



## 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 January 4, 2022

The Planning Board met on Tuesday January 4, 2022 at 7:30 p.m. via remote participation. The following members were present: Michael Sorrentino, Chair, Randi Holland, Angela Marcolina, Sean Hennigan and Terence Boland. Valerie Gingrich, Director of Planning & Conservation was also present.

M. Sorrentino stated: This meeting of the Wilmington Planning Board is being conducted via remote participation. **No in-person attendance of members of the public will be permitted**, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. Members of the public who would like to participate in the meeting via Zoom can do so by going to this link:

<https://us02web.zoom.us/j/88237507276?pwd=cVlxSmF6T2d3R0JOUTlvOVN5c2xVdz09>

Members of the public who would like to listen to this meeting while in progress may also do so via telephone by dialing 1-646-558-8656 and enter meeting ID 882 3750 7276 then press # and press # again at the next voice prompt. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by following the steps previously noted then press \*9 on their telephone keypad or using the "raise hand" function on Zoom. This will notify the meeting host that the caller wishes to speak. In the event that despite our best efforts, we are not able to provide for real-time access, we will post a record of this meeting on the Town's website as soon as we are able.

#### Minutes

There were no Minutes to review.

#### Form A

There were no ANR plans.

#### Matters of Appointment

**Continued Public Hearing – Site Plan Review #21-05, Stormwater Management Permit #21-05 and Parking Relief Special Permit #21-01 for 225 Andover Street - Map R14 Parcel 108 - American Maplewood Properties LLC, Applicant**

PRESENT IN INTEREST: Robert G. Peterson, Jr. Esq.

Tim MacDonald, American Maplewood Properties LLC

Michael Joyce, Joyce Consulting Group

#### MATERIALS CONSIDERED:

PLAN "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887" dated February 8, 2021 and last revised November 29, 2021,

STORMWATER REPORT dated August 12, 2021 and last revised November 29, 2021

RENDERING & FLOOR PLANS dated June 15, 2021 and last revised December 2, 2021

RESPONSE TO COMMENTS LETTER from Michael Joyce dated November 29, 2021

ENGINEERING MEMO dated January 4, 2022

RECEIVED  
TOWN CLERK  
2022 MAR -2 PM 2:44  
TOWN OF WILMINGTON, MA

Attorney R. Peterson said early in December they submitted revised comments for the Engineering Department. The building was reduced in size so that the turning radius could be met as required by the Fire Department. The Board had no concerns. V. Gingrich said the Board can close the public hearing.

Upon motion duly made and seconded with four in favor and one abstention (S. Hennigan) it was

VOTED: To close the public hearing for Site Plan Review #21-05, Stormwater Management Permit #21-05 and Parking relief Special Permit #21-01 for 225 Andover Street and issue a decision at its next meeting.

**Continue Public Hearing – Site Plan Review #21-17 for 625 Main Street - Map 40 Parcel 2A Timothy Greene, Applicant**

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

UMATERIALS CONSIDERED:  
LETTER from Timothy Green dated January 4, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To extend the action deadline for Site Plan Review #21-17 to February 28, 2022.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-17 for 625 Main Street to February 1, 2022 at 7:30 p.m.

**Continued Public Hearing – Site Plan Review #21-15 and Stormwater Management Permit #21-12 for 99 Fordham Road - Map 99 Parcel 135 - Jill Elmstrom Mann, Esq. for Carlisle Capital, Applicant**

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

MATERIALS CONSIDERED:  
PLAN SET SHEET C3 dated 12-9-21  
NARRATIVE dated December 9, 2021  
LETTER from Attorney Jill Elmstrom Mann dated December 29, 2021  
TRAFFIC LETTER dated October 29, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action to for Site Plan Review #21-15 and Stormwater Management Permit #21-12 for 99 Fordham Road to December 31, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-15 and Stormwater Management Permit #21-12 for 99 Fordham Road to December 7, 2021 at 8:00 p.m.

**Public Hearing – Parking Relief Special Permit #21-03 - Map 99 Parcel 135  
Jill Elmstrom Mann, Esq. for Carlisle Capital, Applicant**

A request to continue the public hearing was received.

**MATERIALS CONSIDERED:**

LETTER from Attorney Jill Elmstrom Mann dated January 4, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Parking Relief Special Permit #21-03 to  
February 1, 2022 at 7:40 pm

**Continued Public Hearing – Site plan Review #21-16 and Stormwater Management  
Permit #21-13 for 36-38 Upton Drive – Map R1 Parcels 18 & 18L – Michael Cantalupa,  
Applicant**

**MATERIALS CONSIDERED:**

Plan “Plans to Accompany Permit Documents for Upton Park, 36 & 38 Upton Drive,  
Wilmington, Massachusetts” dated October 7, 2021 and last revised December 10, 2021,  
“Residential Buffer Zone Sections” dated October 7, 2021

FIRE TRUCK TURNING ANALYSIS PLAN dated December 10, 2021

OPERATION AND MAINTENANCE CONTROL PLAN dated October 7, 2021 and last revised  
December 10, 2021

RESPONSE TO TRAFFIC PEER REVIEW dated December 14, 2021

RESPONSE TO PLANNING and CONSERVATION from Matthew Costa dated December 14,  
2021

TRAFFIC PEER REVIEW LETTER from TEC dated December 21, 2021

TEST PIT LOG dated November 29, 2021

SALT MANAGEMENT LETTER from Matthew Costa dated November 30, 2021

EARTH WORK CALCULATIONS dated December 10, 2021

RESPONSE TO ENGINEERING COMMENTS from Matthew Costa dated December 14, 2021

RESPONSE LETTER to ENGINEERING AND FIRE DEPARTMENT COMMENTS from  
Matthew Costa dated December 23, 2021

POST DEVELOPMENT HYDROCAD REPORT received December 27, 2021

ELEVATIONS received December 14, 2021

**PRESENT IN INTEREST –** Larry Beals, Beals Associates  
Matthew Costa, Beals Associates  
Ben Masalek, Davis Companies  
Michael Cantalupa Davis Companies  
Dan Ray, Jewett Construction  
Greg Stewart, Jewett Construction

L. Beals told the Board what happened at the previous meeting and said they made changes to the plan and prepared a PowerPoint to share with the Board. L. Beals started the presentation by showing the site at the end of Upton Drive, west of Jonspin Road. He said it's an undeveloped parcel. He said there are some wetland resource areas and told the Board that a couple years ago when they came before the Board, they received approval, but the property was acquired by the Davis Company who are modifying it to address the current

market. He said they responded to the Conservation Commission comments and submitted a traffic peer review and received a letter from TEC that stated they are satisfied with the adjustments that were made. He said their revised submission is currently under review and they are expecting Engineering responses the week of January 14<sup>th</sup>. L. Beals said there is frontage on Upton Drive. He said the portion of the site closest to Jonspin Road to the east is a wetland area. That will be left undisturbed. He showed the Board the originally approved plan showing four buildings. He said that was consolidated into three buildings. There are two long thin buildings and building shown on the right remains the same. M. Costa told the board Building C had changes made after they discussed circulation around the building with the Fire Chief. He said they reduced the overall footprint of the building and added an access road around the building that will have landscape pavers. It's permeable for stormwater. There will be signage at the end of that parking lot which will direct vehicles to stay off that access road. It will only be used for emergency access. M. Costa said they changed the parking layout in front of building B to provide more landscaping and larger islands and squared off the parking. He said they changed the retaining walls. He said they dropped the wall in the wetland resource area. M. Costa said this development is a smaller footprint (22,000 sq.ft. less) than what was approved in 2019. He said the significant updates is the parking in front for Building B, the landscape retaining walls surrounding the residential buffer zone. He said they updated snow management plan and stormwater management as well as updated lighting design. M. Costa said items from December hearing, he copied the bylaw regarding the buffer zone and highlighted the important parts and read it. He talked about the wall that is being used as a buffer between the residential zone. He said they rotated the building and talked about the 25' wall that was on the previous plan. He said after the feedback received, they spoke to their contractors and Davis Companies to figure out a solution that would soften that view. He said the large retaining wall has been changed to a three-step retaining wall. It will have a 7' wide landscape buffer between each wall used as a planting shelf for shrubs and it will have vines going down the base. He said the bottom wall will change in height as the slope works its way down the property line and the middle wall will always be 7' and the top wall will always change. He said section AA will only have one 13' wall with evergreen trees along the back then work down to the second retaining wall and Section C will be the start of the third wall. M. Costa said this is a great alternative to the larger wall they proposed. He said the walls will look good with the shrubs and ivy going down it. The shrubs are spaced 10' on center. L. Beals said the intent of the design is to create a green wall. He said they carefully considered the species so when it is fully vegetated, no wall will show. Instead, you will see greenery. M. Costa said an additional door was provided per the Chief's comments, the parking was reduced to only what was required. L. Beals said it's important to note they took the roadway off the resource area and removed a wetland crossing.

M. Sorrentino was happy with the revised plan. R. Holland said she appreciated the change in the wall. M. Sorrentino asked if the Town Engineer was out. V. Gingrich said the Town Engineer is reviewing the plans and will issue comments within the next week or so. V. Gingrich said she will start a draft decision.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action to February 28, 2022 for Site Plan Review #21-16 and Stormwater Management Permit #21-13 for 36 & 38 Upton Drive

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-16 and Stormwater Management Permit #21-13 for 36 & 38 Upton Drive to February 1, 2021 at 7:50 p.m.

**Continued Public Hearing – 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue - Map 40 Parcel 168A – S & K Associates, LLC, Applicant**

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

MATERIALS CONSIDERED:  
LETTER from Doug Lees dated January 4, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action to February 28, 2022 for 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue to February 28, 2022.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue, Map 40 Parcel 168A to February 1, 2022 to 8:00 p.m.

**Continued Public Hearing – Definitive Subdivision #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street - Map 5 Parcels 2J, 3, 3A, 3C, 3D, & 3E - Craig Newhouse, Applicant**

MATERIALS CONSIDERED:  
REVIEW LETTER from Planning dated January 21, 2022  
ENGINEERING MEMO dated January 21, 2022

PRESENT IN INTEREST: Kristen Costa, L.A. Associates  
Craig Newhouse  
Luke Roy, LJR Engineering, Inc.  
Patrick Bower, Amoskeag Engineering

K. Costa introduced the team and asked the Board if she could share her screen showing the assessor's map to give everyone an idea of where the site is located. She told the Board she is hoping to have a second project at some point to connect to the Eagleview Drive Subdivision. She said all that she is showing is owned by several different family members. K. Costa said it's about 11 acres. There are two existing homes incorporated in this. She said the wetland line has been delineated. An ORAD was issued and recorded. She said they filed a NOI. She said they did septic perc tests and filed a plan with Board of Health. K. Costa said they are proposing a new road with sidewalks and granite curbing. It will include eight new lots. The proposed homes will be 3,000 sq.ft., 4-bedroom colonial with 2-3 car garages and maybe some with farmer porches like Murray Hill. She said they have no comments from the Town Engineer, so they are unable to respond but she asked the Board if they had any questions.

P. Bower shared his screen and described the engineering design. There is 11.4 acres. He talked about the wetlands on the site. The plan shows the test pits throughout the site giving good soils information. He added the delineation of the soils. He said the watershed of the site is to the west. P. Bower showed the site layout which shows the eight new dwellings. There are 12' driveways each with a turnaround. He said the roadway is about 750' – 760' long from gutter of Marion Street to the end of the cul-de-sac. It's a minor street so that's a 50' right-of-way with 28' width of pavement. They are proposing vertical granite curb, 5' sidewalks, and 4' grass strip. He said there are two locations in which the wetlands needs to be crossed. He said there will be wetland replication. The wetland disturbance has been kept under 5,000 ft. and replication is at 2:1. In the areas they are proposing to cross the wetlands they are proposing block retaining walls. He said they are looking for a waiver that requires the grass strip at the crossing. P. Bower discussed the drainage plan. He said there is a closed drainage system proposed in the roadway. He said there is a catch basin and drain manholes in the street and there is a closed drainage system that takes the stormwater flows out to the back behind #71 where there is a proposed infiltration basin. P. Bower said they accomplished what they needed to for stormwater recharge. He said they have ½ dozen detention basins. He said there is a dry detention basin on each lot that will collect flows so that the post development flows will be less than the predevelopment flows. He said they are designed so that they will not be wet. He said he extended the limits of the proposed pavement on Marion Street. He said there are two existing catch basins on Marion Street and said they would like to add a stormceptor structure there that will collect the stormwater flows but also collect the flows that leave the proposed roadway. He talked about the roadway profile coming in off Marion Street about 2.3% and then get to the high point. P. Bower talked about the 6" water main that is proposed. He said he followed all the rules and regs. He said there is a retaining wall at the infiltration basin that provides a delineation between the existing home at 71 and the basin in the back. He said each individual house has been fitted with a roof runoff infiltration system.

M. Sorrentino asked V. Gingrich if the regulations have any restriction on driveways. V. Gingrich said she did not believe so. She said the Fire Department looks at that during their review. M. Sorrentino asked K. Costa if Marion Street and Eleanor Drive are connected. K. Costa said yes. V. Gingrich read the Town Engineer's comments. She said he is suggesting a peer review by a traffic consultant. K. Costa said they prefer to allow the Town Engineer extra time to review rather than a Peer Reviewer. V. Gingrich said she will pass this to the Town Engineer. R. Holland has a couple of questions and asked if it is a standard subdivision and asked what the zoning is. K. Costa said it is R20. R. Holland said there are a lot of hammerhead lots to fit in more houses. M. Sorrentino said he is not usually in favor of combining driveways but in this instance he can see it. T. Boland asked what is driving the half circle at the end and ask if it will cause a problem for the Fire Department? P. Bower said they need to meet with the Deputy Fire Chief to make sure he's satisfied. K. Costa said they are proposing something like Eagleview off Murray Hill. T. Boland asked if there is already an Eagleview that's in another place. K. Costa said yes. T. Boland asked how the Fire Department will deal with that and K. Costa said it was discussed at CDTR meeting and they asked what time frame it would be to connect the two. V. Gingrich said the Fire Department commented at CDTR about the broken street concept where you have two Eagleview Drives in different places and the street numbering will also be important and they also commented on the half turnaround. M. Sorrentino asked the applicant if they thought they could be ready to present at the next Planning Board meeting and K. Costa said she would like to go to the next meeting.

Upon motion duly made and seconded it was

VOTED: To continue the public hearing for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive to February 1, 2022 at 8:10 p.m.

**Public Hearing - Site Plan Review #21-18 for 773 Salem Street Map R1 Parcel 23  
Ellen Freyman, Esq. for Verizon, Applicant**

**MATERIALS CONSIDERED:**

Plan "Commonwealth Avenue in Wilmington, Massachusetts" dated November 10, 2021 and last revised January 10, 2022

RESPONSE LETTER from Doug Lees dated January 10, 2022

STORMWATER MANAGEMENT & EROSION CONTROL PLAN dated January 10, 2022

E-MAIL from Attorney Michael Newhouse dated February 1, 2022

ENGINEERING E-MAIL dated January 4, 2022

PRESENT IN INTEREST – Ellen Freyman, Shatz, Schwartz, and Fentin Counsellors at Law  
Juan Latorre, III, Verizon Wireless  
Sylvester Bhembe, Hudson Design Group LLC

E. Freyman told the Board Verizon already had antennas on the tower at the third rung. There are two other carriers above them. They need to upgrade to the latest technology. They are removing the 9 existing antennas, replacing them with 8 new antennas. They are removing 6 radio heads and installing 12 new ones. She said they are removing cable and putting up two new cables. She said they are replacing one junction box with two junction boxes. She said some of the antennas are a little larger and some are a little smaller. She said there is no change on the ground. V. Gingrich said the Town Engineer has no comments on the plans, but he commented on the Structural Analysis. He would advise the Board to get confirmation that the structural improvements have been made. He suggested a Peer Review since he is not a structural engineer. M. Sorrentino asked if the improvements were made and E. Freyman said she was unsure but would accept a condition of approval that states they will submit a report that the work has been done. M. Sorrentino asked if the Planning Department would receive an As Built if the work was done and V. Gingrich said no. S. Bhembe said he did not know if the improvements were made since it would have been done by another party. V. Gingrich said she does not have a draft decision prepared but if the applicant would provide the information.

Upon motion duly made and seconded it was

VOTED: To extend the deadline for action to February 28, 2022 for Site Plan Review #21-18 for 773 Salem Street.

Upon motion duly made and seconded it was

VOTED: To continue the public hearing for Site Plan Review #21-18 for 773 Salem Street to February 1, 2022 at 8:20 p.m. in the Town Hall Auditorium. own Hall Auditorium.

**Board of Appeals**

There were no Board of Appeals.

### Old Business

There was no Old Business.

### New Business

**Request to establish and accept surety for Highland Estates Definitive Subdivision #19-02 45 and 47 Hopkins Street, 8 Sarafina's Way, and abutting parcels off Sarafina's Way, Peabody Avenue, Lynn Avenue, and Reading Avenue - Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 49, 50, 51, and 52A, James Castellano, LLC, Applicant**

A request to establish and accept surety was received.

MATERIALS CONSIDERED:

ENGINEERING MEMO dated December 20, 2021

V. Gingrich said it is to binder coat now and this is the next process.

Upon motion duly made and seconded it was

VOTED: To establish surety in the amount of two hundred forty thousand, one hundred twenty-three dollars and zero cents (\$240,123.00) for Highland Estates Definitive Subdivision #19-02, 45 and 47 Hopkins Street, 8 Sarafina's Way, and abutting parcels off Sarafina's Way, Peabody Avenue, Lynn Avenue, and Reading Avenue, from Station 0+0 to Station 11+65.

Upon motion duly made and seconded it was

VOTED: To accept surety in the amount of two hundred forty thousand, one hundred twenty-three dollars and zero cents (\$240,123.00) for Highland Estates Definitive Subdivision #19-02, 45 and 47 Hopkins Street, 8 Sarafina's Way, and abutting parcels off Sarafina's Way, Peabody Avenue, Lynn Avenue, and Reading Avenue, from Station 0+0 to Station 11+65. Surety was presented in the form of a Tri-Party Agreement among James V. Castellano and Michael P. Curtis of Lily Oak Hill LLC, Daniel J Murphy, III Chairman of Northmark Bank and The Town of Wilmington through it's PLANNING BOARD: Michael A. Sorrentino, Randi R. Holland, Terence Boland, Sean Hennigan, and Angela Marcolina.

**Request to endorse sheet PP-1 of plan set for Site Plan Review #21-09 for 201 Lowell Street (Parcel A) - Map 48 Parcel 73A**

**Michael Kieran for Textron Systems Corp, Applicant and**

**Request to endorse sheet PP-1 of plan set for Site Plan Review #21-10 for 201 Lowell Street (Parcel B) - Map 48 Parcel 73A**

**Andrew Gallino for ND Acquisitions LLC, Applicant**

A request to endorse Sheet PP-1 was received.

MATERIALS CONSIDERED:

Plan "Commonwealth Avenue in Wilmington, Massachusetts" dated November 10, 2021. and last revised January 10, 2022

RESPONSE LETTER from Doug Lees dated January 10, 2022

STORMWATER MANAGEMENT & EROSION CONTROL PLAN dated January 10, 2022



E-MAIL from Attorney Michael Newhouse dated February 1, 2022  
ENGINEERING E-MAIL dated January 4, 2022

V. Gingrich told the Board there was a sheet missing from the plan set when it was first signed.

Upon motion duly made and seconded it was

To endorse sheet PP-1 entitled "Sewer Extension Plan" dated September 30, 2021 prepared by David H. Fenstermacher, P.E., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110 which was erroneously excluded from the endorsed plan set entitled "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised November 16, 2021, also prepared by David H. Fenstermacher, P.E., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110. Said property is located at 201 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 48 Parcel 73A.

### **Discussion**

#### **Potential Zoning Changes**

V. Gingrich talked about Housing Choice Bill passed by the state requiring multi-family zoning district. She said in mid-December the Department of Housing and Community Development issued draft guidelines for what that district should look like. She said it puts a little wrinkle into the Planning Board's plan. V. Gingrich said they are asking that the district be at least 50 acres, parcel by parcel analysis to show we can build 1,664 units and the Board needs to look at setbacks, heights, wetlands, and details and almost do a buildout for each parcel. She told the Board this article would not make this Town Meeting. She needs to brief the Selectman on the draft guidelines by the beginning of May to comply. She said she needs to submit an action plan by the end of the year to DHCD. She said the action plan needs to outline how the Town will accomplish adopting the district by the end of 2024.

V. Gingrich said zoning articles for this year's Town Meeting are due February 7<sup>th</sup>. She would like to draft up some of the articles. She said one of the districts was left out of the Petcare and the Board of Selectman would like to change their name to Select Board. She said the others are the design standards that have been discussed and potentially rezoning North Wilmington from General Business and General Industrial to Neighborhood Mixed-Use. V. Gingrich said she would like to draft an informational survey to put out to the community explaining the current zoning and what proposed zoning would be and ask them what they would see in the area. She said she would inform them about what design guidelines are. She said she would like to know how they envision streetscapes. V. Gingrich said it would be like what she did with Open Space, providing a lot of information but be interactive and ask some questions back to get some feedback. T. Boland said the earlier they receive it even if it's a draft, the better. He said it's tough for him to review things if they are provided the Friday before the meeting so even if it's just the bones, he would prefer that than getting a complete one three days before the meeting.

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

VOTED: To adjourn the meeting at 9:05 p.m.

NEXT PLANNING BOARD MEETING: February 1, 2022

Respectfully submitted;

A handwritten signature in cursive script that reads "Cheryl Licciardi".

Cheryl Licciardi  
Recording Clerk