



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

121 GLEN ROAD, WILMINGTON, MA 01887 www.wilmingtonma.gov (978) 658-8238

Planning Board Minutes

November 10, 2020

The Planning Board met on Tuesday November 10, 2020 at 7:30 p.m. via remote participation. The following members were present: Michael Sorrentino, Chair; Randi Holland, Angela Marcolina, Sean Henningan and Terence Boland. Valerie Gingrich, Director of Planning & Conservation, and Sierra Pelletier, Assistant Planner were also present.

M. Sorrentino read the Governor's statement as follows: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, members of the public who wish to watch and listen to the meeting may do so in the following manner: WCTV (Channel 9 – Comcast Xfinity; Channel 37 Verizon Fios, and live stream wctv.org). 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/85046099469?pwd=MS9uRWhtUllORHhoaHVXdmNyRWtrUT09>

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 850 4609 9469 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

The Planning Board reviewed minutes of May 5, 2020, June 2, 2020 and June 9, 2020.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the May 5, 2020 minutes, June 2, 2020 minutes and June 9, 2020 minutes as amended.

RECEIVED
TOWN CLERK
2021 FEB -4 PM 2:20
TOWN OF WILMINGTON, MA

Form A

Marion Street – Map 5 Parcels 3, 3A & 1J - “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, Craig S. Newhouse, Trustee, Eagleview Realty Trust, Applicant

PRESENT IN INTEREST: Craig Newhouse
Kristen Costa

MATERIALS CONSIDERED:

PLAN “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, dated October 19, 2020.

K. Costa told the Board it's a very busy plan and she highlighted the plan to explain it. She said the highlighted pieces show the way it currently looks. She showed the three parcels that have been owned by three family members for a long time. She said 71 Marion Street has 40' of frontage and 73 Marion Street is highlighted in blue and both have houses on them. She said explained that 71 and 73 Marion Street access their homes across each other's properties. K. Costa said there is no formal easement. She explained what the Form A plan will accomplish. She said 71 and 73 Marion Street owners are giving each other legal access to cross each other's property through an access easement. She explained that the intent is to build a road in the future and the parcels will have legal access to the road. S. Hennigan asked if Parcel E would eventually be a roadway and K. Costa said it will be a paved right-of-way. C. Newhouse said the intent is to create a subdivision but they need to create legal access to the existing parcels with existing homes for the time being. C. Newhouse said there is land behind 73 Marion Street that he intends to develop and it is under agreement. T. Boland asked if the intent is to eventually connect to Murray Hill. C. Newhouse said that is a possibility. He said the family has been there since the 1800's and there is one family member that controls almost everything. S. Hennigan asked if 71 Marion Street has frontage on Marion Street and C. Newhouse said it will have the same 40' of frontage that it currently has. V. Gingrich explained that they do not have access to Marion Street through their own parcel but through an easement that was created. T. Boland asked how wide the easement is and C. Newhouse said 75' wide and the reason for that is it has utility poles and the driveway curves. He said when the subdivision is developed it will be reduced to whatever the Planning Board feels is reasonable. R. Holland asked if C. Newhouse intends to rezone or realign some of the lots after he creates the subdivision. C. Newhouse said there is a note on the Form A plan that parcel F will become part of Lot B1 and Lot A2 may have more frontage and will be on the subdivision road.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #20-06 for Marion Street – Map 5 Parcels 3, 3A & 1J, “Plan of Land in Wilmington, Massachusetts (Middlesex County)” Craig S. Newhouse, Trustee, Eagleview Realty Trust, Applicant

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #20-06 for Marion Street – Map 5 Parcels 3, 3A & 1J, “Plan of Land in Wilmington, Massachusetts (Middlesex County)” Craig S. Newhouse, Trustee, Eagleview Realty Trust, Applicant.

Upon motion duly made and seconded it was unanimously

VOTED: That endorse plan entitled, "Plan of Land in Wilmington, Massachusetts (Middlesex County)", dated October 19, 2020.

Matters of Appointment

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.

MATERIALS CONSIDERED:

LETTER requesting to continue from Attorney Jill Elmstrom Mann dated November 5, 2020

V. Gingrich told the Board they received a letter to continue the public hearing to January. M. Sorrentino requested that the Planning Department convey to the applicant that the Planning Board will not be granting any further extensions without the submission of substantive materials.

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 January 5, 2021 at 7:30 p.m. The Planning Board said that this will be the last time it will be granting an extension without the submission of substantive materials.

Public Hearing – Site Plan Review #20-07, Stormwater Management Permit #20-07 & Parking Relief Special Permit #20-04 – 613 Main Street Map 29 Parcel 11S – Bryan Blake, BIV-613 Main, LLC, Applicant

PRESENT IN INTEREST: Brian McCarthy, RJ O'Connell & Associates
Sara Turano-Flores, Nutter, McClennen & Fish LLP
Mark LaVoie, Madison Marquette, for The Seyon Group
Greg Hughes, for The Seyon Group
Bryan Blake, for The Seyon Group
Ron Müller, Ron Muller & Associates
Rich Iandoli, Homans

MATERIALS CONSIDERED:

PLANS "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA" dated April 15, 2019 and last revised October 13, 2020 and "Phasing Plan" dated November 10, 2020

TRAFFIC PEER REVIEW LETTER from Green International Affiliates dated November 9, 2020

TRAFFIC MEMO October 9, 2020

PLANNING REVIEW LETTER dated October 30, 2020

ENGINEERING MEMO dated November 2, 2020

E-MAIL dated November 3, 2020 from ENGINEERING, FIRE DEPARTMENT and FEDERAL RAILROAD ADMINISTRATION

B. McCarthy told the Board this project was before them December 2019 when the Board approved a Special Permit for a parking reduction as well as Site Plan and Stormwater Management Approvals. He said the project is a redevelopment of an existing warehouse and industrial building. The approved plan from December included 3 potential tenant spaces with a reduction in the building size to accommodate 21 additional loading docks for a total of 44 truck loading docks and 24 trailer truck spaces and 330 car parking spaces. That plan included 9,400 sq. ft. of office space and 378,000 sq. ft. of warehouse. He said they have two tenants, Homans and Lowe's. Homans is a wholesaler of HVAC and mechanical and insulation products with 24 locations throughout the northeast. Their headquarters and main distribution center is currently located at 250 Ballardvale Street and they have outgrown their current location. The property at 613 Main Street will serve as their new headquarters. B. McCarthy said contractors are their customers. M. Sorrentino asked if people come in for sales or if it is solely a distribution center. B. McCarthy said new products come into the distribution center and the product goes to distributors but in addition, contractors will purchase online. Most often the product is sent to the site but sometimes a contractor would come with their own truck. B. McCarthy said Lowe's intends to use this site as a distribution center to support their stores in the area. B. McCarthy showed the amended site plan. Lowe's will be on the east side and Homans will be on the west. He said the change at Homans is that originally there were 21 loading docks and now they are removing 2 loading docks and changing it to one drive-in door at grade. They are proposing a change in the south parking lot. Lowe's wants to use 58 of the parking spaces to accommodate 15 box trucks. There were 212 spaces and now there will be 155 car parking spaces in the south parking lot. Everything remains the same in that area but the striping change. Lowe's needs 58 car parking spaces and Homans needs 103 for a total of 161 car parking spaces. Once a month Homans needs an additional 30 to 40 spaces for training seminars. B. McCarthy said the total number of spaces required for these two leases is 201 and 276 parking spaces are provided. Homans is increasing the office space from what was shown on the original plan. Being their corporate headquarters, they will have have 26,000 sq. ft. of office space and of that, 13,000 sq. ft. extra space will be on a second level. Lowe's will have 5,607 sq. ft. of office space with 2,761 sq. ft. being on the second floor. The approved plan had 9,400 sq. ft. and this plan has 31,600 sq. ft. The 1,500 sq. ft. of Homans is an area where customers can view finished products. B. McCarthy described the internal stairway that initially they were getting rid of but Homans would like to keep that to serve as access to their second level. He said in doing so, he had to make some minor adjustments to the parking layout in that area. There is no change to the impervious cover on the property. B. McCarthy said the paved areas remain the same. He said there is no change to the stormwater and drainage design. He said the Traffic Engineer prepared a letter documenting the changes of traffic generation as a result of these modifications. The decrease in tenants will result in a reduction in traffic. M. Sorrentino asked if the trucks will be different than originally proposed, i.e. if there will be more or less trailers. B. McCarthy said there are two less docks. M. Sorrentino asked if there will be more box style trucks or trailers with the specific companies since this is a difficult driveway to maneuver in and out of. B. McCarthy said there will be less trailer truck traffic. G. Hughes said that Lowe's uses box trucks. M. Sorrentino asked if Lowe's is distributing to its stores from this location and G. Hughes said this is a fulfillment center for appliances. B. McCarthy said they are looking to do a phased opening with this amendment. He said Lowe's would open first and would like to open at the end of November. Homans will open in the spring of next year. M. Sorrentino asked if each tenant had parking on their own side or if they will be sharing spaces. B. McCarthy said they each have their own. M. Sorrentino asked if Homans needs 103 spaces because there are 103 workers in the building. B. McCarthy said they have between 75 to 100 employees. M. Sorrentino asked how many employees Lowe's has. G. Hughes said 58 spaces are needed for 3 shifts. He said they work around the clock. S. Hennigan asked if

trucks will be moving at all hours of the night or if people will be inside the buildings moving boxes to where they need to be the next day and G. Hughes said yes. He said it was described as product coming in on large trucks at night, they fill up the warehouse, and in the morning, drivers show up, fill up the box trucks and they are gone all day, come back at night and it starts all over again. M. Sorrentino asked how many Lowe's employees are in the building at any one time. G. Hughes said he did not know exactly but what he could say is they requested a designated 58 spaces. M. Sorrentino asked if it is safe to say that since there are 15 box truck spaces that 15 box trucks go out. G. Hughes said there are 15 proposed in the south lot but there is also trailer spaces closer to the building. M. Sorrentino asked V. Gingrich if there is any residential property around this site and V. Gingrich said there is a large wetland and beyond it there is residential. G. Hughes said that Lowe's talked to A. Spaulding about the three shifts. T. Boland said that with the previous approval, it was discussed that the access from that driveway was discussed and asked how the 53' trucks can maneuver in and out of it. B. McCarthy said the larger trucks will end up going north or south on Rte. 38 and not going across Cross Street. G. Hughes said when they bought the property, Veritiv, a 24/7 business was operating. They said they were making that left and right at Lowell Street and he said he understands that doesn't necessarily work. T. Boland asked if they had 53' long trucks and G. Hughes said yes. He said SweetHeart Plastics had 53' trucks as well. R. Holland asked if these are more like warehouses for distribution and not open to the public. B. McCarthy said she was correct. R. Holland said that walking from parking areas have no sidewalks shown on the Site Plan. She suggested adding a sidewalk so that people would not walk in the driving lane to get back to the warehouse. B. McCarthy said on the Homan side their employees are in the 103 spaces and there are sidewalks around the building. For Lowe's, most employees are getting into the box trucks and there isn't much pedestrian activity going on. R. Holland reiterated that the applicant should consider a small walkway or somebody will end up getting hit by a car. B. McCarthy said he could stripe out a path. M. Sorrentino asked what is being done architecturally and if there will be roof units. B. McCarthy said the building design is the same as what was originally approved with the exception of the front that is being kept for the stairway. M. Sorrentino asked if there will be sprinklers in the building and B. McCarthy answered yes.

V. Gingrich said that the Town Engineer had a comment about the drive-in door change in place of the loading docks. She said that will require an oil/water separator so it should be added to the plan. Also, there should be signage for the compact parking spaces. V. Gingrich said where the chain-link fence that is being replaced should be placed as close to the pavement as possible in the corner of the Lowe's portion moving it away from the wetland. She said Green International did a peer review of the traffic memo. B. McCarthy said the maneuvering plan shows the trailer dragging over the corner of the stop bar so he will adjust that. V. Gingrich asked the Board to review the draft decisions.

V. Gingrich said if any callers had concerns they could speak. There were none.

Upon motion duly made and seconded, it was

VOTED: To close the public hearing for Site Plan Review #20-07, Stormwater Management Permit #20-07 & Parking Relief Special Permit #20-04 for 613 Main Street.

Upon motion duly made and seconded, it was

VOTED: To approve with conditions Site Plan Review #20-07 for 613 Main Street as shown on plan entitled "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA",

dated April 15, 2019 and last revised October 13, 2020, prepared by Brian P. Dundon, P.E., RJ O'Connell & Associates, Inc., 80 Montvale Avenue, Suite 201, Stoneham, MA 02180. Said property is located at 613 Main Street, Wilmington, MA 01887 and shown on Assessor's Map 29 Parcel 11S.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) closing on November 10, 2020, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Bryan Blake, 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 613 Main Street to amend the 2019 approvals for the redevelopment of an existing 412,000 sq.ft. warehouse/industrial building, expansion and rehabilitation of parking areas, and associated utilities and stormwater management. The amendment includes eliminating two (2) loading docks, installing an overhead door, reconfiguring the parking lot for truck storage, and adding office space within the building, as shown on plan entitled "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA", dated April 15, 2019 and last revised October 13, 2020, prepared by Brian P. Dundon, P.E., RJ O'Connell & Associates, Inc., 80 Montvale Avenue, Suite 201, Stoneham, MA 02180, submitted on October 15, 2020, (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:

Date submitted	Description
October 15, 2020	Letter from Brian J. McCarthy, RJO'Connell & Associates, Inc., dated October 15, 2020.
October 15, 2020	"Traffic Generation for Modified Warehouse Redevelopment", prepared by Ronald Muller, P.E., Ron Muller & Associates, 56 Teresa Road, Hopkinton, MA 01748, dated October 9, 2020.
November 9, 2020	"Engineering Peer Review for Traffic and Parking at the Proposed Warehouse Redevelopment at 613 Main Street, Updated Review", prepared by Corinne Tobias, P.E., PTOE, Green International Affiliates, Inc., dated November 9, 2020.
November 10, 2020	"Phasing Plan", prepared by RJO'Connell & Associates, Inc., dated November 10, 2020.

FINDINGS:

1. The Project site is shown on Map 29 Parcel 11S 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.
5. The Project has been granted Parking Relief Special Permit #20-04 in conjunction with Site Plan Review.

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 shall not start before 7:00 a.m. and shall be completed by 7:00 p.m. No work is allowed on Sundays and holidays. Construction equipment shall not be started before 7:00 a.m.
8. This approval does not authorize trespass onto private property.
9. All conditions in the Site Plan Review #19-06 decision dated December 6, 2019 remain in full force and effect.
10. The project will be constructed in two phases, one for each tenant.

PRIOR TO ENDORSEMENT OF THE PLAN:

11. Should an interior floor drain be required for the at-grade drive-in door (per MA State Plumbing Code), an oil/water separator collecting discharge from the interior floor drain (and discharging to sanitary sewer) shall be shown and labeled on the plan. A note shall be added indicating that oil/water separator must meet MWRA specifications and MA State Plumbing Code.
12. Sheet OS-1 shall be revised to indicate van accessible parking spaces.

13. Sheet TT-2 shall be revised so that WB-67 trucks entering the site from the site driveway do not encroach on the westbound exiting approach.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

14. The Wilmington Fire Department shall review and approve revised building plans that show the proposed changes included in this amendment.

DURING CONSTRUCTION:

15. Signage denoting the compact parking spaces shall be installed.
16. Wherever possible, the replacement chain link fence shall be located as close to the pavement as possible.
17. The Applicant shall adhere to the Earth Removal Permit issued in June 2020.
18. The Applicant shall camera (CCTV) the existing RCP roof drains at the rear of the building, and at the southern wetland area and provide the results to the Engineering Division for review. Any changes resulting from the CCTV will require Planning Board review and approval.

PRIOR TO OCCUPANCY:

19. The Applicant has agreed to and shall provide a fair share traffic mitigation contribution to the area roadway network in the amount of \$25,000 prior to the issuance of the first Occupancy.
20. Prior to final Occupancy, but no later than January 1, 2021, the Owner has agreed to and shall provide a deed transferring ownership of the parcel shown on Assessor's Map 40 Parcel 13A, in a form approved by Town Counsel, to the Town of Wilmington, to facilitate planned roadway improvements.
21. The Applicant shall coordinate with the Federal Railroad Administration (FRA) to determine if (and what) signage is required at the at-grade crossing. All required signage shall be installed prior to the issuance of the first Occupancy.
22. Prior to the issuance of the first and final Occupancy, As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.
23. 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.
24. All site work shall be substantially completed in accordance with the approved site plans prior to issuance of a Certificate of Occupancy for each phase. In the event that winter season conditions prohibit final landscaping and/or finish paving course from being installed prior to tenant occupancy, the Applicant may post a bond, in a form and amount acceptable to the Director of Planning & Conservation and Town Engineer, covering the cost of completion. This will be considered on a case by case basis. The Applicant must have received all other required Department sign-offs on Occupancy prior to eligibility.

POST CONSTRUCTION:

25. The Owner has agreed to and shall regularly trim vegetation within the Main Street right-of-way and access easement to maintain sufficient intersection sight distance for vehicles.

26. The Owner shall maintain or replace landscaping and fencing as shown on the approved Site Plan for the duration of the use. The Owner shall use best practices to maintain the required landscaping and fencing in presentable and healthy condition.
27. The Owner 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.
28. The Owner 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 Owner 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.
29. 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.
30. Snow shall be removed from the site in a timely manner following a snow event to ensure adequate parking and circulation.
31. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
32. Final As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.

Upon motion duly made and seconded, it was

VOTED: To approve Stormwater Management Permit #20-04 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**

November 17, 2020

ISSUED for Property located at 613 Main Street, Wilmington, Massachusetts (Map 29 Parcel 11S)

Case No.: Stormwater Management Permit #20-07

Applicant: Mr. Bryan Blake, BIV-613 Main, LLC c/o The Seyon Group, 118 Newbury Street, 3rd Floor, Boston, MA 02116

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and Operation & Management Plan entitled "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA", dated April 15, 2019 and last revised October 13, 2020, prepared by Brian P. Dundon, P.E., RJ O'Connell & Associates, Inc., 80 Montvale Avenue, Suite 201, Stoneham, MA 02180, for the property located at 613 Main Street and shown on Assessor's Map 29 Parcel 11S, material originally submitted on October 15, 2020, subject to the following conditions:

MATERIALS:

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

<u>Date submitted</u>	<u>Description</u>
October 15, 2020	Letter from Brian J. McCarthy, RJO'Connell & Associates, Inc., dated October 15, 2020.

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 and the Town of Wilmington Comprehensive Stormwater Management Regulations adopted February 2, 2010 and last amended on June 2, 2020.
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.

SPECIAL CONDITIONS

1. All conditions in the Stormwater Management Permit #19-06 decision dated December 6, 2019 remain in full force and effect.
2. 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.
3. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
4. The Operation and Maintenance Plan shall be recorded prior to issuance of a Certificate of Occupancy.

Upon motion duly made and seconded, it was

VOTED: To approve with conditions Parking Relief Special Permit #20-04 for 613 Main Street as shown on plan entitled "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA", dated April 15, 2019 and last revised October 13, 2020, prepared by Brian P. Dundon, P.E., RJ O'Connell & Associates, Inc., 80 Montvale Avenue,

Suite 201, Stoneham, MA 02180. Said property is located at 613 Main Street, Wilmington, MA 01887 and shown on Assessor's Map 29 Parcel 11S.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening and closing on November 10, 2020, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Bryan Blake, under the provisions of Section 6.4.3.2 (Parking Relief) of the Zoning Bylaws of the Town of Wilmington to consider Parking Relief Special Permit #20-04 as shown on plan entitled: "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA", prepared by Brian P. Dundon, P.E., RJ O'Connell & Associates, Inc., 80 Montvale Avenue, Suite 201, Stoneham, MA 02180, dated April 15, 2019 and last revised October 13, 2020, and do hereby vote to GRANT the Parking Relief as shown on the submitted plan, 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>
October 15, 2020	Letter from Brian J. McCarthy, RJO'Connell & Associates, Inc., dated October 15, 2020.
October 15, 2020	"Traffic Generation for Modified Warehouse Redevelopment", prepared by Ronald Muller, P.E., Ron Muller & Associates, 56 Teresa Road, Hopkinton, MA 01748, dated October 9, 2020.
November 9, 2020	"Engineering Peer Review for Traffic and Parking at the Proposed Warehouse Redevelopment at 613 Main Street, Updated Review", prepared by Corinne Tobias, P.E., PTOE, Green International Affiliates, Inc., dated November 9, 2020.
November 10, 2020	"Exhibit Plan", prepared by RJO'Connell & Associates, Inc., dated November 10, 2020.
November 10, 2020	"Phasing Plan", prepared by RJO'Connell & Associates, Inc., dated November 11, 2020.

FINDINGS:

1. The proposed project includes amending the 2019 approvals for the redevelopment of an existing 412,000 sq.ft. warehouse/industrial building, expansion and rehabilitation of parking areas, and associated utilities and stormwater management. The amendment includes eliminating two (2) loading docks, installing an overhead door, reconfiguring the parking lot for truck storage, and adding office space within the building. The project includes decreasing the total number of parking spaces to 276. The proposed build-out requires a total of 568 parking spaces. The approval is for the provision of 276 parking spaces.
2. The Planning Board determined that in accordance with Section 6.4.3.2, the reduction in parking spaces can be granted without substantial detriment to the neighborhood.
3. The Applicant satisfactorily addressed the comments made or submitted by the Planning Board.

CONDITIONS:

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

1. This Special Permit granted for Parking Relief for 613 Main Street shall be valid for this Owner and use only. Any change in ownership or use shall meet the parking requirements or apply for a Special Permit.
2. If construction has not commenced within two (2) years of a Special Permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed with the Town Clerk. The two-year period shall run from the date of the final decision on the appeal.
3. All provisions of the Wilmington Zoning Bylaw pertaining to parking (Section 6.4) shall be met unless an exception is specifically provided in this decision.
4. All conditions in the Parking Relief Special Permit #19-01 decision dated December 6, 2019 remain in full force and effect.
5. The project will be constructed in two phases, one for each tenant.

SPECIAL CONDITIONS:

1. Prior to endorsement of the plans, Sheet OS-1 shall be revised to indicate van accessible parking spaces.
2. Prior to endorsement of the plans, Sheet TT-2 shall be revised so that WB-67 trucks entering the site from the site driveway do not encroach on the westbound exiting approach.
3. The Applicant has agreed to and shall provide a fair share traffic mitigation contribution to the area roadway network in the amount of \$25,000 prior to the issuance of the first Occupancy.
4. Prior to final Occupancy, but no later than January 1, 2021, the Owner has agreed to and shall provide a deed transferring ownership of the parcel shown on Assessor's Map 40 Parcel 13A, in a form approved by Town Counsel, to the Town of Wilmington, to facilitate planned roadway improvements.
5. The Applicant shall coordinate with the Federal Railroad Administration (FRA) to determine if (and what) signage is required at the at-grade crossing. All required signage shall be installed prior to the issuance of the first Occupancy.
6. The Owner has agreed to and shall regularly trim vegetation within the Main Street right-of-way and access easement to maintain sufficient intersection sight distance for vehicles.

Board of Appeals

At its meeting on November 10, 2020, the Planning Board (Board) voted to recommend as follows:

Case 20-20 for 15 Jacobs Street – Map 69 Parcel 102

Upon motion duly made and seconded, it was unanimously

VOTED: The Applicant does not appear to have demonstrated a hardship. The Board recommends that the addition be relocated to the rear of the existing house to maximize setbacks. The Board recommends that a smaller addition be considered,

including considering removing the proposed garage. The Applicant should note that a Simple Stormwater Management Permit will be required for any addition 600 sq. ft. in size or greater.

Case 21-20 for 3 Factory Street – Map 27 Parcel 4B

Upon motion duly made and seconded, it was unanimously

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

Case 22-20 for 15 Dorothy Avenue – Map 90 Parcel 94

Upon motion duly made and seconded, it was unanimously

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

Case 23-30 for 37 Marcus Road – Map 92 Parcel 14

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. Groundwater recharge is proposed to mitigate the impervious area in the Groundwater Protection District. The project received a Simple Stormwater Management Permit on October 22, 2020.

Old Business

There was no Old Business

New Business

There was no New Business

Discussion

V. Gingrich told the Board that they see commercial uses for Site Plan Review and it is reviewed by the Town Engineer and then the applicant needs to go before the Zoning Board of Appeals for Groundwater Protection District Special Permit. She feels it would make more sense to not double the process. She suggested eliminating the Zoning Board of Appeals step for the nonresidential projects. The Board agreed that made sense. V. Gingrich said she discussed General Service restaurants with the Economic Development Committee. She said they require a special permit from Zoning Board of Appeals. She said there is a crazy requirement that goes along with it such as landscaping and lot size that is larger than typical lots in that district. These requirements discourage restaurants from coming to Wilmington. She feels that General Service restaurants would be encouraged to come to town if the special permit requirement was eliminated. She proposes it to be as-of-right in the General Business, Central Business, Neighborhood Mixed-Use and Highway Industrial Districts. The applicant would come before the Board for Site Plan Review and Stormwater Management Permit. M. Sorrentino asked if there is an example of a Neighborhood Mixed Use District that the Board could envision it in and V. Gingrich said the Lowell/Woburn Street corridor. R. Holland asked if it would be the area of the Ninety-Nine Restaurant and V. Gingrich said yes. V. Gingrich said Central Business would be at the train station and General Business would be throughout

town. R. Holland asked if it would be in Neighborhood Business and V. Gingrich said no. T. Boland asked why it would not be in Neighborhood Business and V. Gingrich said because those areas are largely residential.. M. Champoux, member of the Economic Development Committee, said the Economic Development Committee is trying to create an environment that is more inviting for businesses to our community and trying to eliminate speedbumps. V. Gingrich said she would like the Board to propose a new use of Brew Pub, which would currently fall under an Industrial category. This would be a restaurant as the primary use but they would also brew beer. S. Hennigan thinks they are good ideas but asked if the Economic Development Committee figured out why restaurants don't want to come into our town besides these things that would make it easier. V. Gingrich said there are probably many reasons. She said Main Street is tough because it's removed from the highway. She said there was a brewer that did not want to go on Main Street but he liked a space on Lowell Street because it was closer to the highway. She said that the Committee has heard that nonresidential taxes are high. T. Boland asked if a quantity limit would be set on the Brew Pubs in a particular district that abuts a residential area. V. Gingrich said there are some by-laws that limit percentage of operations being brewing. She has seen up to 50%. She said there are limits that can be put in the definition. She said the next potential zoning change is an area off Aldrich Road around Mozart Avenue. She said they are small lots but it's zoned R20.

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

VOTED: To adjourn the meeting at 9:27 p.m.

NEXT PLANNING BOARD MEETING: December 8, 2020

Respectfully submitted,



Cheryl Licciardi
Recording Clerk