



TOWN OF WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

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**Planning Board Minutes
November 3, 2015**

The Planning Board met on Tuesday, November 3, 2015 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino Chair; Randi Holland; D. Shedd; Terence Boland; and Sean Hennigan. Valerie Gingrich, Director of Planning & Conservation, and Michael Vivaldi, Assistant Planner, were also present.

Minutes

The Planning Board reviewed Minutes of October 6, 2015.

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

VOTED: To approve the October 6, 2015 minutes as drafted.

Form A

Lowell Street - Map 40 Parcel 171 and Map 49 Parcel 57A & 57D "Plan of Land, Lowell Street, Wilmington, Mass." - Joseph A. Langone, Applicant

MATERIALS CONSIDERED:

PLAN "Plan of Land, Lowell Street, Wilmington, Mass." dated October 8, 2015.

V. Gingrich told the Board the Town Crier building was demolished and the Board will be receiving a Site Plan Review application in the next packet. The applicant changed the lot line so the easement went away.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #15-06 for Lowell Street, plan entitled, "Plan of Land, Lowell Street, Wilmington, Mass." dated October 8, 2015, Joseph Langone, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #15-06 for Lowell Street, plan entitled, "Plan of Land, Lowell Street, Wilmington, Mass. " dated October 8, 2015, Joseph Langone, Applicant

The Board endorsed the plan.

Matters of Appointment

Continued Public Hearing – Site Plan Review #15-02 and Stormwater Management Permit #15-02 for 319A Andover Street - Map R1 Parcel 118 - G&D Realty Trust, Applicant

A request to withdraw without prejudice was received.

MATERIALS CONSIDERED:

PLAN "Proposed Building, 319 Andover Street, Wilmington, MA" dated January 7, 2015

STORM DRAINAGE MANAGEMENT REPORT dated January 5, 2015

COMMENTS – DPW memo dated February 2, 2015 and Deputy Fire Chief dated January 28, 2015

LETTERS from Eugene T. Sullivan dated February 6, 2015 & July 21, 2015, September 8, 2015

E-MAIL from Eugene T. Sullivan dated March 27, 2015

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

VOTED: To accept the request to withdraw without prejudice Site Plan Review #15-02 and Stormwater Management Permit #15-02 for 319A Andover Street.

Continued Public Hearing - Conservation Subdivision Design Special Permit #15-01 for Garden of Eden - Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222

PRESENT IN INTEREST – Doug Lees, Land Engineering & Environmental Services

MATERIALS CONSIDERED:

PLANS "Wilmington, Massachusetts, Chestnut Street" dated June 11, 2015 and last revised July 15, 2015 and August 13, 2015, "Yield Plan in Wilmington, Massachusetts, Garden of Eden" dated June 11, 2015 and last revised October 23, 2015

SUMMARY SHEET received July 6, 2015

LETTER from Joseph A. Langone, Northeastern Development Corporation dated May 7, 2015

COMMENTS - DPW dated July 30, 2015,

LETTER from Doug Lees dated August 13, 2015

LETTER from Attorney Daniel J. Brown dated August 17, 2015

E-MAIL from Paul Alunni dated September 8, 2015

D. Lees told the Board he was representing J. Langone. He said the existing subdivision for twenty-five lots was approved in the 1990's. He described the plan and talked about the other piece of land J. Langone purchased on the south side of this property. D. Lees told the Board the site is an old golf course. He talked about Sawmill Brook and said at the last hearing, the Board liked the plan presented but some residents had concerns about hunting happening on

the property. He said the houses are a good way to stop hunting. He told the Board that he revised the yield plan. The first six lots on the right have not changed but the other lots and roadway have been reconfigured to avoid wetlands.

V. Gingrich told the Board the reconfigured roadway created buildable lots and the Town Engineer was satisfied. She said there is entitlement with the wetland regulations for riverfront allowing a house to be built on lots recorded prior to 1996. V. Gingrich said two of the lots do not meet local Conservation Commission setbacks but if the Conservation Commission does not allow the building, DEP may allow it if appealed. DEP would determine whether it is a buildable lot. D. Lees pointed out that 33 Boutwell Street was just permitted to build within 10 feet from wetlands. M. Sorrentino asked if it will be a Conservation issue and V. Gingrich said the Conservation Subdivision plan is to show how many lots could be built on, but what is actually being proposed is a condensed development that avoids those issues. R. Holland said she is not happy the applicant coming in with a twenty-six lot subdivision when he is using the old recorded plan that was approved for twenty-five lots. V. Gingrich stated that they reconfigured the lots and are only using the old plan for the first six lots on the right.

D. Shedd asked if the wetlands were flagged recently. D. Lees said the Order of Resource Area Delineation which provides the wetland boundaries is still valid as it was extended until 2016.

V. Gingrich said a special permit will give the applicant approval to their conceptual design and allow him to move into the definitive subdivision design phase.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for action to December 31, 2015 for Conservation Subdivision Design Special Permit #15-01 for Garden of Eden - Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222.

Upon motion duly made and seconded, it was unanimously

VOTED: To close public hearing for Conservation Subdivision Design Special Permit #15-01 for Garden of Eden - Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222 to December 1, 2015 at 7:45 p.m.

Continued Public Hearing - Conservation Subdivision Design Special Permit #15-02 for Nelson Acres - Map 57 Parcel 54E - James R. Brothers, Trustee of JRB Realty, Applicant

PRESENT IN INTEREST – Jamie Brothers
Attorney George Medeiros
Steve Dresser, Dresser, Williams & Way, Inc.

MATERIALS CONSIDERED:

PLAN "Nelson Acres, Ava Lane, Wilmington, MA" dated August 10, 2015 and last revised October 20, 2015

PROJECT NARRATIVE

LETTER from Stephen R. Dresser dated August 12, 2015

LETTER to Planning Board from Stephen R. Dresser dated August 10, 2015

COMMENTS - DPW dated September 1, 2015

S. Dresser told the Board this is a continued hearing and the plans were changed to comply with all the comments. He said he reevaluated the drainage and eliminated the subsurface infiltrators and added rain-gardens. S. Dresser added a passive recreation area with benches in center of the cul-de-sac island. M. Sorrentino told the applicant that according to his memo, the Town Engineer is satisfied.

V. Gingrich told the Board to keep in mind this is the special permit to approve the conceptual design. She said specific details will be worked out during the definitive stage. J. Brothers told the Board that Norse Environmental went out and said the wetland line did not change.

Resident, D. Fahey, 710 Woburn Street, said he wanted to talk about the grading but asked if the existing trees will be removed since they are in poor condition. J. Brothers said he will only be removing what he needs to but will take down trees that are in poor condition as well. M. Sorrentino said the concerns of drainage have been addressed. D. Fahey said he has concerns about headlights hitting his house. S. Dresser said the applicant will provide screening to prevent that.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline to December 31, 2015 for Conservation Subdivision Design Special Permit #15-02 for Nelson Acres - Map 57 Parcel 54E.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Conservation Subdivision Design Special Permit #15-02 for Nelson Acres - Map 57 Parcel 54E.

Board of Appeals

At its meeting on Tuesday, November 3, 2015 the Planning Board voted to recommend as follows:

Case 19-2015 / 2 Cypress Street Map 53 Parcel 12

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Cases 20 & 21-2015 / 90 Eames Street Map 38 Parcel 3A & 3B

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend the Board carefully consider all aspects of potential benefits and impacts of the project proposal.

In August 2015, the Planning Board approved with conditions a site plan for the project at 90 Eames Street. Site Plan review limits the Planning Board's authority to site layout and function and does not include a discussion on proposed use. Therefore, approval of the site plan by the Planning Board does not necessarily mean that the Board supports the requested use. During Site Plan Review, the Planning Board imposed conditions on this application to make the project the best it can be, but when considering granting a special permit, the Board of Appeals

has the authority to decide on whether this use meets special permit criteria and is appropriate to the site and the community.

The Planning Board recommends that the Board carefully review the information required in Section 10.5.11, which requires a complete list of all chemicals and other potentially hazardous materials to be manufactured, used, or stored on the site. The Board should give careful consideration as to whether the project, as stated in Section 10.5, "has been designed to eliminate any significant threat of contamination to the ground water. In making such a determination, the SPGA shall give consideration to the simplicity, reliability and feasibility of the control measures proposed and the degree and threat to water quality which would result if the control measures fail."

Additionally, during the Planning Board public hearings for Site Plan Review, potential impacts of heavy vehicular traffic, possible environmental contaminants, noise and dust migration on neighboring residents were cited by neighbors should carefully be considered.

Old Business

Decision for Sign Special Permit #15-03 for 201 Lowell Street - Map 48 Parcel 73A Northstar for Textron, Applicant

MATERIALS CONSIDERED:

PLAN "Textron Systems, Environmental Graphics, 205 Lowell Street, Wilmington, MA" dated June 16, 2015

MEMORANDUM from Northstar dated July 8, 2015

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

VOTED: To approve the decision for Special Permit with conditions Sign Special Permit #15-03 for 201 Lowell Street, plan entitled, "Textron Systems", dated: December 3, 2014, last revised June 16, 2015; created by Omloop, 21 Bantry Road, Framingham, MA 01701 and filed with the Planning Board on July 9, 2015. Said property is located at 201 Lowell Street and shown on Assessor's Map 48 Parcel 73A. Approval is subject to the following:

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on August 4, 2015 and closing on August 4, 2015, by a motion duly made and seconded, it was voted:

"We, the Wilmington Planning Board, as requested by Northstar for Textron Corporation, under the provisions of Section 6.3.2 of the Zoning By-Laws of the Town of Wilmington to consider a sign proposal at 201 Lowell Street (Assessors Map 48 Parcel 73A), as shown on the plan entitled: "Textron Systems, 205 Lowell Street" created by Omloop, 21 Bantry Road, Framingham, MA 01701, dated December 3, 2014 and last revised June 16, 2015, (the "Sign Proposal") (the "Project"), do hereby vote to APPROVE the Sign Proposal as shown on Plan of Land, subject to the Findings and Conditions below.

MATERIALS:

The following materials in addition to the Sign Specifications were submitted into the public record:

<u>Date submitted</u>	<u>Description</u>
1. None	None

FINDINGS:

1. The signage to be erected is on a parcel on Map 48 Parcel 73A on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the relocation of one (1) directional sign should be permitted in the public interest.
3. The sign proposal as set forth in the Special Permit and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.3 of the Wilmington Zoning By-Laws 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.

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 Special Permit.
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 signs have 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.
5. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all tenants. The permit expires upon transfer of the property.
6. Bylaw Exceptions: (Section 6.3.6.1 – "Granted" one (1) directional sign to be relocated 300 feet westerly along Lowell Street as shown on the submitted illustrated plans.
7. Final As-Built (Signage) Plans in form(s) and format(s) acceptable to the Town Building Department and shall be submitted to the Inspector of Buildings and the Director of Planning and Conservation.
8. 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.

Decision for Multi-Family Special Permit #15-02 for 13-15 Church Street - Map 41 Parcels 108 & 109 - Joseph Langone, Applicant

MATERIALS CONSIDERED:

PLAN "Proposed Site Plan, 13 & 15 Church Street, Wilmington, Mass" dated March 17, 2008 and last revised December 29, 2008

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

VOTED: To approve as an amendment the use of the first floor of the above referenced building, from three (3) residential units and one (1) retail/office unit to four (4) residential units, making a total of twelve (12) residential units.

All conditions of approval of 13-15 Church Street for Multi-Family Special Permit #15-02 shall remain in full force and effect.

New Business

Request for insignificant change for Site Plan Review #04-3 for 316 Lowell Street Map 73 Parcel 52 - Attorney Robert G. Peterson for Derek Santini, Applicant

A request for an insignificant change to Site Plan Review #04-3 for 316 Lowell Street was received.

MATERIALS CONSIDERED:

PLAN "Site Layout Plan" dated September 17, 2015

LETTER from Attorney Robert G. Peterson dated October 5

E-MAIL from Robert Peterson dated October 8, 2015

V. Gingrich told the Board the intent is to install a lower rumble strip to alleviate cars hitting the island because it is hard to see and very high. She said the Town Engineer is fine with this change. V. Gingrich said there is a safety concern at that site and the island appears to be higher than what was approved. S. Hennigan was concerned that people would just drive over the rumble strip. D. Shedd said the lot is not marked and requested more painted signs on the pavement. He said there is no lip shown on the plan. D. Shedd would like the applicant to build what the Planning Board originally approved. V. Gingrich asked if the Board would like specifications shown to the Town Engineer prior to building it. D. Shedd said the applicant could do more with striping but if he comes in with specifications that will be acceptable as well. V. Gingrich said because it is sloped, it will be in the field to see what will work for this site. The Board requested something more raised than flat. D. Shedd asked why people are hitting the small island because he believes it should be visible enough.

Upon motion duly made and seconded, it was unanimously

VOTED: To table the discussion for the requested insignificant change pending receipt of additional information.

Stormwater Management Permit #15-06 for 265 Ballardvale Street Map R2 Parcel 26 Matthew Webber, Applicant

A request for to waive the Stormwater requirements was received.

MATERIALS CONSIDERED:

PLAN "Pavement Repair Site Plan" dated October 8, 2015

STORMWATER MANAGEMENT SYSTEMS OPERATION AND MAINTENANCE MANUAL dated October 16, 2015

LETTER from Matthew A. Webber dated October 16, 2015
COMMENTS - DPW dated November 3, 2015

PRESENT IN INTEREST – Matt Webber, Beals Associate

M. Webber from Beals Associates described the plan to the Board. He told the Board the pavement in the rear of the property is failing with potholes so the applicant is proposing to repair and repave the existing pavement. There will be no increase in impervious area. He asked to Board to approve waiving the strict compliance of the Wilmington Stormwater Regulations.

M. Sorrentino read the Engineering e-mail into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue the Simple Stormwater Permit as follows:

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and plan entitled: "Pavement Repair Site Plan," "Operation and Maintenance Plan" and "Erosion and Sediment Control Plan" prepared by Matthew A. Webber, P.E, Beals Associates, Inc. 2 Park Plaza, Suite 200, Boston, MA 02116, dated October 8, 2015, filed on October 16, 2015 subject to the following conditions:

Standard Conditions

1. Waivers granted: Waiver from strict compliance with Section 8 of the Wilmington Stormwater Regulations.
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 applicant shall provide and maintain erosion and sedimentation controls until the site is permanently stabilized, in accordance with the approved plan.
4. The applicant shall inspect and maintain the site and stormwater management systems. Maintenance requirements for the site shall remain in perpetuity with the parcel, in accordance with the Operation and Maintenance Plan.
5. 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 December 4, 2012.

Special Conditions

6. The erosion controls shall extend around all areas of work and shall be inspected by the Department of Planning & Conservation two business days prior to the start of construction.

7. The Applicant or designated authority (i.e. contractor) shall give reasonable notice (at least 24 hours) to the Engineering Department for inspection prior to backfilling any proposed underground stormwater management system. The Contractor is advised to call the Engineering Department at 978-658-4499 to schedule an inspection.
8. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.

Stormwater Management Permit #15-07 for 78-78A Glen Road - Map 53 Parcels 5A & 5C Elm Tree Development, LLC by Triton Construction Management Inc., Applicant

A request for to waive the Stormwater requirements was received.

MATERIALS CONSIDERED:

PLAN "Site Plan" dated October 8, 2015 and "Plan of Land in Wilmington, MA" dated June 30, 2014

OPERATION AND MAINTENANCE PLAN

LETTER from Richard W. Stuart dated October 28, 2015

V. Gingrich described the plans and said this triggers a full Stormwater Management Permit. R. Stuart is proposing a waiver of strict compliance and is proposing what equates to a Simple Stormwater for each house. The infiltrators and trenches shown for each lot are in place of a more complicated drainage pond that the homeowners would be sharing the responsibility of maintaining. V. Gingrich stated that she and the Town Engineer believe that these simpler elements are more appropriate for single family lots.

V. Gingrich told the Board that the Stormwater Management Permit process is complicated for ANR lots. R. Holland asked the home owners would have to share a basin. V. Gingrich explained that normally a complicated system would be installed and the home owner would not know how to maintain it. R. Holland pointed out that there are some instances that an ANR would require a full Stormwater Management Permit. V. Gingrich said she drafted some changes to the Stormwater Regulations that she would like the Board to review at the next meeting.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue the Simple Stormwater Permit as follows:

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and plan entitled: "Site Plan for Elm Tree Development at 78 Glenn Road (Lots 1&2) Map 53 Lots 5A, Wilmington, Massachusetts" prepared by Clayton A. Morin, P.E, ESS, 70 Bailey Court, Haverhill, MA 01832; dated October 8, 2015, filed on October 29, 2015 subject to the following conditions:

Standard Conditions

1. Waivers granted: Waiver from strict compliance with Sections 8.1, 8.2 and 6.14.1 of the Stormwater Regulations.

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 applicant shall provide and maintain erosion and sedimentation controls until the site is permanently stabilized, in accordance with the approved plan.
4. The applicant shall inspect and maintain the site and stormwater management systems. Maintenance requirements for the site shall remain in perpetuity with the parcel, in accordance with the Operation and Maintenance Plan.
5. 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 December 4, 2012.

Special Conditions

6. Prior to the issuance of a building permit, additional spot grades should be provided on the plan in the vicinity of the proposed Lot 2 driveway apron to ensure that runoff from Glen Road does not enter the proposed driveway.
7. Prior to construction, the applicant should coordinate with the DPW Water Division to complete the necessary water service applications. Any utility work proposed in the public right of way of Glen Road will require a Road Opening Permit. A separate Road Opening Permit will be required for the new driveway opening. The applicant should be aware that Glen Road was recently resurfaced and there is a moratorium on the road which prevents any non-emergency road cut for at least 5 years from the date of the resurfacing, unless the road is planned to be paved curb to curb as part of the project to restore it to its pre-cut condition.
8. The erosion controls shall extend around all areas of work and shall be inspected by the Department of Planning & Conservation two business days prior to the start of construction.
9. The Applicant or designated authority (i.e. contractor) shall give reasonable notice (at least 24 hours) to the Engineering Department for inspection prior to backfilling any proposed underground stormwater management system. The Contractor is advised to call the Engineering Department at 978-658-4499 to schedule an inspection.

Request to establish surety for North Wilmington Estates Definitive Subdivision #09-02 Map R2 Parcels 1 & 1A, North Wilmington Estates, LLC

MATERIALS CONSIDERED:
MEMO from Engineering

V. Gingrich told the Board the bank is still processing the paperwork. She said both McDonald Road and Murray Hill are running up against winter and would like some consideration from the Board.

Upon motion duly made and seconded, it was unanimously

VOTED: To table establishing surety for North Wilmington Estates Definitive Subdivision #09-02.

**Request to accept surety for North Wilmington Estates Definitive Subdivision #09-02
Map R2 Parcels 1 & 1A, North Wilmington Estates, LLC**

A request for to waive the Stormwater requirements was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To table accepting surety for North Wilmington Estates Definitive Subdivision #09-02.

**Request to release lots for North Wilmington Estates Definitive Subdivision #09-02
Map R2 Parcels 1 & 1A, North Wilmington Estates, LLC**

A request for to release lots for North Wilmington Estates was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To table release lots for North Wilmington Estates Definitive Subdivision #09- 02.

**Request to endorse plans for Site Plan Review #14-01 for 555 & 563 Main Street
Map 41 Parcels 139 & 140 - Stedman 555, LLC, Applicant**

A request to endorse plans Site Plan Review #14-01 for 555 & 563 Main Street was received.

PLAN "Site Plan, 555 & 563 Main Street, Wilmington, Massachusetts, Map 41 Parcels 139 & 140" dated February 11, 2014 and last revised November 2, 2015
E-MAIL from Luke Roy dated November 3, 2015

Upon motion duly made and seconded, with three in favor and two abstentions, Sean and Teri it was

VOTED: To endorse the plan entitled: Site Plan, 555 & 563 Main Street, Wilmington, Massachusetts, Map 41 Parcels 139 & 140" dated February 11, 2014 and last revised November 2, 2015, prepared by Professional Engineer: Luke J. Roy, LJR Engineering, Inc., 234 Park Street, North Reading, MA 01864.

**Request to waive Site Plan Review for 625 Main Street - Map 40 Parcel 2A
Matt Burke, Agent for Verizon Wireless, Applicant**

A request to wave Site Plan Review for 625 Main Street was received.

PRESENT IN INTEREST – Matt Burke, Agent for Verizon Wireless

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review and filing fees for Verizon Wireless for the property located at 625 Main Street. The proposal is to replace

nine of their twelve existing antennas and replace three remote radio heads and install six new remote radio heads, two junction boxes and two hybrid cables to the existing tower.

Planning Director's Comments

V. Gingrich said she wanted the Board's opinion on how they will proceed with the zoning changes proposed for Town Meeting. She gave each member a map. She suggested a small change by adding multi-family by special permit. The general business district would be called something different. She said there will be improvements to the intersection of Lowell and Woburn Street with mitigation funds the Board received.

D. Shedd said it would be nice to have a solid plan regarding traffic at that intersection. He would like to know how the Town proposed to fix the corner. He thinks it will be a mistake to add to the area without traffic improvements. V. Gingrich asked if she could invite some of the property owners to come discuss their ideas. The Board agreed.

V. Gingrich told the Board the Town received feedback for its Senior Survey and there is a need for more senior housing. She said they would like to be close to shopping and she said by adding condominiums to Lowell Street, that would give seniors an option for housing. D. Shedd said sidewalks are needed. M. Sorrentino asked if we are expanding the existing business. He asked how it differs from the neighborhood business district. V. Gingrich said neighborhood use is limited and does not allow multifamily use.

V. Gingrich said if it is successful we will try it in other areas.

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

VOTED: To adjourn the meeting at 9:30 p.m.

NEXT MEETING is December 1, 2015

Respectfully submitted,


Cheryl Licciardi
Recording Clerk