



## TOWN of WILMINGTON

### DEPARTMENT OF PLANNING & CONSERVATION

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

RECEIVED  
TOWN CLERK  
NOV 17 PM 3:41  
TOWN OF WILMINGTON, MA

#### Planning Board Minutes October 5, 2021

The Planning Board met on Tuesday October 5, 2021 at 7:30 p.m. in the Town Hall Auditorium. 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.

#### Minutes

There were no minutes to review.

#### Form A

**Lowell Street and Main Street - "Subdivision of Lot 7 on Land Court Plan #27556D and Lot 1 on Land Court Plan #27556A in Wilmington, Massachusetts"**  
**David Fenstermacher, Applicant**

#### MATERIALS CONSIDERED:

PLAN "Subdivision of Lot 7 on Land Court Plan #27556D and Lot 1 on Land Court Plan #27556A in Wilmington, Massachusetts", dated September 30, 2021

PRESENT IN INTEREST: David Fenstermacher, VHB  
Sherry Clancy, National Development

S. Clancy told the Board the plan is creating two lots, one for the existing building and one for the proposed building. It has proper frontage and area and dimensional requirements. V. Gingrich said the Engineering Department reviewed the plan. There were a few minor changes made. S. Clancy asked if she could request street numbers from the Assessor once the Board approves the plan and V. Gingrich said yes.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-13 for Lowell Street and Main Street Map 48 Parcel 73 - "Subdivision of Lot 7 on Land Court Plan #27556D and Lot 1 on Land Court Plan #27556A in Wilmington, Massachusetts"

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-13 for Lowell Street and Main Street - Map 48 Parcel 73 - "Subdivision of Lot 7 on Land Court Plan #27556D and Lot 1 on Land Court Plan #27556A in Wilmington, Massachusetts"

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, "Subdivision of Lot 7 on Land Court Plan #27556D and Lot 1 on Land Court Plan #27556A in Wilmington, Massachusetts", dated September 30, 2021

**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 R1 Parcel 108 - American Maplewood Properties LLC, Applicant**

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

**MATERIALS CONSIDERED:**

E-MAIL from Robert Peterson requesting to continue public hearing dated September 23, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Site Plan Review #21-05 and Stormwater Management Permit #21-05 to November 30, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-05 and Stormwater Management Permit #21-05 for 225 Andover Street to November 2, 2021 at 7:30 p.m.

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

VOTED: To continue the public hearing for Parking Relief Special Permit #21-01 for 225 Andover Street to November 2, 2021 at 7:30 p.m.

**Continued Public Hearing - Site Plan Review #21-09, Stormwater Management Permit #21-07 and GWPD Special Permit #21-02 for 201 Lowell Street (Parcel A) – Map 48 Parcel 73A Michael Kieran for Textron Systems Corp, Applicant**

**Continued Public Hearing - Site Plan Review #21-10, Stormwater Management Permit #21-08 and GWPD Special Permit #21-02 for 201 Lowell Street (Parcel B) – Map 48 Parcel 73A Andrew Gallino for ND Acquisitions LLC, Applicant**

PRESENT IN INTEREST: David Fenstermacher, VHB  
Sherry Clancy, National Development  
Sherry Creyaufmiller, Textron Systems

**MATERIALS CONSIDERED:**

PLANNING REVIEW LETTER dated September 17, 2021

LETTER from Jim Glowacki, Textron Systems dated September 29, 2021 to install a compliant fire pump and discontinue fire pond

S. Clancy said where there are two driveways on Lowell Street but both are located on Lot B, they need relief to have a sign at each driveway, so trucks don't drive into the wrong driveway. She asked if it would make more sense for her to wait until she knew the name that would be

on the sign and both V. Gingrich and M. Sorrentino said she should wait. S. Clancy said there are just a few things to go over. D. Fenstermacher said he will address peer reviews and they are still working on sewer. V. Gingrich told the Board the Howland sewer line runs through the future building so they will be relocating that line and the Town Engineer, and she would like that work shown on the plan. S. Clancy said all the permits run with that land and it's a different property. M. Sorrentino said the pipe needs to be moved to construct the proposed building regardless of how Howland develops. S. Clancy said if they do work on Howland's property, how is the permit going to differentiate who owns the property? D. Fenstermacher showed a slide with the Howland property location. M. Sorrentino asked if the sewer line ties into an existing building of Howland's. He said if Textron goes through the process first they will put the pipe to the pump station, then put the pipe from the pump station to Howland's property, then he has to connect somehow. M. Sorrentino said if he is not done before then, he will not have sewerage coming to his building. V. Gingrich asked who will be constructing the new line. S. Clancy said it will be their contractor. M. Sorrentino said the Board does not want to be in the middle of a property fight because the applicant needs to move the sewer and the Howland property owner may not be ready so it will need to be a condition of approval. V. Gingrich said if it's shown on the plan set for this project and there is a condition of approval that that sewer needs to be relocated prior to start of construction of the new building, then whoever is doing it, there is no second approval. D. Fenstermacher said TEC was at the last meeting. S. Clancy said there will be \$20,000 in improvements on Lowell Street. D. Fenstermacher said they got the letter from LEC with respect to the wetlands. He said at the last meeting they discussed the test-pits that were being done for stormwater and he had conversations with the Town Engineer who said he was ecstatic over the results. S. Clancy said she worked with Textron after the last meeting. Textron agreed to buy a new fire pump and move it closer to the building and tie into the municipal water service. S. Clancy said they are asking for a 12-month window to get that done. M. Sorrentino said the fire pond should go away. He said at the last meeting it was also discussed that Textron would make a contribution to the Lowell/Woburn Street intersection improvements. S. Clancy said since it's close to the buffer zone, Textron knows they will need to work cooperatively with the Conservation Commission. D. Fenstermacher talked about the 20 test-pits they did. He showed the Board the stormwater improvement overview. He talked about the heat island, screening, ballpark and fields and said they are adding more trees there will be two spots on Lowell Street where benches are proposed with nice landscaping. S. Clancy talked about General Construction Phasing. D. Fenstermacher said Lot A is fully operational. S. Clancy said they are trying to make interior renovations to the Textron Building so everything can be finished by December 31, 2021 in order to get the heat on. She said the Building Inspector will not issue a permit for the interior work. She requested that the Board have the Building Inspector issue the permit. V. Gingrich said the building permit applications show exterior work as well as interior work so that is the reason the permits cannot be issued. She said if the exterior work was not shown, the Town could issue a permit for interior work only. She told the applicant they need to submit revised plans showing all work and they will be reviewed by Planning and Engineering, and they will also review comments. S. Clancy said they will enter into a long-term lease for 6 acres of open-space recreational area for \$1 a year which she considers a unique multi-generational public amenity for the town.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the action deadline for Site Plan Review #21-09 & #21-10 and Stormwater Management Permit #21-07 & #21-08 for 201 Lowell Street to November 30, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-09, & #21-10, Stormwater Management Permit #21-07 & #21-08 and GWPD Special Permit #21-02 & #21-03 for 201 Lowell Street to November 2, 2021 at 7:40 p.m.

**Continue Public Hearing – Site Plan Review #21-13, Stormwater Management Permit #21-10 and GWPD Permit #21-04 for 154-156 West Street - Map 56 Parcels 1 & 2 Robert Peterson, Sr., Esq. for Wesley Reed, Applicant**

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

MATERIALS CONSIDERED:

E-MAIL from Attorney Robert Peterson, Sr. dated September 27, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To extend the action deadline for Site Plan Review #21-13 and Stormwater Management Permit #21-10 to November 30, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-13 and Stormwater Management Permit #21-10 for 154-156 West Street to November 2, 2021 at 8:00 p.m.

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

VOTED: To continue the public hearing for GWPD Permit #21-04 for 154-156 West Street to November 2, 2021 at 8:00 p.m.

**Continued Public Hearing – Site Plan Review #21-14 and Stormwater Management Permit #21-11 for 841 Woburn Street – Map 37 Parcel 8 – Andrew Pojasek for Stephen Crampe, Applicant**

PRESENT IN INTEREST: Andrew Pojasek, Dana Perkins

MATERIALS CONSIDERED:

PLAN "841 Woburn Street, Wilmington, Massachusetts" dated August 13, 2021 and last revised September 20, 2021

PLANNING REVIEW LETTER dated September 10, 2021

STORMWATER MANAGEMENT CALCULATIONS dated August 11, 2021 and last revised October 4, 2021

STORMWATER MANAGEMENT PERMIT dated August 11, 2021 and last revised September 20, 2021

ENGINEERING MEMO dated September 13, 2021

A. Pojasek told the Board they are looking to expand their existing parking lot at the rear of the building. He said they meet zoning requirements for parking. A. Pojasek said the company works in shifts which is posing a problem for when the late shift comes in because the early shift is still there. He said he has comments from Planning and Engineering and received additional comments for Engineering, unrelated to the original comments. He said he's been

working with engineering to provide additional storage. A. Pojasek said there will be no additional work just adjustment of the baffle walls. One of the infiltration systems will have a 12" base of stone versus a 6" base of stone. He said he made the necessary changes and submitted revised plans yesterday but there was not enough time for the Town Engineer to review his revisions. A. Pojasek said he received draft decisions for both Site Plan Review and Stormwater Management. They would request a change be made to the Site Plan Review decision. He said without endorsed plans the client can't do the parking lot improvements. V. Gingrich said P. Alunni called A. Pojasek last week to let him know what he would need to do in order for A. Pojasek to receive approval, but he did not have time to review the revised plans. R. Holland suggested that once P. Alunni reviews and approves the plan, the Board will sign the approved plans.

Upon motion duly made and seconded it was unanimously

**VOTED:** To close the public hearing and approve with conditions Site Plan Review #20-14 for 841 Woburn Street as shown on plan entitled "Parking Lot Expansion, 841 Woburn Street, Wilmington, Massachusetts", sheets 1-6, dated August 13, 2021 and last revised September 20, 2021, prepared by Gregory R. Corcoran, P.L.S. and Andrew M. Pojasek, P.E., Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876. Said property is located at 841 Woburn Street, Wilmington, MA 01887 and shown on Assessor's Map 37 Parcel 8.

**This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on September 14, 2021 and closing on October 5, 2021, by a motion duly made and seconded, it was voted:**

We, the Wilmington Planning Board, as requested by Steven Crampe, Epmarc Enterprises, 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 841 Woburn Street for the expansion of the rear parking lot as shown on plan entitled "Parking Lot Expansion, 841 Woburn Street, Wilmington, Massachusetts", sheets 1-6, dated August 13, 2021 and last revised September 20, 2021, prepared by Gregory R. Corcoran, P.L.S. and Andrew M. Pojasek, P.E., Dana F. Perkins, inc., 1057 East Street, Tewksbury, MA 01876, submitted on August 17, 2021, (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 17, 2021	Stormwater Management Permit, prepared by Dana F. Perkins, Inc. dated August 11, 2021 and last revised September 20, 2021.

#### **FINDINGS:**

1. The Project site is shown on Map 37 Parcel 8 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. During construction work will not start before 7:00 a.m. and will be completed by 7:00 p.m. No work is allowed on Sundays and holidays. Construction equipment will not be started before 7:00 a.m.

### **PRIOR TO PLAN ENDORSEMENT:**

8. The Stormwater Report, Grading and Drainage Plan, and Detail Sheet shall be revised to demonstrate each proposed subsurface infiltration best management practice has a static storage volume equal to at least 1-inch over the contributing impervious area, per the Policy.

### **PRIOR TO START OF CONSTRUCTION:**

9. A pre-construction meeting shall be scheduled with the Department of Planning & Conservation and Town Engineer. The developer shall submit a construction schedule at the time of the pre-construction conference.

10. If applicable, a Stormwater Pollution Prevention Plan shall be submitted prior to the pre-construction meeting.
11. Erosion controls shall be installed in accordance with the Stormwater Management Plan and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.

**DURING CONSTRUCTION:**

12. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to backfilling any proposed underground stormwater management system or installation of any other critical design components.

**POST CONSTRUCTION:**

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

Upon motion duly made and seconded it was unanimously

VOTED: To issue the Stormwater Management Permit for 841 Woburn Street as follows:

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

October 6, 2021

ISSUED for Property located at 841 Woburn Street, Wilmington, Massachusetts (Map 37 Parcel 8)

Case No.: Stormwater Management Permit #21-11

Applicant: Steven Crampe, Epmarc Enterprises, 841 Woburn Street, Wilmington, MA 01887

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and plan entitled, "Parking Lot Expansion, 841 Woburn Street, Wilmington, Massachusetts", sheets 1-6, dated August 13, 2021 and last revised September 20, 2021, prepared by Gregory R. Corcoran, P.L.S. and Andrew M. Pojasek, P.E., Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876. Said property is located at 841 Woburn Street, Wilmington, MA 01887 and shown on Assessor's Map 37 Parcel 8; material submitted on August 17, 2021, subject to the 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 17, 2021	Stormwater Management Permit, prepared by Dana F. Perkins, Inc. dated August 11, 2021 and last revised September 20, 2021.

#### **STANDARD CONDITIONS**

1. Waivers granted: None
2. The development shall not alter the flow of stormwater runoff leaving the site, nor shall it alter the stormwater flow to any adjoining properties, public ways or wetland resource areas.
3. The development shall comply with the performance standards of the most recent version of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Handbook.
4. The Applicant shall provide and maintain erosion and sedimentation controls until the site is permanently stabilized.
5. The Applicant shall inspect and maintain the site and stormwater management systems. Maintenance requirements for the site shall remain in perpetuity with the parcel.
6. To the maximum extent practicable, the development shall provide on-site infiltration and meet the Recharge Additional Performance Standards as specified in Appendix E of the Town of Wilmington Comprehensive Stormwater Management Regulations adopted February 2, 2010 and last amended on October 2, 2018.

#### **SPECIAL CONDITIONS**

1. The Stormwater Report, Grading and Drainage Plan, and Detail Sheet shall be revised to demonstrate each proposed subsurface infiltration best management practice has a static storage volume equal to at least 1-inch over the contributing impervious area, per the Policy.
2. The contractor shall adhere to the last revised Construction Period Pollution Prevention Plan accompanying the Stormwater Management Permit Report prepared by Dana F. Perkins.



3. Erosion controls shall be inspected by the Department of Planning & Conservation two (2) business days prior to the start of any land disturbing or land altering activity.
4. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to installing any stormwater management system or any other critical design components.
5. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
6. The Operation and Maintenance Plan shall be recorded following completion of work.

ISSUED ON October 6, 2021

**Public Hearing – Site Plan Review #21-15 and Stormwater Management Permit #21-12 for 99 Fordham Road - Map 99 Parcel 13 – 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:**

LETTER from Attorney Jill Elmstrom Mann dated September 20, 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 November 30, 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 November 2, 2021 at 8:15 p.m.

**Board of Appeals**

There were no Board of Appeals

**Old Business**

There was no Old Business

**New Business**

**Site Plan Review Waiver #21-13 for 211 Lowell Street – Map 57 Parcel 52  
Adam Donuts Inc. dba Dunkin, Applicant**

**MATERIALS CONSIDERED:**

PLAN "DUNKIN", 211 Lowell Street, Wilmington, Massachusetts 01887, Middlesex County, July 21, 2021 for Construction" dated, July 21, 2021

Menu Setup Layout by Dasco Signs dated September 17, 2021

Pylon Sign by Dasco Signs dated September 17, 2021

Wall Sign by Dasco Signs dated September 17, 2021

LETTER from Adam Quinn dated September 28, 2021

V. Gingrich said the applicant is looking to redo their exterior building with new signage. She said the signage does meet the bylaw. They are asking for the waiver because they are putting up a digital menu board and canopy so when you are ordering you won't get wet with the rain or snow. She said A. Quinn could not attend this meeting but she will do her best to answer questions. T. Boland asked if they have the same drive thru and V. Gingrich said everything stays the same except the menu board and canopy and re-do the clearance bar.

Upon motion duly made and seconded it was unanimously

VOTED: To approve the request to waive Site Plan Review to waive Site Plan Review for exterior changes to the existing building and drive thru improvements as shown on the plan entitled, "DUNKIN', 211 Lowell Street, Wilmington, Massachusetts 01887, Middlesex County" dated July 21, 2021 prepared by: Aharonian & Associates Inc., 310 George Washington Highway, Suite 100, Smithfield, Rhode Island, 02917.

## **Discussion**

### **Potential Zoning Changes**

V. Gingrich talked about the Housing Choice Act where the Board has to do an as of right multi-family. She said the Board discussed allowing multi-family as of right in the Central Business District and suggested adding in some design criteria because it would no longer be a special permit. She said it would still go for Site Plan Review but some of the control you have with special permit goes away. V. Gingrich said she drafted some ideas for design criteria for the Bylaw. She said in the Bylaw under Section 6.4.4 talk about site design standards. She provided the Board with her draft of design criteria. She said it talked about some environmental aspects, runoff, flood storage, erosion control so she wanted to add more of the things that are looked at today. She talked about the design and construction. V. Gingrich told the Board they could add or get rid of any of her ideas. M. Sorrentino asked if there is anything about sequence and V. Gingrich said no. M. Sorrentino said developers are doing the easy things first and would like there to be phasing added. M. Sorrentino said the Board should be able to view a building and how it looks. He said if someone builds a house and it towers over the cape next to it, that doesn't seem right. The Board should be able to see how a home fits in the neighborhood. R. Holland said change vegetative cover to trees because people can assume that vegetative cover is ground cover. V. Gingrich said she added a section for building and site design in the Central Business District and Neighborhood Mixed-Use District. She was trying to take the ideas of those neighborhood activity centers that were in the Master Plan and telling people through the Bylaw what people are wanting to see in those districts. She said a developer likes to know what is expected of them.

V. Gingrich talked about North Wilmington and how warehouses are attractive in town. She said there are industrial zoned areas. She said zoning doesn't reflect what people want to see in the neighborhood. She said North Wilmington back in the old master plan was seen as a neighborhood activity center. This has a potential for a village center. She said if something is not done, it could become a warehouse location. R. Holland asked if the 40B project for Jefferson Road was going forward and she said it is. She said it was approved by the Zoning Board of Appeals, but some residents appealed the Conservation decision. V. Gingrich explained with Neighborhood Mixed Use gas stations would become non-conforming. She said warehouse is allowed as-of-right currently. V. Gingrich showed the map of North Wilmington. They talked about the Whitefield School. V. Gingrich said S. Sullivan told her that

people in the area are ready for something other than warehouses. V. Gingrich said with the Jefferson Road project the Town got a Massworks grant to extend sewer up to Salem Street. She said the pump station is going to be designed included all the commercial/industrial property. M. Sorrentino said the town should put sewer in and not depend upon future developer. V. Gingrich said some folks would say why are you rezoning it if there is no sewer and others would say why would you put sewer if there is no zoning. M. Sorrentino said the town needs to have vision and they need to put in sewer. V. Gingrich told the Board the sewer will be installed on one side of the tracks and set up for future installation on the other side. R. Holland asked if that was part of the 40B project and V. Gingrich said it is from a Massworks grant. V. Gingrich suggested the Board consider the rezoning and discuss again at the next meeting to see if they want to invite property owners and residents. R. Holland said she would look at the draft design standards.

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

VOTED: To adjourn the meeting at 8:55 p.m.

NEXT PLANNING BOARD MEETING: November 2, 2021

Respectfully submitted,

  
Cheryl Licciardi  
Recording Clerk