



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes

December 8, 2020

The Planning Board met on Tuesday December 8, 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/82631910281?pwd=Rmljb01ORnZFOWJacXpwUXDZVnYyUT09>.

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 826 3191 0281 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 July 7, 2020.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the July 7, 2020 minutes as written.

Form A

11 Kendal Street – Map 20 Parcel 22 - "Plan of Land in Wilmington, Massachusetts (Middlesex County)", SLA Realty Trust, Michael Tkachuk, Trustee, Applicant

MATERIALS CONSIDERED:

PLAN "Plan of Land in Wilmington, Massachusetts (Middlesex County)", dated November 23, 2020.

V. Gingrich said there is one existing lot that is being divided into two lots that will meet all the zoning requirements. The existing buildings will be coming down.

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

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #20-07 for 11 Kendall Street – Map 20 Parcel 22, “Plan of Land in Wilmington, Massachusetts (Middlesex County)” SLA Realty Trust, Michael Tkachuk, Trustee, Applicant.

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #20-07 for 11 Kendall Street – Map 20 Parcel 22, “Plan of Land in Wilmington, Massachusetts (Middlesex County)” SLA Realty Trust, Michael Tkachuk, Trustee, Applicant.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, dated November 23, 2020.

20 Hopkins Street – Map 22 Parcel 13 - “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, Kenneth Chisholm, Applicant

A request to withdraw was received

MATERIALS CONSIDERED:

PLAN “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, dated November 12, 2020.

LETTER from Ken Chisholm dated December 8, 2020

V. Gingrich told the Board this needs to go through Land Court and they may or may not have to change one of the coordinates so they are requesting to withdraw.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #20-08 for 20 Hopkins Street – Map 22 Parcel 13 - “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, Kenneth Chisholm, Applicant.

Upon motion duly made and seconded it was unanimously

VOTED: To accept the request to withdraw without prejudice, plan entitled, “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, dated November 12, 2020.

23 Marion Street – Map 17 Parcel 102 - “Plan of Land, 23 Marion Street in Wilmington, Middlesex County”, Thomas and Erin DiCarlo, Applicants

PRESENT IN INTEREST: Thomas DiCarlo
Erin DiCarlo

MATERIALS CONSIDERED:

PLAN “Plan of Land, 23 Marion Street in Wilmington, Middlesex County”, dated November 19, 2020.

V. Gingrich said the front of the lot will remain with the house and structures and it meets all requirements for a frontage exception lot. She said they want to carve off the back of the lot and sell it to the abutter. E. DiCarlo told the Board they would be happy to answer any questions. The Board had no questions.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #20-09 for 23 Marion Street – Map 17 Parcel 102 - “Plan of Land, 23 Marion Street in Wilmington, Middlesex County”, Thomas and Erin DiCarlo, Applicants

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #20-09 for 23 Marion Street – Map 17 Parcel 102 - “Plan of Land, 23 Marion Street in Wilmington, Middlesex County”, Thomas and Erin DiCarlo, Applicants.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, dated November 19, 2020.

Matters of Appointment

There were no public hearings

Board of Appeals

There were no Board of Appeals

Old Business

There was no Old Business

New Business

Request to endorse plans for 168 Lowell Street – Map 58 Parcel 1 – Joseph Langone, Applicant

MATERIALS CONSIDERED:

PLAN "Site Development Plan, 168 Lowell Street, Wilmington, Massachusetts", dated January 6, 2020 and last revised April 15, 2020.

V. Gingrich explained that both J. Langone and R. Stuart owned this property and J. Langone is getting it ready. She said he is not going to start construction but would like the plans endorsed. V. Gingrich said J. Langone will start the demo work.

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

VOTED: To endorse plan entitled, "Site Development Plan, 168 Lowell Street, Wilmington, Massachusetts", dated January 6, 2020 and last revised April 15, 2020, prepared by Douglas E. Lees, P.E., P.L.S., Land Engineering & Environmental Services, Inc., 130 Middlesex Road, Tyngsboro, MA 01879. Said property is located at 168 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 58 Parcel 1.

Request to endorse plans for 613 Main Street – Map 29 Parcel 11S – Bryan Blake for BIV-613 Main, LLC, Applicant

MATERIALS CONSIDERED:

PLAN "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA", dated April 15, 2019 and last revised December 3, 2020.

V. Gingrich told the Board they approved the project at the last meeting and the necessary changes to the plan were made so the plan is ready to be signed.

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

VOTED: To endorse plan entitled "Site Plan for Redevelopment of 613 Main Street, Wilmington, MA", dated April 15, 2019 and last revised December 3, 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.

Request to release surety for 81G Application – 6 Sherwood Road - Map 8 Parcel 18A Jonathan Langone, Applicant

MATERIALS CONSIDERED:

LETTER requesting to release surety from Jonathan Langone dated December 1, 2020

V. Gingrich said a final inspection was done and everything looks good for a final release of surety. M. Sorrentino asked what the amount of surety is and V. Gingrich said \$4,451.00.

Upon motion duly made and seconded it was unanimously

VOTED: To release final surety in the amount of four thousand, four hundred fifty-one dollars and zero cents (\$4,451.00) plus interest for the above referenced project since all work has been completed. Surety was presented in the form of an IOLTA check.

Discussion

V. Gingrich said she added the zoning articles to the agenda in case the Board had any questions but she had no new information. She told the Board that she would be inviting the Mozart Avenue residents to the next meeting to see if they want to discuss the zoning change from R20 to R10. She said the Board of Selectmen is looking into a policy to allow remote participation even after COVID. The Selectmen would like feedback on that policy before January 7, 2021. M. Sorrentino asked if it will be one or the other or mixed. V. Gingrich said that if someone is traveling for business, they will still be able to join the meeting remotely. She said a quorum has to be present in person. T. Boland asked what the point is if a physical quorum is necessary. V. Gingrich said it could help with special permits. M. Sorrentino asked if it will be for Board Members only and V. Gingrich said yes. M. Sorrentino said if remote participation is done, there needs to be strict rules with the applicants. M. Sorrentino said it is too hard to look at plans on a laptop. V. Gingrich said the person attending remotely would have a difficult time. T. Boland reiterated M. Sorrentino's concerns that it is difficult to view plans remotely. V. Gingrich said it is at the discretion of the Chairman to allow remote participation or not. The Board had concerns about remote participation following COVID. V, Gingrich will put some language together and present it to the Board at the next meeting.

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

VOTED: To adjourn the meeting at 8:00 p.m.

NEXT PLANNING BOARD MEETING: January 5, 2021

Respectfully submitted,


Cheryl Licciardi
Recording Clerk

