTURAL ANALYSIS REPORT, dated May 17, 2018  
LETTER from Daniel Klasnick dated August 2, 2018



D. Klasnick told the Board Sprint is looking to modify the existing telecommunications facility that is located at 625 Main Street. It is an approximately 150' lattice tower. He said Sprint has been at that location since 1987. D. Klasnick said they currently have 3 antennas installed at 147'. They are proposing to remove 3 antennas and install 6 new antennas, replace 6 radio heads and add 3 new radio heads. They are also going to make some other slight changes to increase efficiency and modernize the site in order to provide better service to Wilmington. He said there will be no change to the ground equipment or fenced area.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #18-10, 625 Main Street

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions Site Plan Review #18-10 for 625 Main Street as shown on plan entitled, "Sprint Site Number BS03XC219, BOS Wilmington 959042" prepared by Andrew Joseph Fandozzi, III, Professional Engineer, Crown Castle, 3 Corporate Park Drive, Suite 101, Clifton Park, NY 12065; dated June 6, 2018. Said property is located at 625 Main Street, Wilmington, MA 01887 and shown on Assessor's Map 40 Parcel 2A.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on September 11, 2018, and closing on September 11, 2018, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Crown Castle Atlantic, LLC, under the provisions of Section 6.5 of the Zoning Bylaws 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 625 Main Street for the installation of three new antennas, replacement of three existing antennas, addition of three new remote radio heads, replacement of six remote radio heads, and replacement of three coax cables with four hybrid cables, as shown on plan entitled, "Sprint Site Number BS03XC219, BOS Wilmington 959042" prepared by Andrew Joseph Fandozzi, III, PE, Crown Castle, 3 Corporate Park Drive, Suite 101, Clifton Park, NY 12065; dated June 6, 2018, submitted on August 16, 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. August 16, 2018	"Structural Analysis Report for Site Name BOS Wilmington 959042," prepared by John W. Kelly, PE, dated May 17, 2018

#### **FINDINGS:**

1. The Project site is shown on Map 40 Parcel 2A 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 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, 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.

**Public Hearing – Sign Special Permit #18-03 for 120 Main Street - Map 45 Parcel 142  
Deacon Joseph Fagan for Parish of the Transfiguration, Applicant**

PRESENT IN INTEREST: Joseph Fagan  
Tom Dunn, Metro Sign & Awning

**MATERIALS CONSIDERED:**

PLANS "The Parish of the Transfiguration, St. Dorothy Church" prepared by Tom Dunn, Metro Sign & Awning, 170 Lorum Street, Tewksbury, MA 01876, dated July 6, 2018

Deacon Fagan told the Board the two churches, Saint Dorothy's and Saint Thomas have merged and are now the Parish of the Transfiguration. He said as a result they would like to change the signs to reflect the new name of the parish. The sign at Saint Thomas will go in the existing position. For Saint Dorothy's they are proposing to take the sign that currently sits parallel to the street and have the new sign run perpendicular to Rte. 38 for better visibility. V. Gingrich said the reason they are before the Board is because there is a provision in the Bylaw. V. Gingrich said they are proposing a 32 sq.ft. sign at both churches. She said the sign at St. Thomas is located within 15' of the edge of the property line. They would just be replacing the sign face and using the existing granite posts. V. Gingrich said the one at St. Dorothy's is right near that 15' from the edge of the property line so they are before the Board because of the size and location.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for the Sign Special Permit #18-03 for one 8' x 4' (32 sf) freestanding sign replacing the existing sign in front of the building, which exceeds the size allowance of the Zoning Bylaw and is located within 15 feet of the property line. The application was filed with the Planning Board on August 16, 2018. Said property is located at 120 Main Street and shown on Assessor's Map 45 Parcel 142.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the Sign Special Permit #18-03 for one 8' x 4' (32 sf) freestanding sign replacing the existing sign in front of the building, which exceeds the size allowance of the Zoning Bylaw and is located within 15 feet of the property line. The application was filed with the Planning Board on August 16, 2018. Said property is located at 120 Main Street and shown on Assessor's Map 45 Parcel 142. The public hearing was opened and closed on September 11, 2018. 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:**

The following materials in addition to the Sign Specifications were submitted into the public record:

	<u>Date submitted</u>	<u>Description</u>
1.	August 16, 2018	"The Parish of the Transfiguration, St. Dorothy Church" prepared by Tom Dunn, Metro Sign & Awning, 170 Lorum Street, Tewksbury, MA 01876, dated July 6, 2018

#### **FINDINGS:**

1. The signage to be erected is on a parcel on Map 45 Parcel 142 on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the freestanding 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:

**GENERAL:**

1. This Special Permit granted for the Parish of the Transfiguration at 120 Main Street shall be valid for this applicant and this proposed sign 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 Exceptions:
  - a. (Section 6.3.5.2) "Granted" one freestanding sign, measuring 8' x 4' (32 sf), installed to replace the existing freestanding sign.
  - b. (Section 6.3.5.2) "Granted" one freestanding sign, less than fifteen feet (15') from the property line, installed to replace the existing freestanding sign in the same location.
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.

**Public Hearing – Sign Special Permit #18-04 for 120 Middlesex Avenue Map 52 Parcel 56 Parish of the Transfiguration, Applicant**

PRESENT IN INTEREST: Joseph Fagan  
Tom Dunn, Metro Sign & Awning

**MATERIALS CONSIDERED:**

PLANS "The Parish of the Transfiguration, St. Dorothy Church" prepared by Tom Dunn, Metro Sign & Awning, 170 Lorum Street, Tewksbury, MA 01876, dated July 6, 2018

Deacon Fagan told the Board the two churches, Saint Dorothy's and Saint Thomas have merged and are now the Parish of the Transfiguration. He said as a result they would like to change the signs to reflect the new name of the parish. The sign at Saint Thomas will go in the existing position. For Saint Dorothy's they are proposing to take the sign that currently sits parallel to the street and have the new sign run perpendicular to Rte. 38 for better visibility. V. Gingrich said the reason they are before the Board is because there is a provision in the Bylaw. V. Gingrich said they are proposing a 32 sq.ft. sign at both churches. She said the sign at St. Thomas is located within 15' of the edge of the property line. They would just be replacing the sign face and using the existing granite posts. V. Gingrich said the one at St. Dorothy's is right near that 15' from the edge of the property line so they are before the Board because of the size and location.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Sign Special Permit #18-04 for one 8' x 4' (32 sf) freestanding sign replacing the existing sign in front of the building, which exceeds the size allowance of the Zoning Bylaw and is located within 15 feet of the property line. The application was filed with the Planning Board on August 16, 2018. Said property is located at 120 Middlesex Avenue and shown on Assessor's Map 52 Parcel 56.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the Sign Special Permit #18-04 for one 8' x 4' (32 sf) freestanding sign replacing the existing sign in front of the building, which exceeds the size allowance of the Zoning Bylaw and is located within 15 feet of the property line. The application was filed with the Planning Board on August 16, 2018. Said property is located at 120 Middlesex Avenue and shown on Assessor's Map 52 Parcel 56.

The public hearing was opened and closed on September 11, 2018. 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:**

The following materials in addition to the Sign Specifications were submitted into the public record:

	<u>Date submitted</u>	<u>Description</u>
1.	August 16, 2018	"The Parish of the Transfiguration, St. Thomas – Villanova Church" prepared by Tom Dunn, Metro Sign & Awning, 170 Lorum Street, Tewksbury, MA 01876, dated July 6, 2018

**FINDINGS:**

1. The signage to be erected is on a parcel on Map 52 Parcel 56 on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the freestanding 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:

**GENERAL:**

1. This Special Permit granted for the Parish of the Transfiguration at 120 Middlesex Avenue shall be valid for this applicant and this proposed sign 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 Exceptions:
  - c. (Section 6.3.5.2) "Granted" one freestanding sign, measuring 8' x 4' (32 sf), installed to replace the existing freestanding sign.
  - d. (Section 6.3.5.2) "Granted" one freestanding sign, less than fifteen feet (15') from the property line, installed to replace the existing freestanding sign in the same location.
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.

**Public Hearing – Site Plan Review #18-11 and Stormwater Management Permit #18-10 for 900 Salem Street - Map R1 Parcel 28, Benevento Concrete, Inc., Applicant**

PRESENT IN INTEREST: Attorney Robert Peterson  
William Schneider, Benevento Companies  
Andre Pojasek, Dana F. Perkins Inc.  
Frank Postma, EA Engineering  
Taber Midgley, E.A Engineering

**MATERIALS CONSIDERED:**

PLANS "Proposed Concrete Plant, 900 Salem Street, Wilmington, Massachusetts," dated August 13, 2018 and Stormwater Management Plan, Benevento Concrete Plant II, Wilmington, Massachusetts, dated August 15, 2018

PROPOSAL #218071 PLANT REPLACEMENT, OUTLAW 100YD PER HOUR RMC PLANT, dated April 18, 2018

MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF RESOURCE PROTECTION DRINKING WATER PROGRAM REGISTRATION APPLICATION FOR UIC CLASS V STORMWATER INFILTRATION STRUCTURE, dated August 6, 2018

LETTER to MassDEP Bureau of Waste Prevention for Transfer of Ownership of LPA for Non-Fuel Emissions Approval Appl. #MBR-05-IND-005, from Christine M. Gibbons, dated February 21, 2017

ENGINEERING MEMO dated September 5, 2018

EMAIL from Danielle McKnight, North Reading Town Planner

Attorney R. Peterson for the applicant, Benevento Companies, showed the Board a plan and said the plant has been at this site since 1945. Attorney R. Peterson said that when he met with Mr. Benevento last year, he suggested making serious changes to the plant. He said there is no stormwater management where the plant is located now. The facility existed long before there was ever any stormwater management requirements. The plan overlay shows the dimensions of the new plant which will actually be smaller in dimensions and height than the existing plant. It is located in the General Industrial zone. He said there is 69% open space which is not going to change. He told the Board they spent a year preparing this filing and he believes the Town Engineer is satisfied with the stormwater management.

T. Midgley told the Board he is the stamping engineer from E.A. Engineering. He showed the Board an overview showing resource areas. He said it is well out of the 100 year flood plain and not near any wetland resources. He said under existing conditions there is no stormwater management and when it rains it floods out some of the parking area and Benevento pumps it out occasionally but it doesn't treat stormwater. T. Midgley said all existing coverage within the project area is gravel or pavement. He said he followed Massachusetts Handbook for the Stormwater Management plan and they are meeting all the requirements and beyond. He said they are removing the concrete foundation and replacing it with nearly identical concrete foundation. They will be installing a couple of catch basins at low grade points routed to a manhole and routed to an oil/grit separator. He said the first line of treatment will be catch basin inserts. After the oil/grit separator it will go into an infiltration gallery where the water will infiltrate. He said he did the soils investigation. They had a Massachusetts Certified Evaluator do additional test pits inside the infiltration gallery. T. Midgley said the Town Engineer also requested an additional test pit and they performed two additional test pits. He showed the Board the erosion sediment control plan. He showed a couple of detail plans.

M. Sorrentino read Engineering comments into the record. M. Sorrentino read an email from the Town of North Reading asking if the capacity of the daily operations will change and Attorney R. Peterson said no. M. Sorrentino said North Reading wants to know if there will be any changes to the noise level or dust or odors. Attorney R. Peterson said no to the change in noise level or odor and if anything, the operation of the new plant will be cleaner. There is a comprehensive management plan controlled by DEP on site and that will not change. M. Sorrentino said North Reading wants to know if there will be any change to truck traffic. Attorney R. Peterson said Benevento does not anticipate any production changes so the answer once again is no.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #18-11 and Stormwater Management Permit #18-10 for 900 Salem Street. A decision will be issued at its October meeting in Room 9 of the Town Hall.

**Public Hearing – 81G Application #18-01 for Sherwood Road - Map 8 Parcel 18  
Jonathan Langone, Applicant**

PRESENT IN INTEREST: Douglas Lees, Land Engineering & Environmental Services  
Jonathan Langone

**MATERIALS CONSIDERED:**

PLANS "Sherwood Road Improvement Plan in Wilmington, Massachusetts" dated August 14, 2018

ENGINEERING MEMO dated September 5, 2018

D. Lees described the area to the Planning Board saying it is Sherwood Road where it intersects with Edwards Road. He said it is listed as 7 Edwards Road but there are several lots on the land court plan. He said the applicant would like to construct a house on the back portion. D. Lees said one portion of Edwards Road is public but this portion is a private road. He said the road is paved but it is not actually pavement. At the CDTR meeting he showed a plan that stopped the road improvement 25' past the lot line before the wetland which was not well received. The plan has been revised. He said he received a review letter and one from the Engineering Department. He talked about the concerns of the Town Engineer. He said the project would require some waivers for the subdivision standard. He said most of the

roads in the area are not 24' wide and do not have curbing. He said there is a wetland issue on site. He said the applicant is proposing 20' instead of 24'. He said 32' is required for a subdivision road and the 81G Standards say 24'. D. Lees said they are proposing to put swales for the roadway runoff. He said there is no curbing on the streets in the neighborhood. M. Sorrentino told him to list all waivers on the revised submission. He said he does not like open swales and asked the applicant to consider an alternative.

M. Sorrentino read comments into the record.

M. Sorrentino asked the about septic. He asked if it will be raised or if there will be wall. D. Lees said it will be raised and M. Sorrentino asked for details to be included on the plans. M. Sorrentino asked for some grade lines and asked D. Lees to get permission from abutters to go on their property for that. He said to make sure they have contours. D. Lees said he would request permission to go on neighboring property. D. Lees said the swale is a stormwater management treatment. M. Sorrentino asked who will maintain it and D. Lees said it will just be a grass swale and it will be mowed by the home owner who mows the shoulder.

Resident, C. Silvester, 10 Sherwood Road, asked what a swale is. M. Sorrentino explained. C. Silvester said he is buying the property two lots over and said his property floods whenever there is a lot of rain. He asked for the pipe to be moved so that his property does not flood. He is concerned it will damage his septic system so that it will not function properly. M. Sorrentino asked D. Lees how it flows. D. Lees said the water comes from behind the houses on Edwards, through the pipe and outlets along Sherwood Road in front of the subject parcel. He said the Town Engineer wants the pipe rerouted to go into the right-of-way instead of over private property. M. Sorrentino asked if there was an easement and D. Lees said there is no easement. He said he is not adding water flow to the existing pipe. C. Silvester asked for the street to be widened. M. Sorrentino said that's why he asked the engineer to take some spot grades.

Resident, J. Downs, Jr., 9 Sherwood Road, said he lives across the street and told the Board when the water starts running, it doesn't stop. He said that all the neighbors will get flooded. Resident, A. O'Brian, 7 Sherwood Road, talked about the already existing water problem. He said the neighbors have no problem with the proposed house but the water is a problem in the neighborhood. J. Downs, Jr. asked how it is possible to build when there is so much conservation land. V. Gingrich explained that wetlands are on public and private property. She said you cannot fill wetlands but you can build next to them. V. Gingrich said there is a certain amount of filling you can do but they are not proposing to fill with this project. The Conservation Commission has policies on setbacks such as 15 ft. no disturb and 25 ft. no build and they are meeting those setbacks with what is shown. V. Gingrich said having wetlands does not make the land unusable. A resident shouted out the property has a live stream and asked how it is buildable. V. Gingrich said it is a wetland connection. C. Silvester asked if there was some way to connect to the pipe and he was told it is a natural stream. C. Silvester was upset. V. Gingrich said it is a wetland connection and said changes to that would need to be reviewed by the Conservation Commission. She said moving a pipe is different than draining out a natural area. She said you are not allowed to drain the wetland. The Wetland Protection Act does not allow you to dry up wetlands. V. Gingrich explained that the applicant is proposing to bend the pipe so the flow of water goes into the street. C. Silvester asked what wetlands are because there are no special creatures and it only floods when it rains. He said it's not a swamp. V. Gingrich said for wetlands you look at the soils and vegetation. C. Silvester said there is no vegetation and just trees. V. Gingrich said you would look at the soils then they are considered wetlands. V. Gingrich said the Conservation Commission will review the project as well. A female resident said if the pipe is moved it will dump more water onto her property. M. Sorrentino said it will discharge where it discharges now so that part isn't



changing. V. Gingrich told the resident who stated that she was not notified of the meeting that direct abutters are notified for an 81G project and there is Town owned parcel between her property and the subject lot and since her lot was a parcel away, she was not on the list. R. Holland asked how C. Sylvester accesses his property and he said both off Edwards Road or Sherwood Road. M. Sorrentino told D. Lees to show their properties on the revised plans. J. Downs, Jr. said the previous resident put the pipe there in the 70's and it was not put there by the town. V. Gingrich explained that no matter who put it there, it is a connection between wetlands. R. Holland said the applicant is required to keep the stormwaterwater on his own property and cannot increase the runoff.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for 81G Application #18-01 for Sherwood Road to October 2, 2018 at 8:00 p.m. in Room 9 at the Town Hall.

**Public Hearing – Site Plan Review 18-12 and Stormwater Management Permit #18-11 for 911 Main Street - Map 25 Parcel 4 M.T. Pokkets Realty Trust, Applicant**

PRESENT IN INTEREST: Attorney Michael Newhouse  
Robert Autenzio Paul's Landscaping  
Paul Autenzio, Paul's Landscaping  
Thad Berry, ASB Design Group, LLC

**MATERIALS CONSIDERED:**

PLANS "Site Plan Review, 917 Main Street, Wilmington, MA" dated August 15, 2018  
ENGINEERING MEMO dated September 5, 2018

Attorney M. Newhouse told the Board the site is located on the Woburn line on the northwesterly side on Main Street. It's a little over 3 acres and zoned LI/Office. He said the site was rezoned June 2003 for the LI/Office use. M. Newhouse said the site was developed in two phases. He said the site the Autenzios occupy is in the rear and in the early 2000s they filed a Notice of Intent and received an Order of Conditions, completed the project and received a Certificate of Compliance. He said they did some work since then that was not included in the Notice of Intent. They filed with the Conservation Commission. They did some work that was not included in the Notice of Intent and they are correcting that. They have a little over 1,100 sf of area that has been paved. They will remove that. M. Newhouse said the applicant will restore the detention pond to the original condition and remove the steel container and materials. The Conservation Commission will allow some paving and gravel within the 100' buffer zone and 200' river front area. M. Newhouse said the Building Inspector told the applicant to file Site Plan Review. He told the Board the size, location, and parking configuration is unchanged, the building is unchanged and there is no change in use. M. Newhouse told the Board he met some town officials on the site. V. Gingrich told the Board the applicant had a previous site plan approval and there were some changes made to the site. She said there was some pavement added to the rear of the building. V. Gingrich told the Board the function of the site is not changing and this filing is just to bring the applicant back into compliance.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #18-12 and Stormwater Management Permit #18-11 for 911 Main Street to October 2, 2018 at 7:40 p.m. in Room 9 of the Town Hall.

## **Board of Appeals**

At its meeting on Tuesday, September 11, 2018 the Planning Board voted to recommend as follows:

### Case 16-18: 8 Russell Road (Map 36, Parcel 338)

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend that the Board of Appeals consider the following regarding hardship: whether the footprint of the proposed addition could be decreased to be constructed within the setback; and whether the proposed addition could be located elsewhere within the setback allowance. The Planning Board advises that the Board of Appeals not consider the existing nonconformities as justification for this variance request since the now nonconforming accessory structures were built between 1992 and 2000 under different circumstances, when the abutting roadway was not constructed.

## **Old Business**

There was no Old Business to discuss

## **New Business**

### **Request to waive Site Plan Review for 55 Jonspin Road – Map R1 Parcel 305 – Pinnacle Construction Company, Inc. Applicant**

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

#### **MATERIALS CONSIDERED:**

PLANS "Proposed Site Plan, Lot #40, 55 Jonspin Road, Wilmington, Massachusetts" dated August 16, 2018.

A. Pojasek told the Board the applicant is looking to add two additional concrete pads and extend the walkway. He said the areas located to the southeast of the building. There will be no inside renovations.

Upon motion duly made and seconded, it was unanimously

VOTED: To waive Site Plan Review for Pinnacle Construction Company at 55 Jonspin Road. The proposed work includes the addition of concrete pads and utilities to the existing southeast corner of the building per plans entitled "Proposed Site Plan, Lot #40, 55 Jonspin Road, Wilmington, Massachusetts" prepared by Andrew Pojasek, P.E.; Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01867; dated August 16, 2018.

**Request to waive Site Plan Review for 60-I Concord Street – Map 91 Parcel 119  
Cummings Properties, LLC, Applicant**

PRESENT IN INTEREST: Michael A. Aveni, Atlantic Boston Construction, Inc.

**MATERIALS CONSIDERED:**

PLANS "Walkway Construction, 60 Concord Street, Wilmington, Massachusetts" dated August 20, 2018.

M. Aveni, representing Cummings Properties told the Board there is an existing tenant at 50 Concord Street called the May Institute. They provide services for autistic children and adults. They would like to expand, not their program but they would like some office space next door. That particular space does not have exterior access to it. M. Aveni said he is proposing to add a small piece of concrete and sidewalk and replace a window with a new exterior door so they can access it. He said the parking will not be modified and the open space will not be changed.

Upon motion duly made and seconded, it was unanimously

VOTED: To waive Site Plan Review at 60-I Concord Street. The proposed work includes replacing an exterior window with a door and constructing an accessible sidewalk entrance that connects to the existing sidewalk as shown on the plans entitled "Walkway Construction, 60 Concord Street, Wilmington, Massachusetts" prepared by Michael A. Aveni, Architect, Atlantic Boston Construction, Inc., 200 West Cummings Park, Woburn, MA 01801; dated August 20, 2018.

**Request to release lot 32 (Phase III – 28 Murray Hill Circle) of Murray Hill Definitive Subdivision #14-01 - Map 4 Parcels 4K, 6 & 7 – C.S. Newhouse Builders, Inc., Applicant**

**MATERIALS CONSIDERED:**

LETTER from C.S. Newhouse Builders, Inc. dated August 23, 2018

A request to release lot 32 for Phase III of Murray Hill Definitive Subdivision #14-01 was received.

V. Gingrich told the Board the septic system has been approved and surety was previously posted so the lot can be released.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lot 32 for Phase III of Murray Hill Definitive Subdivision #14-01.

## Director's Report

V. Gingrich told the Board that an email was sent regarding an inclusionary workshop on October 2<sup>nd</sup> and hopefully people will start to see it. She said it is a workshop/open house but it's not going to be a meeting where you would come and have to stay the entire time. She said there will be a series of display boards that are informational regarding inclusionary zoning: what it is, what are the components of it to try to have folks get a better understanding of it. She said she and staff will be there to answer questions but she is hoping the boards will be self-explanatory, introducing the definitions and goals, percentages, how much it costs to build a unit, how much they get back for a unit when they sell it. She said this is to introduce all the components. V. Gingrich said inclusionary zoning is for the Town's requirement to provide affordable units and introduce them to the concepts. This is a drop-in from 5:00 p.m. to 7:00 p.m. on October 2, 2018. R. Holland said the goal is to have it for Town Meeting and V. Gingrich said yes.

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

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

NEXT PLANNING BOARD MEETING: October 2, 2018

Respectfully submitted,



Cheryl Licciardi  
Recording Clerk

**Wilmington Planning Board  
Sign in Sheet  
9/11/2018**

NAME	REPRESENTING	ADDRESS	PHONE
Chris & Ron Bradley		4 Sarafinas Way, Wilmington	978-657-0646
James V. Castellan		8 Sarafinas Way	978-658-6982
Jack Seemphinski	Jim Castellan	Benchmark Eng	603-437-5000
ANDY POSASEK	Pinnacle Construction	DAVE PERKINS	(978) 834-0686
MICHAEL A. AVENI	CUMMINGS PROPERTIES	200 W. CUMMINGS PARK WOBURN, MA	781-932-7033
Taber Midgley	Benevento	EA Engineering	401-287-0366
Frank Postma	Benevento	EA Engineering	401-736-3940
Robert G. Petrusin	Benevento	314 Main Street	978-658-6869
WILLIAM SCHUEREN	Benevento	900 SALEM ST	978-569-5209
Jonathan Langone		38 Nassau Ave.	978-815-8845
Doug Lees	7 Edwards		978-649-4642
Suzanne Sciarappa	5 Nancy Sciarappa	5 Sherwood Rd	978-922-2193
Nanciam Sciarappa	Nancy Sciarappa	5 Sherwood Road	978-710-6485
Chris Duncombe		3 Baldwin Rd	401-924-4202
JAMES DOWNS JR		9 Sherwood Rd	978-658-0149
ANDREW O'Brien		7 Sherwood Rd	978-658-3390
Kristen O'Brien		7 Sherwood Rd	978-658-3390
Kevin Slamon		9 Seneca Ln	" "
Charles Sylvester		10 Sherwood Road	978-828-3541

**Wilmington Planning Board  
Sign in Sheet  
9/11/2018**

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