



## 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 October 1, 2019

The Planning Board met on Tuesday, October 1, 2019 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, and Sierra Pelletier, Assistant Planner were also present

#### Minutes

The Planning Board reviewed the September 10, 2019 minutes.

Upon motion duly made and seconded, with three in favor and one abstention (Sean Hennigan), it was

VOTED: To approve the September 10, 2019 minutes as drafted.

#### Form A

There were no ANR plans to review.

#### Matters of Appointment

#### **Continued Public Hearing - Amend the Town of Wilmington Rules and Regulations Governing the Subdivision of Land**

V. Gingrich said revisions were made to the Subdivision Rules and Regulations to clean up what was there and put it in chronological order. Everything was also brought up to date. She said some things were changed to mirror state law. Under Subdivision Control Law, only direct abutters will be notified and the applicant will now pay for the advertisement. The Preliminary Subdivision mirrors the Definitive process but it's a little less formal. V. Gingrich said the plan content section has been revised to require a phasing plan, sedimentation and erosion control plan, traffic study, stormwater management report and fire boxes and fire conduits have been eliminated because that doesn't happen anymore. Wording was updated on drainage and sewer connections. The Design Standards section was reorganized because some design standards were under the Construction section. The minor road pavement width was reduced from 32' to 28'. She said the high and low density category was eliminated but kept the ability for the board to require more when more is needed. V. Gingrich said vertical granite curb is required everywhere now and she updated the standard cross section. There is a clear list of when the Town needs to be notified at certain points in the project and when the Town needs to inspect. M. Sorrentino asked if a presentation needs to be made at Town Meeting and V. Gingrich said this does not need to go to Town Meeting for a vote. She asked if the Planning Board felt comfortable to vote.

Upon motion duly made and seconded, it was unanimously

RECEIVED  
TOWN CLERK  
2019 NOV - 6 PM 3:24  
TOWN OF WILMINGTON, MA

VOTED: To close the public hearing and approve as drafted the Amended Rules and Regulations Governing the Subdivision of Land for the Town of Wilmington.

**Continued Public Hearing - Site Plan Review #19-07 for 773 Salem Street  
Map R1 Parcel 23 - Ryan Lynch, SmartLink LLC for AT&T, Applicant**

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

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for Site Plan Review #19-07 for 773 Salem Street to November 29, 2019.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #19-07 for 773 Salem Street to November 5, 2019 at 7:40 p.m. in Room 9 of the Town Hall.

**Public Hearing - Site Plan Review #19-13 & Stormwater Management Permit  
#19-11 for 900 Main Street - Map 24 Parcel 33A – Michael Scully, M.J. Scully & Co.,  
Applicant**

PRESENT IN INTEREST: Robert Peterson, Esq.  
Luke Roy, LJR Engineering  
Michael Scully

MATERIALS CONSIDERED:  
PLANS "Site Plan, 900 Main Street" dated August 27, 2019  
STORMWATER REPORT dated August 2019  
REVIEW LETTER dated September 27, 2019  
ENGINEERING MEMO dated October 1, 2019

R. Peterson said he is representing M.J. Scully. He said M. Scully is a site contractor and he purchased the property 1 year ago. The purpose of this application is to expand the storage area. R. Peterson said there is a proposed addition to the rear of the building and the future expansion is included on the plan as well. For engineering purposes, he introduced L. Roy. L. Roy said 900 Main is on east side of Main Street just south of the Eames Street intersection and about 2 acres in land area. He said it is located in the General Industrial District and touched in the very front by the Groundwater Protection District. He said there is an existing building on the site. L. Roy said there is some broken up concrete and a tree line close to existing building. The front of the building is office and the rear is storage. He said to the rear of the site is a wetland resource area. He said the applicant received an ORAD for the wetland line in February. They would like to use the exterior storage areas and clear a number of trees and they would like to establish a paved parking area. He showed the parking area within the 100' buffer. He said he designed a grass swale area that will over flow to the rear to the wetlands. He said the parking area is within the 100' buffer and he filed a NOI with the Conservation Commission and will be before them tomorrow. L. Roy said his understanding of what will be stored are supplies and materials like construction barriers, cones and barrels, some piping stock, crushed gravel, road plates and some curbing. M. Sorrentino asked if it is a contractor's yard and M. Scully said it will be used for overstock. R. Peterson said they are

site contractors so they have no heavy machinery. They have some bobcats, pickup trucks and a couple of dump trucks. M. Sorrentino asked if there will be modifications to the building and R. Peterson said as of now, no. R. Peterson said the ultimate plan a few years from now is to remove the building and rebuild on the same footprint with an addition to the rear.

M. Sorrentino asked L. Roy if he knew what to do about stormwater and L. Roy said yes. R. Peterson said V. Gingrich requested elevations and said they will provide something showing the proposed and existing building. V. Gingrich asked if they would be asking for the future addition with the Board's approval for this project, because that approval is good for two years. R. Peterson said it depends on the detail of the elevations plans. T. Boland asked if this is an addition or if the building is coming down and one will be built in its place. R. Peterson said the building will come down. M. Sorrentino asked if the equipment will be going in the building and M. Scully said only the bobcats go in the building.

M. Sorrentino asked if there were questions from the audience. There were none. He pointed out that there were numerous comments from the Town Engineer and did not read them aloud.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for Site Plan Review #19-13 & Stormwater Management Permit #19-11 for 900 Main Street - Map 24 Parcel 33A – Michael Scully, M.J. Scully & Co. to November 29, 2019.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #19-13 & Stormwater Management Permit #19-11 for 900 Main Street - Map 24 Parcel 33A – Michael Scully, M.J. Scully & Co. to November 5, 2019 at 7:45 p.m. in Room 9 of the Town Hall.

**Public Hearing - Site Plan Review #19-14, Stormwater Management Permit #19-12 & Multi-Family Special Permit #19-01 for 168 Lowell Street & off Bay Street - Map 58 Parcel 1 and Map 49 Parcel 52 – 168 Lowell Street, LLC, Applicant**

A request to withdraw without prejudice was received.

V. Gingrich said the applicant requested to withdraw the application. She said the Board is short one member and one member will be recusing himself. V. Gingrich said with a special permit, four members must vote and there are only three. M. Sorrentino read J. Langone's letter to withdraw his application.

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

VOTED: To accepted the request to withdraw Site Plan Review #19-14, Stormwater Management Permit #19-12 and Multi-Family Special Permit #19-01 for 168 Lowell Street & off Bay Street without prejudice.

**Continued Public Hearing - Site Plan Review #19-06, Stormwater Management Permit #19-05 & Parking Special Permit #19-01 for 613 Main Street - Map 29 Parcel 11A  
Brian McCarthy, RJ O'Connell & Associates for Bryan Blake, The Seyon Group,  
Applicant**

PRESENT IN INTEREST: Brian McCarthy, RJ O'Connell  
Bryan Blake, The Seyon Group  
Greg Hughes, The Seyon Group  
Greg Stewart, Jowett Construction  
Marc LaVoie, MMPM Companies  
James Winn, Ron Müller & Associates

**MATERIALS CONSIDERED:**

PLAN "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA"  
dated April 15, 2019 and last revised September 16, 2019  
STORMWATER REPORT dated April 15, 2019 and updated September 17, 2019  
REVIEW LETTER dated September 27, 2019  
RESPONSE TO COMMENTS from Ron Müller & Associates dated September 11, 2019  
RESPONSE TO COMMENTS from RJ O'Connell dated September 16, 2019  
FLOOR PLANS & ELEVATIONS dated September 10, 2019  
PROPOSED SITE LIGHTING PLAN dated September 11, 2019  
TRUCK MANEUVERING PLAN dated September 16, 2019  
LANDSCAPE PLAN dated April 15, 2019  
ENGINEERING MEMO dated October 1, 2019

B. McCarthy talked about comments that needed to be addressed. He said there were numerous comments but more concerns were related to stormwater management, the amount of the proposed loading docks and the amount of proposed parking spaces. He said the location of the loading docks were a concern because of the access driveway's proximity to Main Street. B. McCarthy said they have been working to address the many comments. He said they reevaluated the potential tenants that could occupy the site, the number of loading docks, the number of additional parking spaces needed, and the location of the loading docks. The current owner has been marketing this for the past couple years for a single tenant. He said they anticipate 3 tenants occupying the building. He said he met with the Town Engineer on more than one occasion to review and address the comments. B. McCarthy said he reduced the number of loading docks and relocated them away from the main access drive. He also reduced the additional parking in the south parking lot. He said this revised plan has sufficient loading and sufficient parking to satisfy the potential tenants. The building footprint was reduced by 27,400 sf., leaving the total area of building to be 384,000 sf. B. McCarthy said the previous plan had more office space, which was reduced to 9,500 sf. This plan added 50 new parking spaces, making a total of 330 parking spaces which includes new parking on the north side of the building and expansion of the south parking lot. Per the zoning requirements, this building would require 500 parking spaces. He said the total number of loading docks on this plan is 44, which include the 23 original loading docks. He said 24 trailer parking spaces will remain. B. McCarthy said he added traffic control at the main driveway into the site. He added directional signage at the main driveway and directly at the intersection to direct trucks and employee traffic to the appropriate tenant location. He said he included truck turning and maneuvering plans. He said he revised the stormwater management system taking into account all the Town Engineer's comments. He said one of the challenges is they have to recharge 5 acres of existing area which is a zoning bylaw requirement. He said they accomplished that by redirecting 3 acres of the roof into subsurface storage and infiltration

system on the north side of the building. The revised stormwater management includes subsurface infiltration. The larger one is for the roof runoff and one for the parking lot runoff. There is an existing infiltration system in the front parking lot. The new loading docks' runoff will be captured through two proprietary systems and an oil grit separator and will discharge into a swale. He said the south parking lot will sheet flow into a surface infiltration basin that will include pretreatment. The Town Engineer was concerned about the existing loading dock area because there is not treatment out there today, so it will be run through the swale treatment and new oil grit separators that will be installed. In the loading dock area they will be pulling the pavement back from the wetlands and adding a gravel strip for treatment. He said he submitted revised landscape and lighting plans. B. McCarthy said he received additional comments from Town Engineer and Planning Department.

J. Winn said he received peer review comments. M. Sorrentino said since the plan has changed, the peer review comments will change. J. Wynn did not review his submittal.

M. Sorrentino read comments into the record. With respect to the MBTA comment, M. Sorrentino asked if B. McCarthy reached out to the MBTA. B. McCarthy said yes and provided them with the plans which are under review.

T. Boland asked with regard to the truck turning plans, will trucks take a right turn to get to Lowell Street and B. McCarthy said they cannot.

There were no questions from the audience.

Upon motion duly made and seconded, it was

VOTED: To extend the action deadline for Site Plan Review #19-06 & Stormwater Management Permit #19-05 & Parking Special Permit #19-01 for 613 Main Street to November 29, 2019.

Upon motion duly made and seconded, it was

VOTED: To continue the public hearing for Site Plan Review #19-06, Stormwater Management Permit #19-05 and Parking Special Permit #19-01 for 613 Main Street to November 5, 2019 at 8:15 p.m. in Room 9 of the Town Hall.

**Continued Public Hearing - Site Plan Review #19-12 & Stormwater Management Permit #19-10  
65 Industrial Way - Map 56 Parcel 122 – Arthur Kanavos for 65 Industrial Way, LLC,  
Applicant**

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

**MATERIALS CONSIDERED:**

PLAN "Proposed Parking Plan, 65 Industrial Way in Wilmington, Massachusetts" dated August 12, 2019

OPERATION & MAINTENANCE MANUAL FOR STORM DRAINAGE FACILITIES dated August 5, 2019  
REVIEW LETTER dated August 30, 2019

Upon motion duly made and seconded, it was

VOTED: To extend the action deadline for Site Plan Review #19-12 & Stormwater Management Permit #19-10 for 65 Industrial Way to November 29, 2019.

Upon motion duly made and seconded, it was

VOTED: To continue the public hearing for Site Plan Review #19-12 & Stormwater Management Permit #19-10 for 65 Industrial Way to November 5, 2019 at 8:30 p.m. in Room 9 of the Town Hall.

**Continued Public Hearing – Definitive Subdivision #19-02 & Stormwater Management Permit #19-09 for Highland Estates – Map 10 Parcels 5, 5A, 6 36, 37, 38, 39, 40, 49, 50, 51 and 52A  
James V. Castellano, Lily Oak Hill, LLC, Applicant**

PRESENT IN INTEREST: Attorney Charles Houghton, Esq.  
Jack Szemplinski, Benchmark Engineering, Inc.  
James Castellano  
Anthony Castellano

**MATERIALS CONSIDERED:**

PLAN "Highland Estates, 45 Hopkins Street, Wilmington, Massachusetts" dated May 10, 2019 and last revised September 16, 2019  
STORMWATER MANAGEMENT & EROSION CONTROL REPORT dated May 10, 2019 and last revised September 16, 2019  
DPW E-MAIL dated September 29, 2019  
ENGINEERING MEMO dated October 1, 2019  
REVIEW LETTER dated September 30, 2019  
RESPONSE LETTER for Jack Szemplinski dated September 16, 2019  
WAIVER REQUEST dated September 16, 2019  
E-MAIL from James Castellano dated September 12, 2019 regarding response to abutters

J. Szemplinski said the plan was approved for a Conservation Subdivision Design in September 2018. He said the property is on Hopkins Street and it's bordered by Billerica and Sarafina's Way and Lubber's Brook in the rear. The property is 19.9 acres and includes 12 individual parcels. There are two homes on the property, one on Sarafina's Way and a second lot which is now lot 1. There are a number of wetlands on the property. There is also riverfront buffer along the brook. The total lots proposed is 18 and one has an existing house on Sarafina's Way and lot 16 which fronts on Hopkins Street will be a conventional lot. The street will be 1,170' long with a cul-de-sac and received a waiver to install 26' of pavement. The street grades are between 2 and 6%. The drainage will be through storm sewer network. The smallest lot is 16,000 sf. and the largest is 28,700 sf. All homes but one will be 4-bedrooms. The lot with septic limitations will be 3-bedrooms. They will have municipal water and individual septic systems. Six homes will have roof runoff infiltrators. The total open space area is 6.3 acres which is 39.6% of the site with 35% required. He said they are proposing a walking trail at the beginning of Hopkins Street. There are 4 spaces for parking for the walking trail. J. Szemplinski said there is 6,200 sf of riverfront. He said 49% of the site is disturbed land and 65% is allowed. He is requesting some waivers. He does not want to locate trees greater than 12". He said the cul-de-sac radius should be 100' but this cul-de-sac is 96'. He will provide the Town Engineer with information that emergency vehicles will be able to make the turn. J. Szemplinski said the Town Engineer's concern about the street angle is concerning. He said he is not sure what can be done about it.

M. Sorrentino read comments from the Town Engineer. V. Gingrich read the Planning Department comments.

R. Holland asked if lot 7 is the one existing house and J. Szemplinski said no but pointed out the existing house. She said the house on lot 7 seems very large compared to the other lots and J. Castellano said it looks larger because the house is a one level ranch. M. Sorrentino asked what the average home size is and J. Castellano said between 2,200 and 3,000 sf. J. Szemplinski said that 85% of Planning Department and Engineering comments were addressed. J. Szemplinski said there is no room to move the road. T. Boland asked who maintains the vegetative area and J. Szemplinski said it is currently on private property and the Town Engineer has asked that a 10' sight distance easement be provided so the Town can clear it if necessary. V. Gingrich said the trade-off is that the road doesn't meet Hopkins at a 90° angle because it's avoiding that wetland. A 90° angle would help with the sight distance, but it would require filling part of the wetland. J. Castellano asked if that should have been addressed when the road design was submitted and M. Sorrentino said you sometimes don't see everything until you keep reviewing it. C. Houghton said the road is the same as it was on the CSD plan and V. Gingrich said sight distance was not shown on that plan. V. Gingrich said the Town Engineer's comment is pointing out the intersection is less than a 90° angle and sight distance will be improved if the intersection is slightly adjusted to be at 90°. J. Szemplinski said detailed sight distance was part of the submission and meets the regulations. V. Gingrich said the comment is for the Board to consider the trade-off of the 90° angle and filling wetlands or not the 90° angle and not filling wetlands. J. Castellano asked if he could put a mirror on the pole at Dorchester Street so you can see on-coming cars. C. Houghton suggested moving the utility pole. V. Gingrich told J. Szemplinski to show the 10' easement the Town Engineer is looking for.

M. Sorrentino asked if anyone in the audience had comments. Resident, L. Bradley, 4 Sarafina's Way said she did not hear the Engineer's comment about the safety of the cul-de-sac and asked if the turn-around will be changed. She said she is concerned with the safety factor. J. Szemplinski said it meets regulations. L. Bradley asked with respect to the size of the road being decreased and the grass area, if the rule about having a grass strip between the sidewalk and the road serve any purpose or if it has an effect on the street being accepted. J. Szemplinski said there is no decrease in green area and the only difference is the sidewalk placement. J. Castellano said there is more grass on the inside of the sidewalk. L. Bradley asked if it is on a person's private property and C. Houghton said it is in the Town's right-of-way. L. Bradley said her biggest concern is safety. V. Gingrich said the cul-de-sac is required to be 100' but the proposed cul-de-sac is 96'. J. Szemplinski confirmed that they will submit a turning exhibit and waiver request. T. Boland asked about the extra garage on lot 7. J. Castellano said he spoke with the Inspector of Buildings who said you can have 3 garage doors but you cannot have more than 3 garage spaces so the other area is a cabana for his wife. He said there will be partitioned walls that will allow 3 vehicles. M. Sorrentino said 1 door = 1 car, 3 doors = 3 cars. V. Gingrich said the house size was brought up because the one on lot 7 is larger. The Board in the past requires a larger setback for larger houses. J. Castellano said it's approximately 3,000 sf.

C. Houghton asked if he should start drawing up the HOA and the Board said yes.

Upon motion duly made and seconded, it was

VOTED: To continue the public hearing for Definitive Subdivision #19-02 & Stormwater Management Permit #19-09 for Highland Estates – Map 10 Parcels 5, 5A, 6 36, 37, 38, 39, 40, 49, 50, 51 and 52A to November 5, 2019 at 8:00 p.m. in Room 9 of the Town Hall.

**Continued Public Hearing - Site Plan Review #18-15, Stormwater Management Permit #18-13 and Multi-Family Special Permit #18-01 for 635 Main Street – Map 40 Parcel 1 Massachusetts Equity Investors, LLC, Applicant**

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

**MATERIALS CONSIDERED:**

PLAN “635 Main Street, Wilmington, MA” dated October 18, 2018, and last revised August 27, 2019  
ELEVATIONS “Wilmington Town Houses, 635 Main Street, Wilmington, MA” dated September 17, 2018  
TRANSPORTATION IMPACT ASSESSMENT dated February 2019  
SEWER ANALYSIS dated May 17, 2019  
PHASE I INITIAL SITE INVESTIGATION dated January 21, 2016  
STORMWATER REPORT dated October 23, 2018 and last revised December 17, 2018  
COMPARATIVE DRAINAGE ANALYSIS dated October 16, 2018  
LETTER from Jaqueline Welch dated October 3, 2019

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for Site Plan Review #18-15 and Stormwater Management Permit #18-13 to November 29, 2019.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #18-15, Stormwater Management Permit #18-13, and Multi-Family Special Permit #18-01 for 635 Main Street to November 5, 2019 at 8:35 p.m. in Room 9 of the Town Hall.

**Continued Public Hearing - Site Plan Review #18-16, Stormwater Management Permit #18-14 and Multi-Family Special Permit #18-02 for 203 Lowell Street – Map 48 Parcel 73 Massachusetts Equity Investors, LLC, Applicant**

PRESENT IN INTEREST: Doug Lees, Land Engineering  
Jaqueline Welch, Massachusetts Equity Investors, LLC  
Gary Larson, Landscape Architect

**MATERIALS CONSIDERED:**

PLANS “Site Development Plan, 203 Lowell Street, Wilmington, Massachusetts” dated October 18, 2018 and last revised September 5, 2019  
BANK FLOOR PLAN & ELEVATION dated September 28, 2019  
RETAIL FLOOR PLAN & ELEVATION dated September 4, 2019  
RETAIL FLOOR PLAN & ELEVATION dated September 28, 2019  
RESIDENTIAL FLOOR PLAN & ELEVATION dated September 30, 2019  
SITE LIGHTING PLAN dated September 17, 2019  
PHOTOMETRIC PLAN undated and last revised September 26, 2019  
REVIEW LETTER dated September 27, 2019  
LANDSCAPE PLAN dated September 5, 2019



D. Lees said they had a traffic presentation in August. He said he addressed other comments. He said he met with the Fire Department August 15, 2019 and incorporated the Deputy Chief's concerns. He said there are a couple locations where the Deputy wanted the curves softer and make the radius bigger so it will be easier for the firetrucks to get through. He said they will put sloped granite curbing along some areas of the islands so the fire trucks can pass over them. He said they relocated the dumpsters. Both dumpsters for the residential building are located in one space. D. Lees said vertical granite curbing was added along the entrance off Lowell Street. He said ADA ramps were added and he moved cross walks so they line up with the ramps. He added bike racks in the parking garage as you pull in. He said they removed two parking spots to achieve that. He said there are a few concerns from Planning Staff. D. Lees said photometric plans showed some areas that don't have enough light so he submitted a revised plan with added lighting. He said there is a question about the bank on the site plan versus the architectural plan. He said the architect will have to match the bank on the site plan. V. Gingrich said the question is more on the drive aisles. She said the bank elevation shows a 12+' aisle against the building leaving less space on the other side. The concern is if there will be enough room. D. Lees said they used the bank in Nashua that was just built as a template for the site plan. V. Gingrich asked if lights were added to the lighting plan and J. Welch said a lot of lights were added. V. Gingrich said they were looking at the entrance off Lowell Street because there is one light and it is dark along the entrance drive. J. Welch asked if the Town wants lampposts. D. Lees said they can add posts at the entrance. V. Gingrich said where the existing drive comes into the new driveway, it would be good to add lighting there. V. Gingrich said for entrances to the commercial retail, the site plan shows the doors in different spots than the renderings and the worry is that they shouldn't conflict with the ramps in the parking lot.

M. Sorrentino asked for a quick presentation from the landscape architect. G. Larson said he gave a brief review and there have been revisions. He said the landscaping has been modified to accommodate the plan revisions. They include the pedestrian access ramps from the front entrance and the walk along the back of the residential building. There is an additional dumpster behind the residential building and steps. G. Larson said trees and shrubs have been added to each of the locations. He referred to the Planning letter dated September 4, 2019. The plan has been labeled as requested. He responded to all comments. He replaced the high cranberry bush with Virginia sweet spire. T. Boland ask if the trees shown on the bottom right of the plan will be substantial when planted and G. Larson said they will be in the range of 15-16'. T. Boland wants to make sure there is a nice green landscape facing that area.

Resident, E. Fitzpatrick, 6 Tracy Circle, has concerns about traffic. V. Gingrich said the Town is working on 75% design plans to redesign the intersection. She hopes the project is constructed in the next couple years. It is on the construction plan for 2024 but it will likely happen sooner. E. Fitzpatrick asked if Rte. 129 can be widened. V. Gingrich said in the plan there is dedicated left turn lanes for all the approaches and there will be a right turn lane on Lowell as well. The design plans are in the Planning Office for review. Resident, M. Fitzpatrick, 6 Tracy Circle, asked about the curb-cuts close to the intersections. V. Gingrich said the traffic designer, TEC, who designed the intersection project conducted the peer review. She said the curb-cut on Lowell Street is the same as existing and the one on Woburn Street will be new. M. Fitzpatrick asked how many residential units there will be and V. Gingrich said the applicant is proposing 50. She said the bank is the smaller building and the retail is in the corner. M. Sorrentino asked for the architectural plan. D. Lees said he only has it for the residential building. R. Holland said she is concerned about the base material. She said it looks to be clapboard. She would like a 3' high base and D. Lees agreed.

V. Gingrich said there is a utility pole that will need a future easement to be relocated.

Upon motion duly made and seconded, it was unanimously

**VOTED:** To extend the action deadline for Site Plan Review #18-16, Stormwater Management Permit #18-14 and Multi-Family Special Permit #18-02 for 203 Lowell Street to November 29, 2019.

Upon motion duly made and seconded, it was unanimously

**VOTED:** To close the Public Hearing for Site Plan Review #18-16, Stormwater Management Permit #18-14 and Multi-Family Special Permit #18-02 for 203 Lowell Street.

**Continued Public Hearing – Preliminary Subdivision #19-01 for 203 Lowell Street  
Map 48 Parcel 73 – Doug Lees for Michael A. Howland, Howland Development, Applicant**

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

**MATERIALS CONSIDERED:**

PLANS "Preliminary Plan in Wilmington, Massachusetts" dated April 23, 2019

ENGINEERING MEMO dated June 3, 2019

LETTER from Doug Lees dated April 30, 2019

REVIEW LETTER dated May 31, 2019

Upon motion duly made and seconded, it was

**VOTED:** To extend the action deadline for Preliminary Subdivision #19-01 for 203 Lowell Street to November 29, 2019.

Upon motion duly made and seconded, it was

**VOTED:** To continue the public hearing for Preliminary Subdivision #19-01 for 203 Lowell Street to November 5, 2019 at 8:45 p.m. in Room 9 of the Town Hall.

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

A request to continue the public hearing was received.

PLANS "Conservation Subdivision Design, Nichols Street Condominium, Wilmington, Massachusetts" dated December 24, 2018 & "Yield Plan (CSD)" dated November 9, 2018 and last revised June 27, 2019

STORMWATER ANALYSIS dated January 17, 2019

DRAINAGE MODEL May 22, 2019

MEMO from Jill Elmstrom Mann dated July 1, 2019

REVIEW LETTER dated March 28, 2019

ENGINEERING MEMO dated April 2, 2019

LETTER from Jill Elmstrom Mann dated February 27, 2019

LETTERS from Erik Swanson dated February 26, 2019 and July 9, 2019

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Conservation Subdivision Design Special Permit #19-01 for 79 Nichols Street to November 5, 2019 at 9:00 p.m. in Room 9 of the Town Hall.

**Continued Public Hearing - Site Plan Review #19-11 & Stormwater Management Permit #19-08 for 225 Andover Street – Map R1 Parcel 108 - Timothy J. MacDonald for American Maplewood Properties, LLC, Applicant**

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

**MATERIALS CONSIDERED:**

PLANS "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887" dated March 4, 2019 and last revised May 24, 2019

FLOOR PLANS & ELEVATIONS dated June 6, 2019

STORMWATER REPORT dated May 23, 2019

REVIEW LETTER dated July 25, 2019

ENGINEERING MEMO dated August 5, 2019

LETTER from Attorney Robert G. Peterson dated July 11, 2019

Upon motion duly made and seconded, it was

VOTED: To extend the action deadline for Site Plan Review #19-11 & Stormwater Management Permit #19-08 for 225 Andover Street to November 29, 2019.

Upon motion duly made and seconded, it was

VOTED: To continue the public hearing for Site Plan Review #19-11 & Stormwater Management Permit #19-08 for 225 Andover Street to November 5, 2019 at 7:30 pm.

**Board of Appeals**

Continued Case 9-19 for 22 Grant Street – Map 62 Parcel 13, Michael Welch, Applicant

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. The proposed house meets all required setbacks except for one front setback and is an improvement compared to the existing house. It does not appear to be more detrimental to the neighborhood.

Case 18-19 for 1 Andrew Street – Map 20 Parcel 105, Jeremy Nille, Applicant

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. Groundwater recharge is proposed to mitigate the increase in impervious area in the Groundwater Protection District.

Case 19-19 for 30 Burnap Street – Map 34 Parcel 114, James Mangano, Applicant

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. The proposed house meets all required setbacks except for one side setback and is an improvement compared to the existing house. It does not appear to be more detrimental to the neighborhood.

### **Old Business**

There was no Old Business to discuss

### **New Business**

#### **Request to endorse plans for Site Plan Review #19-04 for 36 & 38 Upton Drive Map R1 Parcels 18 & 18L – PGA Realty Co., Applicant**

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse Site Plan Review #19-04 for 36 & 38 Upton Drive entitled "Upton Park, 36 & 38 Upton Drive, Wilmington, Massachusetts", Sheets 1 through 64, dated April 1, 2019 and last revised September 17, 2019, prepared by Todd P. Morey, P.E., Beals Associates, Inc., 2 Park Plaza, Suite 200, Boston, MA 02116. Said property is located at 36 & 38 Upton Drive, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcels 18 & 18L.

#### **Request to endorse plans for Site Plan Review #17-16 for 80 Main Street - Map 45 Parcel 137 Michael Newhouse for Center Development Corp., Applicant**

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse Site Plan Review #17-16 for 80 Main Street entitled "Site Plan, 80 Main Street, Town of Wilmington" prepared by Luke J. Roy, PE; LJR Engineering, Inc., 234 Park St., North Reading, MA, 01864; dated October 11, 2017 and last revised December 11, 2017. Said property is located at 80 Main Street, Wilmington, MA 01887 and shown on Assessor's Map 45 Parcel 137.

#### **Request to endorse plans for 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 - Lily Oak Hill, LLC, Applicant**

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse Conservation Subdivision Design Special Permit #18-01 for 80 Main Street entitled "Conceptual Conservation Subdivision, Highland Estates, 45 Hopkins Street, Wilmington, Massachusetts" 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, NH 03053.

### **Discuss dates for the Planning Board meetings in March and November 2020**

V. Gingrich said there are two dates next year that fall on a typical meeting night but March is the primary and November is Election Day. V. Gingrich suggested skipping to the second

week but in March we will have back to back meeting because we have the Joint Public Hearing. She said instead of March 3<sup>rd</sup> it will be March 10, 2020 and instead of November 3<sup>rd</sup> we will have it November 10, 2020. The Board agreed.

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

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

NEXT PLANNING BOARD MEETING: November 5, 2019

Respectfully submitted,

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

Cheryl Licciardi  
Recording Clerk