



TOWN OF WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

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**Planning Board Minutes
October 4, 2016**

The Planning Board met on Tuesday, October 4, 2016 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino Chair; Randi Holland; Terence Boland; Sean Hennigan and David Shedd. Valerie Gingrich, Director of Planning & Conservation and Carolyn Cronin, Assistant Planner were also present.

Minutes

There were no minutes for the Board to review.

Form A

There were no ANR plans to review.

Matters of Appointment

Continued Public Hearing – Site Plan Review #16-02, Parking Relief Spec. Permit #16-02 and Stormwater Management Permit #16-06 for 804 Woburn Street, Map 47 Parcel 2 Brian Lawlor, SMMA for Analog Devices, Applicant

MATERIALS CONSIDERED:

PLANS "Analog Devices, Proposed Building #7, 804 Woburn Street, Wilmington, MA 01887" dated August 6, 2016

TRANSPORTATION IMPACT ASSESSMENT: Proposed R&D Expansion dated August 2016

HYDROCAD CALCULATIONS: Stormwater Report dated August 5, 2016

LETTER from Brian Lawlor dated August 11, 2016

COMMENTS from DPW dated August 31, 2016

A request to continue the public hearing was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to November 1, 2016 at 8:15 p.m.

Board of Appeals

There were no Board of Appeals to discuss.

Old Business

There was no Old Business to discuss.

New Business

Request to endorse Site Plan Review #15-01 for 203 Lowell Street - Map 48 Parcel 73 Eugene T. Sullivan for HDO, LLC, Applicant

A request to endorse Site Plan Review #15-01 for 203 Lowell Street was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans entitled "Proposed Retail Development, 203 Lowell Street, Wilmington, Massachusetts" dated December 7, 2014 and last revised August 26, 2016, prepared by Professional Engineer: Eugene T. Sullivan, Eugene T. Sullivan, Inc. 230 Lowell Street, Suite 2A, Wilmington, MA 01887, landscape plan entitled, "Planting Plan" dated April 27, 2015 and last revised March 30, 2015, prepared by Registered Landscape Architect: Gary L. Larson, lighting plan entitled, "203 Lowell St - Proposed Site Lighting Photometrics, dated March 26, 2015, Elevations dated April 2, 2014, prepared by Cornerstone Architect, 8 Calista Terrace, Westford, MA 01886.

Request to waive Site Plan Review for 1 Jewel Drive - Map 24 Parcel 205 Eugene T. Sullivan for PJ Enterprises LLC, Applicant

A request to waive Site Plan Review for 1 Jewel Drive was received.

V. Gingrich told the Board that W. Yetman is the owner of 1 Jewel Drive and received a Zoning Board of Appeals approval for the use. There will be no changes to the exterior. V. Gingrich told the Board it is an internal change in use and the parking requirements have been met.

Upon motion duly made and seconded, it was unanimously

VOTED: To waive Site Plan Review and filing fees for 1 Jewel Drive for a change in use for Final Finish Auto Repair/Body Shop.

Request to waive Site Plan Review for 40 – 50 Fordham Road – Map 91 Parcels 131 & 131A and Map 99 Parcel 131A – R.J. O'Connell for UPS, Applicant

PRESENT IN INTEREST – Rich O'Connell, R.J. O'Connell & Associates
James Paola, UPS

R. O'Connell told the Board the waiver request is for an allowed use. Using the parking lot for a temporary UPS distribution area. He said he met with V. Gingrich and A. Spaulding. He said

he had discussions with North Reading and North Reading defers to Wilmington regarding the project. He said this use is temporary through Christmas. V. Gingrich asked R. O'Connell to explain how the parking lot will function. He asked the Board to look at sheet L1. He said the use is tied into the existing parking bays. Traffic will come in off Concord Street. M. Sorrentino asked if everything is prepackaged and loaded and the trucks make deliveries. R. O'Connell said yes. M. Sorrentino asked if this is a temporary waiver. R. O'Connell answered yes. D. Shedd asked if this is the first time this has been done. J. Paola said they are looking to expand because UPS needs to keep up with e-commerce. He told the Board a UPS facility is being constructed in Nashua.

R. O'Connell said they will come back when redeveloping the site. M. Sorrentino said his only concern is noise. J. Paola said UPS has rules and regulations for noise. R. Holland asked if they are behind K1 Speed and asked how the trucks will be loaded. J. Paola said the trailers will be early morning traffic. This facility will handle what comes in but the packages leaving will be sorted in at the Chelmsford facility.

Upon motion duly made and seconded, it was unanimously

VOTED: To waive site plan review and filing fees for 40-50 Fordham Road for its temporary modular sorting facility to be located on 35,200 sq.ft. of the existing paved parking lot. The dates for temporary use are November 14, 2016 through January 13, 2017.

Request to establish and accept surety for 81G Application #16-02 for 8 Dunton Road Map 31 Parcels 40 & 41

A request to establish and accept surety for 81G Application #16-02 for 8 Dunton Road was received.

MATERIALS CONSIDERED:

COMMENTS from DPW dated October 10, 2016

V. Gingrich told the Board the binder is down and establishing and posting surety is a condition of the decision.

Upon motion duly made and seconded, it was unanimously

VOTED: To establish and accept surety for 8 Dunton Road in the amount of ten thousand, seven hundred two dollars and zero cents (10,702.00). Surety was presented in the form of a Century Bank Treasurer's Check.

Discussion - 150 Main Street - Board of Appeals

PRESENT IN INTEREST – Joseph Langone, Northeastern Development Coroi
Kristen Costa

J. Langone told the Board that many old homes bought by developers today are ready to be demolished. He said he would like to know what the Planning Board is looking for on undersized lots. He briefly talked about house styles, such as colonials with farmers porches like he has built. He told the Board in 1934, homes were allowed to be built with 10' setbacks.

Future homeowners are looking for 2½ stories. He said that the Board of Appeals denied J. Mangano's proposed home on Main Street which was 30'X30'. M. Sorrentino said if a builder knocks a home down that is nonconforming, he should construct a home that is conforming. He also said that whatever is being built, should be built and everything should be shown on the plan. J. Langone asked if the Board would accept a 24'X36'. M. Sorrentino suggested that a ranch style house is a good starter home. He said most homes being built today are very big. K. Costa talked about the Zoning Board of Appeals and she said when J. Mangano was denied, it was the first time she saw the Planning Board give a negative recommendation. J. Langone asked if the Board wanted to talk about future development specifically on small lots. R. Holland brought up the corner of Mass Ave. where a house too large for the lot was constructed. K. Costa said the house that J. Mangano wants to build on Main Street has 13' on each side but was larger than the typical 24'X36' that they use on small lots. D. Shedd asked if the house would be raised. J. Langone said it would be slab on grade. R. Holland went back to the house on Mass Ave. that was too big and therefore too nonconforming. K. Costa said J. Langone and she are interested in the Board's opinion as to what type of homes they would like to see built in the future. R. Holland said the Board would simply like the house to fit properly on the lot.

Planning Director's Comments

V. Gingrich told the board that she will be talking about the rezoning of North Wilmington. She told the Board she scheduled a meeting with the residents of that area. She also said the Town is going to start working on the Lowell Street/Woburn Street intersection redesign.

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

VOTED: To adjourn the meeting at 8:30 p.m.

NEXT MEETING is November November 1, 2016

Respectfully submitted,

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

Cheryl Licciardi
Recording Clerk