



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes November 2, 2021

The Planning Board met on Tuesday November 2, 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

September 14, 2021 and October 5, 2021

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the September 14, 2021 and October 5, 2021 minutes as written.

Form A

Aldrich Road - "Plan of Land, 130 Aldrich Road, Wilmington, Massachusetts (Middlesex County)", Lisa and Scott Johnson, Applicants

MATERIALS CONSIDERED:

PLAN "Plan of Land, 130 Aldrich Road, Wilmington, Massachusetts (Middlesex County)", dated October 27, 2021

V. Gingrich said it was pretty simple. She said there is an existing lot divided into two parcels in an R20 district. She said the lots will meet the area requirement, the frontage requirement, and the lot circle. V. Gingrich said the plan is appropriate to approve and endorse.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-14 for Aldrich Road, 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 #21-14 for Aldrich Road - 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

RECEIVED
TOWN CLERK
2021 FEB 17 PM 4:17
TOWN OF WILMINGTON, MA

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

PRESENT IN INTEREST: Robert G. Peterson, Jr. Esq.
Tim MacDonald, American Maplewood Properties LLC
Michael Joyce, Joyce Consulting Group

MATERIALS CONSIDERED:

PLAN "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887" dated February 8, 2021 and last revised October 12, 2021, "Planting Plan" dated August 20, 2021, "Truck Turning Templates, 225 Andover Street, Wilmington, MA" dated October 12, 2021 Stormwater Operation and Maintenance Plan, Erosion and Sedimentation Control Plan POLLUTION PREVENTION PLAN AND CONSTRUCTION SCHEDULING dated August 12, 2020 and last revised June 29, 2021
STORMWATER REPORT dated August 12, 2021 and last revised October 12, 2021
ANDOVER STREET ECP dated August 23, 2021
PARKING DEMAND LETTER from VHB dated August 16, 2021
RENDERING & FLOOR PLANS dated June 15, 2021 and last revised October 7, 2021
RESPONSE TO COMMENTS LETTER from Michael Joyce dated October 12, 2021
ENGINEERING MEMO dated November 1, 2021

R. Peterson, Jr. said there were many problems the different department heads had and M. Joyce worked to correct the issues. He said revised plans were submitted. He told the Board they received another memo from Planning and Engineering, and they will address those concerns as well. R. Peterson, Jr. said that significant revisions have already been made to the resubmitted plan that he wanted discussed with the Board at this meeting.

M. Joyce told the Board the lot has a slab foundation from the previous building and parking area. They are proposing a 3-story self-storage building with access from Andover Street with parking around the building and stormwater below with two catch basins with treatment systems. He said they have made major and minor changes to the plan since the last meeting. M. Joyce said he revised the parking area. Originally, they had parking within the setbacks, so they removed all that parking and added the green-scape buffer as required. He said they did additional soil testing. He said the memo he received from Engineering has 10 items. M. Joyce said two main items are the 20' aisle around the entire development and adding a fire hydrant. He said the other items can be met. M. Sorrentino asked if the minimum lane width of 20' can be met and M. Joyce said it can. M. Sorrentino asked if Stormwater items can be met, and M. Joyce said they will be addressed with the Town Engineer.

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

VOTED: To extend the deadline for action for Site Plan Review #21-05 and Stormwater Management Permit #21-05 to December 31, 2021

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

VOTED: To continue the public hearing for Site Plan Review #21-05, Stormwater Management Permit #21-05 and Parking relief Special Permit #21-01 for 225 Andover Street to December 7, 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

MATERIALS CONSIDERED:

PLAN "Textron Building Remodel and Proposed Warehouse", dated May 6, 2021 and last revised October 28, 2021, "Fire Truck Turning Movement Exhibit" received October 28, 2021
STORMWATER MANAGEMENT REPORT dated August 2021 and last revised October 2021
LETTER & MEMO from David Fenstermacher dated October 19, 2021
FLOOD PLAIN IMPACT PLAN received October 29, 2021
TEXTRON OPERATIONS & MAINTENANCE PLAN received October 29, 2021
WAREHOUSE OPERATIONS & MAINTENANCE PLAN received October 29, 2021
SUMMARY OF CHANGES from David Fenstermacher dated October 28, 2021

T. Boland asked if the Form A separating the parcels was recorded and S. Clancy said the Assessor has not assigned different addresses yet. V. Gingrich said there was a phasing plan submitted and it's simpler than expected. She said it is within the documents. She said the construction that goes with Lot A (Textron) includes the driveway between Textron and the new warehouse. The shared driveway access will be completed with the Textron project. V. Gingrich said as part of the warehouse project they will be completing the new entrances off Lowell Street. Once the new entrances are completed, they will get rid of the old entrance off Lowell Street. M. Sorrentino asked if the sewer issue with Howland has been worked out. V. Gingrich said there is a condition in the approval regarding that. She reviewed the non-standard conditions.

S. Clancy asked if something could be moved from one category to another for the Site Plan Review decision. She said with respect to conditions 12 & 13 under **"PRIOR TO ISSUANCE OF A BUILDING PERMIT:"** [12. CCTV inspection revealed a discharge within the existing sewerage system upstream of SMH1 (which was flowing at 25% capacity) of potential excessive I/I. Prior to Building Permit Signoff, the source of discharge shall be investigated and identified. If determined to be I/I, this discharge shall be eliminated from the sewer system. 13. The existing sewer pipe entering existing sewer manhole (just upstream of the pump station from an unidentified structure) shall be investigated for potential I/I source. If the sewer pipe and structure are no longer in service, the pipe shall be properly abandoned, and sewer manhole hole plugged/sealed to prevent any further I/I entering the system.] since we are coming into cold weather she requested that be moved to **"DURING CONSTRUCTION:"** M. Sorrentino said he did not see how the requirement would be a problem if their contractor was lined up. He felt the work could be done relatively quickly. She explained that because of the appeal period of the Special Permit, she would not be able to get a building permit until around December. She said there is a lot of work to be done inside the building and they will continue

outside during the Spring. M. Sorrentino asked what building permits they need first and S. Clancy said there is a lot of internal work to do. She said the Building Inspector will not give her the permit for that. V. Gingrich pointed out that condition #19) Sewer pipeline rehabilitation and manhole rehabilitation shall be completed in accordance with the plan set should be completed during construction. V. Gingrich suggested moving 12 & 13 to prior to the start of construction and not be tied to a building permit. S. Clancy asked if it could be a condition prior to site work. V. Gingrich said **"PRIOR TO CONSTRUCTION"** is the site work. S. Clancy continued saying her main concern is that the Building Inspector doesn't stop them from doing the inside work. She said in the phasing plan it is discussed that some work will be done in the spring because of the seasonal nature of work.

V. Gingrich said the Stormwater Management Permit and Groundwater Protection District Permit mirror each other for Lot A. She discussed Lot B starting with the Site Plan Review decision and read all the special conditions. She said under **"PRIOR TO OCCUPANCY"** [21. Prior to Occupancy, the Applicant has agreed to provide to the Town of Wilmington a ninety-nine (99) year lease for public use, including but not limited to active recreational use, of the existing open space located on the west side of Maple Meadow Brook for \$1 per annum in a form as approved by the Town's counsel and agreed upon by the Applicant and the Town prior to execution, with both parties acting reasonably and in good faith, an initial draft of which has been provided by the Applicant to the Town's counsel prior to the date hereof.] She continued reading the conditions of approval. M. Sorrentino wanted a specific date added to when snow should be gone. He suggested adding the language, "should be gone within a week or two weeks". V. Gingrich said it could be said that any snow that does not fit into the snow storage area should be removed within a certain number of days. Everyone agreed on 7 days. S. Clancy had concern with the language and M. Sorrentino said it is meant within reason and the Town understands if there are several large storms one on top of the other. V. Gingrich said the Stormwater and Groundwater decisions mirror the Site Plan decision.

S. Clancy asked about the signage. She said they will come back to the Board for signs since they have so many driveways and she believes it will be advantageous to have each one labeled. The Board voted on the amended conditions.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for GWPD Special Permit #21-03 for 201 Lowell Street (Lot A) and approve as follows:

At its November 2, 2021 meeting, the Planning Board voted to approve with conditions Ground Water Protection District (GWPD) Section 6.6.7.7 Special Permit #21-02 for 201 Lowell Street as shown on plan entitled, "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised October 28, 2021, prepared by David H. Fenstermacher, P.E., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110. Said property is located at 201 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 48 Parcel 73A.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on July 13, 2021 and closing on November 2, 2021, by a motion duly made and seconded, it was voted: We, the Wilmington Planning Board, as requested by Mr. Michael Kieran, under the provisions of Sections 6.6.8.1 and 6.6.7.7 of the Zoning Bylaws of the Town of Wilmington to consider GWPD Special Permit #21-02 as shown on plan entitled, "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and

last revised October 28, 2021, prepared by David H. Fenstermacher, P.E., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110, and do hereby vote to GRANT the Special Permit 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:

Description

Traffic Evaluation Memo prepared by Vinod Kalikiri, P.E., dated May 5, 2021

Traffic Impact and Access Study, "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington MA" prepared by VHB and dated June 15, 2021

Email Comment Letter from Suzanne Sullivan dated June 8, 2021

Response to Comment Letters prepared by Dave Fenstermacher, P.E., VHB, dated June 21, 2021, August 6, 2021, August, 26, 2021, September 10, 2021, October 19, 2021

Traffic Engineering Peer Review Letters prepared by Elizabeth Oltman, P.E., TEC, dated July 12, 2021 and September 2, 2021

Driveway Realignment Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington MA, Figure 1, dated July 2021, prepared by VHB

Stormwater Management Report, "Textron Building Remodel and Proposed Warehouse," prepared by VHB, last revised October 2021

Letter from Jim Glowacki, Textron Systems, dated September 29, 2021 regarding discontinuing use of fire pond.

Response to Comments Site Plan Revision Summary Memo, dated October 19, 2021, prepared by Dave Fenstermacher, P.E., VHB

Stormwater Management System Operations and Maintenance (O&M) Manual and Long Term Pollution Prevention Plan (LTPPP) entitled "Textron Building Remodel, 201 Lowell Street, Wilmington, Massachusetts," prepared by VHB and dated October 2021.

Fire Truck Turning Movement Exhibit, Textron Building Remodel and Proposed Warehouse, Wilmington, MA

Floodplain Impact Study, Textron Building Remodel and Proposed Warehouse, Wilmington, MA dated October 2021

FINDINGS:

1. The proposed project renders the site more than 15% impervious at 34.6%.
2. Infiltration is provided on-site to meet the requirements of Section 6.6.7.7 of the Wilmington Zoning Bylaw.

3. This Special Permit approval is granted in conjunction with Site Plan Review #20-09 and Stormwater Management Permit #20-07.
4. The Applicant satisfactorily addressed the comments made by the Planning Board.

CONDITIONS:

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

1. This Special Permit for GWPD Section 6.6.7.7 of the Zoning Bylaws allows 34.6% impervious surface at 201 Lowell Street (Lot A) shall be valid for this use only.
2. The Project shall be constructed and operated in accordance with the Site Plan.
3. 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.
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. All recharge areas and systems shall be maintained in full working order by the owner.
6. The Stormwater Management System Operations and Maintenance (O&M) Manual, and Long Term Pollution Prevention Plan (LTPPP) for the Textron Building Remodel dated October 2021 shall be recorded at the Registry of Deeds prior to any issuance of a Certificate of Occupancy.
7. The Applicant has agreed to discontinue use of the on-site fire pond and connect its fire protection service to the municipal water supply within one (1) year of the date of this approval.

VOTED: To close the public hearing for GWPD Special Permit #21-03 for 201 Lowell Street (Lot B) and approve as follows:

At its November 2, 2021 meeting, the Planning Board voted to approve with conditions Ground Water Protection District (GWPD) Section 6.6.7.7 Special Permit #21-03 for 201 Lowell Street as shown on plan entitled, "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised October 28, 2021, prepared by David H. Fenstermacher, P.E., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110. Said property is located at 201 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 48 Parcel 73A.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on July 13, 2021 and closing on November 2, 2021, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Mr. Andrew Gallinaro, under the provisions of Sections 6.6.8.1 and 6.6.7.7 of the Zoning Bylaws of the Town of Wilmington to consider GWPD Special Permit #21-03 as shown on plan entitled, "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised October 28, 2021, prepared by David H. Fenstermacher, P.E., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110, and do hereby vote to GRANT the Special Permit 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:

Description

Traffic Evaluation Memo prepared by Vinod Kalikiri, P.E., dated May 5, 2021

Traffic Impact and Access Study, "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington MA" prepared by VHB and dated June 15, 2021

Email Comment Letter from Suzanne Sullivan dated June 8, 2021

Response to Comment Letters prepared by Dave Fenstermacher, P.E., VHB, dated June 21, 2021, August 6, 2021, August, 26, 2021, September 10, 2021, October 19, 2021

Traffic Engineering Peer Review Letters prepared by Elizabeth Oltman, P.E., TEC, dated July 12, 2021 and September 2, 2021

Driveway Realignment Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington MA, Figure 1, dated July 2021, prepared by VHB

Stormwater Management Report, "Textron Building Remodel and Proposed Warehouse," prepared by VHB, last revised October 2021

Letter from Jim Glowacki, Textron Systems, dated September 29, 2021 regarding discontinuing use of fire pond.

Response to Comments Site Plan Revision Summary Memo, dated October 19, 2021, prepared by Dave Fenstermacher, P.E., VHB

Stormwater Management System Operations and Maintenance (O&M) Manual and Long Term Pollution Prevention Plan (LTPPP) entitled "Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts," prepared by VHB and dated October 2021.

Fire Truck Turning Movement Exhibit, Textron Building Remodel and Proposed Warehouse, Wilmington, MA

Floodplain Impact Study, Textron Building Remodel and Proposed Warehouse, Wilmington, MA dated October 2021

FINDINGS:

1. The proposed project renders the site more than 15% impervious at 42.5%.
2. Infiltration is provided on-site to meet the requirements of Section 6.6.7.7 of the Wilmington Zoning Bylaw.
3. This Special Permit approval is granted in conjunction with Site Plan Review #20-10 and Stormwater Management Permit #20-08.
4. The Applicant satisfactorily addressed the comments made by the Planning Board.

CONDITIONS:

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

1. This Special Permit for GWPD Section 6.6.7.7 of the Zoning Bylaws allows 42.5% impervious surface at 201 Lowell Street (Lot B) shall be valid for this use only.
2. The Project shall be constructed and operated in accordance with the Site Plan.
3. 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.
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. All recharge areas and systems shall be maintained in full working order by the owner.
6. The Stormwater Management System Operations and Maintenance (O&M) Manual, and Long Term Pollution Prevention Plan (LTPPP) for the Proposed Warehouse dated October 2021 shall be recorded at the Registry of Deeds prior to any issuance of a Certificate of Occupancy.

**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**

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

MATERIALS CONSIDERED:

PLAN "Site Plan in Wilmington, Mass." dated July 13, 2021 and last revised October 4, 2021
"Site Plan in Wilmington, Mass. – Landscape" dated July 12, 2021 and last revised October 4, 2021
"Existing Watershed Map in Wilmington, Mass." dated August 10, 2021 and last revised October 4, 2021, "Tree & Vegetation Removal Policy Compliance Plan" dated October 20, 2021
STORMWATER MANAGEMENT REPORT dated October 5, 2021
SUPPLEMENTAL INFORMATION from Hayes dated October 2021
LIGHTING INFORMATION received October 22, 2021
LETTER from Peter Ogren dated September 14, 2021 responding to comments
LETTER from Peter Ogren dated October 12, 2021
PLANNING REVIEW LETTER dated October 29, 2021
ENGINEERING MEMO dated October 29, 2021

Attorney R. Peterson, Jr. asked to continue the public hearing to the Planning Board's December meeting. He said the applicant is in receipt of comments from the Planning and Engineering Office and will schedule a meeting with them to go over the memos so that everything will be resolved for the December meeting.

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 December 31, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-13, Stormwater Management Permit #21-10 and GWPD Permit #21-04 for 154-156 West Street to December 7, 2021 at 7:45 p.m.

Continued 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 October 27, 2021

Upon motion duly made and seconded it was unanimously

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

Upon motion duly made and seconded it was unanimously

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

Public Hearing – Multi-Family Special Permit #21-01 and Inclusionary Housing Special Permit #21-01 requesting to amend Multi-Family Special Permit #20-01 and Inclusionary Housing Special Permit #20-01 for 168 Lowell Street – Map 58 Parcel 1 – 168 Lowell Street LLC, Applicant

S. Hennigan recused himself.

PRESENT IN INTEREST: Michael J. Newhouse, Esq.
Stephen Wright, 168 Lowell Street LLC

MATERIALS CONSIDERED:

PLAN "Site Development Plan, 168 Lowell Street, Wilmington, Massachusetts" dated January 6, 2020 and last revised April 15, 2020, "Phasing Plan, 168 Lowell Street, Wilmington, Massachusetts" dated October 29, 2021,
ORIGINAL DECISION dated July 1, 2020
NARRATIVE dated October 28, 2021

Attorney M. Newhouse told the Board his client took over this previously approved project located at 168 Lowell Street. He said they are before the Board to ask for amendments to the previous approval. M. Newhouse told the Board he and his client met with the Technical Review Team and submitted revisions following that meeting. He said with respect to condition #8 of the original approval, they submitted a phasing plan to comply. With respect to condition #12 of the original approval, they are not moving forward. He said the site conditions were unexpected and difficult. The applicant would like to put units up, then put in the pavement. M. Newhouse said the Fire Department is satisfied with the proposed temporary accessway. He said once Phase 1 is complete, he will install impervious binder. M.

Newhouse said the phasing plan works well. V. Gingrich said they looked at revisions and the Town Engineer believes Phase 1A & B should include units 11 thru 16. M. Sorrentino asked if the temporary access will be put in, then start to construct units and once they are constructed, the pavement will be put in. S. Wright said the temporary access will go away. V. Gingrich said the binder will be in before anyone lives there. She said the Town Engineer also wants the depth of asphalt specified. S. Wright said it's a minimum of 4".

Resident, M. Fitzpatrick, 6 Tracy Circle asked for a copy of the revised plan. S. Wright provided the resident with his copy. M. Fitzpatrick asked for an explanation of the difference. M. Newhouse said many towns will issue foundation permits but Wilmington will not do that and the builder does not want heavy equipment driven over the pavement to cause damage so this is a solution. M. Fitzpatrick told the Board his property is near Phase 1. He asked about the elevation and where the drainage will go. He said he's concerned. M. Newhouse said the final plan will not change from the previous approved plan. He said this plan only changes the sequence. S. Wright tried to explain that the engineer designed it in a way that it should work. M. Sorrentino said the Town Engineer does a thorough job looking at the stormwater management.

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

VOTED: To continue the public hearing for Multi-Family Special Permit #21-01 and Inclusionary Housing Special Permit #21-01 for 168 Lowell Street, Map 58 Parcel 1 to December 7, 2021 at 7:40 p.m.

Public Hearing, Close Public Hearing & Decision
Sign Special Permit #21-04 for 200 Ballardvale Street - Map R2 Parcel 7
Nik Shah, Applicant

The following Planning Board members were present: Michael Sorrentino, Randi Holland, Terence Boland, Sean Hennigan and Angela Marcolina.

MATERIALS CONSIDERED:

SIGN SPECIFICATION received October 7, 2021

REVISED SIGN SPECIFICATION received November 2, 2021

PRESENT IN INTEREST – Nik Shah, Fast Signs
Jennifer Bozec, tracelink

N. Shaw told the Board the sign will be the same type of sign as Sovos. M. Sorrentino asked if the sign is bigger than allowed and V. Gingrich explained that when you have a sign that is longer than 10' and above the first floor you need a special permit, plus it's a second sign. She said they are replacing the spot where Verizon's sign was on the top left, front side of the building.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing and approve the Sign Special Permit #20-04 for one 44" x 230" (70 sq. ft.) wall sign reading "tracelink" above the first floor of the building. The application was filed with the Planning Board on October 7, 2021. Said property is located at 200 Ballardvale Street and shown on Assessor's Map R2 Parcel 7.

The public hearing was opened and closed on November 2, 2021. By a motion duly made and seconded, the Board voted to approve the Special Permit, as presented, under the provisions of Section 6.3.2 of the Zoning Bylaws of the Town of Wilmington. Approval is subject to the following Findings and Conditions.

MATERIALS:

No materials in addition to the Sign Specifications were submitted into the public record.

FINDINGS:

1. The signage to be erected is on a parcel on Map R2 Parcel 7 on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the sign should be permitted in the public interest.
3. The application materials comply with the requirements of Section 6.3 of the Wilmington Zoning Bylaws and the Board's Special Permit 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 proposed sign is in harmony with the building's appearance.

CONDITIONS:

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

1. This Special Permit shall be valid for this applicant, and this proposed sign only. Any change in applicant or change in signage shall be reviewed by the Planning Board.
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 the sign has not been erected 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 in of the office of the Town Clerk, and/or the two-year period shall run from the date of the final decision on the appeal.
4. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review or other Special Permits.
5. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees, and all tenants.
6. Bylaw Exception: (Section 6.3.6.1.a) "Granted" a 19.16 ft. long sign above the first floor where 10 ft. is the maximum length.
7. All provisions of the Wilmington Zoning Bylaw pertaining to signage (Section 6.3) will be met unless an exception is specifically provided in this decision.

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

MATERIALS CONSIDERED:

Plan “Plans to Accompany Permit Documents for Upton Park, 36 & 38 Upton Drive, Wilmington, Massachusetts” dated October 7, 2021

FLOOR PLANS dated May 23, 2019

OPERATION & MAINTENANCE CONTROL PLAN dated October 2021

STORMWATER MANAGEMENT REPORT dated October 2021

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

L. Beals introduced his team to the Board. He told the Board the project was previously approved and asked B. Masselink to speak. B. Masselink told the Board the Davis Companies is a real estate investment firm and been in business for over 45 years. He said uses they are looking at for this site are lab, hotel, office and light industrial. He told the Board he has requests from a wide swap of tenants. L. Beals said the property was purchase in March. He showed the site and described the area. He said there is a power easement and around it is commercial industrial and next to 93. He showed the approved site plan with four buildings. He said the Town Engineer and V. Gingrich asked for the intersection to be improved and they have done that. M. Costa explained the new design and gave an overview of the general location of the property. He showed the approved plan from 2019 with four buildings and then he described them. He switched to describing the new proposal stating there will be two buildings. He said tenants are looking for longer industrial buildings. They are looking for more loading docks and longer rectangles. He said parking has not increased much and still meets zoning requirements. The footprint of the building has decreased. There is 13% of the overall building footprint that is mezzanine utilized as office space for each building. He said there is access on either side of the building. He said the revised plan is more tenant friendly and provides more circulation. There is easier access coming in and going out making it a lot safer. M. Costa told the Board they will be providing 164 parking spaces for Building A and 148 spaces for Building B with 53 spaces for the remote lot with 12 of those spaces being allocated to Building A parking lot plus another 40 loading spaces. Over-all there are over 400 parking spaces. Some of the detention areas were removed but subsurface systems stormwater were added. He said they increased landscaping and screening to the residential side of the property, and they meet the two requirements of landscaping and screening to the residential side of the property, and they meet the two requirements of landscaping with the 20' buffer. They have long, more rectangle buildings and more loading docks. He talked about the two drive-in doors for each building. M. Costa talked about the trip generation saying there would be 57 new vehicles trips (44 entering and 13 existing) during the weekday AM peak hour and 59 new vehicle trips (16 entering and 43 existing) during the weekday PM hour. The number of trips calculated exceeds the previously approved design by only 1 trip during the weekday evening hour. He talked about clearing vegetation near proposed driveways so all sight distances will exceed ASHTO's recommendations for the minimum desirable SSD and ISD. He talked about the stormwater management system and said they were careful to ensure the project's stormwater will function with minimal maintenance while providing a high level of runoff quantity and quality

mitigation. He said there are 4 subsurface infiltration systems. He said there is a steep drop off southerly so there are retaining walls. The average height of walls is 6' with 2 that are 20'. He said there is a 10" water main off Ashwood Avenue and two on Upton Drive. He talked about large truck circulations. He talked about sewer. M. Costa discussed truck circulation, utilities, and zoning compliance. D. Ray from Jewett Construction showed the Board the renderings. He talked about the main entrance. He showed the length of the buildings. Each entrance will have a glass wall. M. Sorrentino asked what the smaller building will look like. M. Sorrentino asked if the intent of the smaller building is to be a standalone. M. Sorrentino asked if there will be rooftop units and D. Ray said yes. T. Boland asked if they will be just for the offices and D. Ray said yes. M. Sorrentino said if something is classified as a warehouse will it be used for light industrial or what will the use of the buildings? B. Masselink said they don't have a specific tenant at the moment. M. Cantalupa talked about the potential tenants. L. Beals discussed landscaping. He talked about the conservation land, the stockade fence and the chain-link fence above that. He said that is on the residential buffer side. For the landscaping side he discussed the amount of screening. There will be White Spruce because it has a good growing rate. That is used for residential conservation screening. They used American Sycamore as shade trees along with White Birch. He said they used winterberry for the wetland buffer. They also have Linden Trees because they are hardy and fragrant. R. Holland said she has concerns. She said Wilmington has a lot of low-lying land and she was questioning the average grade. She also suggested that Building A be reduced in length. M. Cantalupa said they are not building height for height's sake. He said it's for marketing. The retaining wall size was questioned and L. Beals said the wall has not changed since the previous approval. R. Holland said the Board is more aware of things than they were during the previous approval. M. Sorrentino said the Board respects the applicant and expects the same respect in return.

V. Gingrich said with the previous approval there was a discussion of Building A being too large. T. Boland talked about the warehouse and said the other side will be R&D. He asked if there will be a site generator or air chiller. He asked if loading docks will be going away. M. Cantalupa responded. T. Boland asked how it benefits them from getting the water from Ashwood Avenue and M. Costa said the water already there and showed the hydrant.

V. Gingrich said Engineering and Planning are still reviewing the plans. She said they have talked about the peer review for traffic. L. Beals asked if TEC has started the work. V. Gingrich said she provided TEC with the information. She said it should be ready for discussion at the next meeting. L. Beals asked if he should draft the decision and V. Gingrich told him that she will prepare the decision when the time comes.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-16 and Stormwater Management Permit #21-13 for 36 & 38 Upton Drive to December 7, 2021 at 8:15 p.m.

Board of Appeals

At its meeting on November 2, 2021, the Planning Board (Board) voted to recommend as follows:

Case 20-21: 442 Main Street – Map 41 Parcel 111

Upon motion duly made and seconded, it was unanimously

VOTED: That the Planning Board issued the attached Site Plan Review Decision for the property on September 15, 2021, and the Board stands by that decision.

Old Business

There was no Old Business

New Business

Request to endorse plans for Site Plan Review #21-14 for 841 Woburn Street - Map 37 Parcel 8 - Andrew Pojasek for Stephen Crampe, Applicant

A request to endorse plans for Site Plan Review #21-14 for 841 Woburn Street was made.

MATERIALS CONSIDERED:

PLAN "841 Woburn Street, Wilmington, Massachusetts" dated August 13, 2021 and last revised October 4, 2021

V. Gingrich told the Board the plans were prepared right before the last meeting but there was no time to review them. She said the applicant was told that once Engineering reviewed and approved them, the plans could be endorsed. She said they are fine to sign.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled "Parking Lot Expansion, 841 Woburn Street, Wilmington, Massachusetts", sheets 1-6, dated August 13, 2021 and last revised October 4, 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.

Request to release surety for 16 Longview Road 81G Application #19-01 Map 88 Parcel 73 – Golden Realty Trust, Applicant

A request to release surety for 81G Application #19-01 was received.

MATERIALS CONSIDERED:

LETTER from Golden Realty Trust dated October 19, 2021
ENGINEERING MEMO dated October 26, 2021

V. Gingrich said Longview is off Middlesex Avenue near North Street. She said they needed to build out a bit of a turnaround for a single-family home. V. Gingrich said it is typical to ask for surety for an 81G project, but this was such a small amount. She said everything has been completed and Engineering is satisfied.

Upon motion duly made and seconded it was unanimously

VOTED: To release surety in the amount of \$2,255.00 (two thousand, two hundred fifty-five dollars and zero cents) plus interest for the completion of 81G Application #19-01 for 16 Longview Road.

Potential Zoning Changes

V. Gingrich talked about potential zoning changes. R. Holland said when P. Kneeland wanted to improve North Wilmington with Multi-Family Housing years ago, S. Sullivan was against it and the residents in that area sided with her. V. Gingrich said that she and S. Sullivan met and S. Sullivan indicated she was in support of a change for North Wilmington and she believed the residents in that area would be supportive now. V. Gingrich asked the Board if they thought it would be a good idea to invite property owners from that area to a meeting to discuss rezoning and the Board agreed that would be a good idea.

There was a discussion regarding the Housing Choice Act where the Board needs to have an as of right multi-family use because Wilmington is a MBTA commuter rail community. She said the Board discussed allowing multi-family as of right in the Central Business District and suggested adding in some design criteria because permitting would no longer be by special permit. V. Gingrich said Site Plan Review would still be required but some of the control the Board had with the special permit process goes away. She told the Board that she drafted some ideas for design criteria for the Bylaw for under Section 6.4.4 where it talks about site design standards. V. Gingrich provided the Board with her draft of design criteria. She discussed environmental aspects, runoff, flood storage, erosion control because she wanted to add more of the things that are looked at these days. She talked about design and construction as well. V. Gingrich told the Board they could add or delete any of her ideas. M. Sorrentino asked if she added anything about sequence and V. Gingrich said no. M. Sorrentino said developers are doing the easy things first with their approved projects and he would like there to be phasing added. He said when a project comes before the Board, the Board should be able to view how the building will look. He said if someone builds a house and it towers over the cape next door, that doesn't seem right. The Board should be able to see how a home fits within the neighborhood. R. Holland also had a suggestion that the words vegetative cover should be changed to trees because she said people can assume that vegetative cover is simply ground cover. V. Gingrich told the Board she added a section for building and site design in the Central Business District and Neighborhood Mixed-Use District. She said she was trying to take the ideas of those neighborhood activity centers that were in the Master Plan and telling developers through the Bylaw what people are wanting to see in those districts. She believes a developer likes to know what is expected of them.

V. Gingrich talked about North Wilmington and how warehouses seem to be attracted to Wilmington. She said there are industrial zoned areas and zoning doesn't reflect what people want to see in the neighborhood activity center. She said North Wilmington back in the old master plan was seen as a neighborhood activity center. V. Gingrich said this has a potential for a village center. She said if something is not done to change the zoning in that area, it could become a warehouse location. R. Holland asked if the 40B project for Jefferson Road was going forward and V. Gingrich said it is. V. Gingrich said it was approved by the Zoning Board of Appeals, but a group of residents appealed the Conservation decision. She 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. The Board talked about the Whitefield School site, and its use. 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 received a MassWorks grant to extend sewer from Salem Street. She said the pump station is going to be designed to include all the commercial/industrial property. M. Sorrentino said the town should be the one putting sewer in and not depending upon a developer. V. Gingrich said some folks would say, why are you

rezoning if there is no sewer and others would say why would you put sewer in if there is no use proposed for it. 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 to continue the discussion at the next Planning Board 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 10:05 p.m.

NEXT PLANNING BOARD MEETING: December 7, 2021

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cheryl Licciardi", followed by a small flourish.

Cheryl Licciardi
Recording Clerk