



## TOWN of WILMINGTON

### DEPARTMENT OF PLANNING & CONSERVATION

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

#### Planning Board Minutes February 2, 2021

The Planning Board met on Tuesday February 2, 2021 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, 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/84102636939?pwd=OTVIRHJEWjZsRHBiNFFubkY5TGNIHQQT09>

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 841 0263 6939 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 November 10, 2020, December 8, 2020, and January 5, 2021.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the November 10, 2020, December 8, 2020 and January 5, 2021 minutes as written.

#### Form A

67 Wildwood Street – Map 63 Parcel 2 – Plan of Land, 67 Wildwood Street, in  
Wilmington, Massachusetts (Middlesex County)", Angela & Charles Broussard,  
Applicants

#### MATERIALS CONSIDERED:

PLAN "Plan of Land, 67 Wildwood Street, Wilmington, Massachusetts (Middlesex County)",  
dated December 11, 2020.

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V. Gingrich showed the Board the plan and there is an existing home at 67 Wildwood Street. She said the existing lot is tooth shaped with the roots coming into Wildwood Street. She said the applicant is looking to create lot A-1 and there will be a remaining lot A-2. V. Gingrich said that Planning and Engineering reviewed the plan. The Board had no questions or concerns.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-01 for 67 Wildwood Street – Map 63 Parcel 2, “Plan of Land, 67 Wildwood Street, Wilmington, Massachusetts (Middlesex County)” Angela & Charles Broussard, Applicants.

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-01 for 67 Wildwood Street – Map 63 Parcel 2, “Plan of Land, 67 Wildwood Street, Wilmington, Massachusetts (Middlesex County)” Angela & Charles Broussard, Applicants.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, “Plan of Land, 67 Wildwood Street, Wilmington, Massachusetts (Middlesex County)”, dated December 11, 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**

**Public Hearing – Stormwater Management Permit #20-08 for 79 Nichols Street – Map 35 Parcel 29 – Attorney Jill Elmstrom Mann for Golden Realty Trust, Applicant**

PRESENT IN INTEREST: Attorney Jill Elmstrom Mann, Mann & Mann, P.C.

#### **MATERIALS CONSIDERED:**

PLANNING, ENGINEERING & FIRE DEPARTMENTS MEMO dated January 14, 2021  
QUESTIONS FROM ABUTTER sent to Attorney J. Elmstrom Mann on January 27, 2021

Attorney J. Mann told the Board they heard loud and clear at the last public hearing as to what the Board wanted to see. She said they are unable to respond to all the Engineering comments and will have to accept a denial for the CSD and proceed as a conventional subdivision. She said with a 30' buffer around the entire project, the requirement for 35% open space, and a 50' right-of-way with a 28' pavement width and sidewalks on both sides, there is no space to put the units. Attorney J. Mann said this is not eligible for a CSD. She said they were hoping since it was going to be a CSD they could reduce the pervious area and reduce the amount of pavement. She said they are going to proceed with a conventional plan. She deferred to the Board as to whether she should withdraw or receive a denial from the Board. M. Sorrentino said it would be best if the applicant withdraws. J. Mann said they will proceed with a conventional subdivision so they are withdrawing the CSD. She said they will also withdraw the Stormwater Management Permit. M. Sorrentino asked V. Gingrich if the Board could vote or if they need to receive the request in writing. V. Gingrich said the Board could vote but requested that Attorney J. Mann follow up with a letter and Attorney J. Mann agreed.

Upon motion duly made and seconded it was unanimously

VOTED: To accept the request to withdraw the Conservation Subdivision Design Special Permit #19-01 for 79 Nichols Street.

Upon motion duly made and seconded it was unanimously

VOTED: To accept the request to withdraw without prejudice the Stormwater Management Permit #20-08 for Conservation Subdivision Design Special Permit #19-01 for 79 Nichols Street.

**Public Hearing – Site Plan Review 21-01 and Stormwater Management Permit #21-01 for 687 Main Street - Map 39 Parcel 11A - Attorney John McKenna, Applicant**

PRESENT IN INTEREST: John McKenna, Esq.

**MATERIALS CONSIDERED:**

PLAN "687 Main Street, Wilmington, Massachusetts" dated December 15, 2020  
STORMWATER DRAINAGE REPORT dated November 15, 2019 and last revised December 8, 2021  
PLANNING and CONSERVATION REVIEW LETTER dated January 29, 2021  
ENGINEERING AND FIRE DEPARTMENT MEMO dated January 28, 2021

Attorney J. McKenna told the Board the site is the home of U-Haul which does retail and truck rental. He said U-Haul had paved a portion in the back of the site without permission by Planning and Conservation. It's shown on the plan. He said they went to the DPW and asked how to get a permit for paving and DPW said they did not need permission unless they were paving in the street so they paved without a permit. He said the Town contacted them to let them know they need approval for the work they did and they first met with the Town in August 2019. He said they started going through the plan with Conservation and then COVID hit. Attorney J. McKenna said the first Notice of Intent was denied. He said they filed a new plan with Conservation as well as Site Plan Review and Stormwater Management. Attorney J. McKenna said they met with the Department Heads and last week they had a meeting with the Town Engineer and Planning Director. He said typically Site Plan approval is done with a new building and new use of structures but this is before you because of the size of the paving that was done. Attorney J. McKenna said substantial changes need to be done to the plan after review of the Town Engineer's concerns. He said it will be going back somewhat to the original plan. He said water recharge could be more harmful since there is a contaminated site across the street. Attorney J. McKenna said in the back is where the change happened. He said the front of the lot and building have not changed, only the back of the lot has. He said in the back is where they have shunting of trucks. The trucks are stored in the back for rental and are parked from front to rear bumper. It's a constant shuffling. He said the Fire Department indicated they needed space for Fire apparatus to turnaround in case of a fire back there. He said they are working on a revised plan that will take out the first two rows along the left and across the middle they will leave a space. He said there is also a Town requirement to have green space in the middle so they will add that. Attorney J. McKenna said there are two trailers that store parts within the 50' area. They will be removed and not replaced. He said there will be additional restoration to the left, requested by the Conservation Agent. Attorney J. McKenna told the Board the infiltrators will be changed too. He said the Fire Department wanted to know how tall the canopy is and he said it is over 13' tall so the vehicles

can get through there as well. Attorney J. McKenna said he thought there were monitoring wells in the front left. V. Gingrich said there are propane tanks there and the monitoring wells are in the rear of the site. Attorney J. McKenna said they are trying to meet the requirements of parking in the rear and incorporate the Conservation requirements. M. Sorrentino asked V. Gingrich if this project will be coordinated with the Town Engineer and V. Gingrich said yes and told the Board both Engineering and Planning issued comments and the applicant is working to revise the plan accordingly. M. Sorrentino asked Attorney J. McKenna if he was okay with the Town Engineer's comments and Conservation Commission comments. Attorney J. McKenna said the comments were helpful and they are working to add them into the plan. There were no comments or concerns from the Board. There was no one in the audience for this project.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-01 and Stormwater Management Permit #21-01 for 687 Main Street to April 6, 2021 at 7:30 p.m.

### **Board of Appeals**

There were no Board of Appeals

### **Old Business**

There was no Old Business

### **New Business**

There was no New Business

### **Discussion**

#### **Upcoming workshops for Municipal Vulnerability Preparedness Plan and Hazard Mitigation Plan**

V. Gingrich told the Board they will be getting an invite to the workshops being held in February. R. Holland asked if an e-mail invitation will be sent and V. Gingrich said the invite will be a calendar invite via Town e-mail. V. Gingrich said the workshops will be February 12<sup>th</sup> and 26<sup>th</sup>. Both are Friday mornings. She said there will be listening sessions open to the public. T. Boland said his invite came from somebody at Green International who is the Planning Consultant.

#### **Potential Zoning Articles for Town Meeting**

M. Sorrentino asked V. Gingrich if she wanted to talk about Town Meeting. She said the Pet Care article would be coming. She said there may be a request to surplus land on Mary Street. M. Sorrentino asked if everything is all set for the rezoning of Bailey Road and Mozart Avenue for Town Meeting. V. Gingrich said Town Counsel is reviewing it and will get it back for the Selectman. T. Boland asked if land was rezoned on Marion Street last year. V. Gingrich said it is Mary Street they are talking about for this year.

M. Sorrentino asked if there was anything she wanted to tell the Board about the Economic Development Committee. V. Gingrich said they applied for a state grant to get a Planning Consultant to work with them on a COVID response plan to try to get things back to normal.

V. Gingrich asked the Board members that were around when the Pet Care Facility portion of the Zoning Bylaw was drafted because an owner of this type of facility would like to open at

Cummings Properties off Concord Street and that area is zoned Highway Industrial and Pet Care Facilities aren't allowed in that zone. She asked why that zone was left out. She said her understanding was the bylaw was drafted for a specific user on Lowell Street. V. Gingrich said the petitioner is hoping to change that section of the by-law to open it up to Highway Industrial which seem appropriate for this use since there are not a lot of residential neighbors. She said they are looking to get rid of the requirement of minimum of 15,000 sq.ft. M. Sorrentino said it was originally drafted for a user on the corner of Woburn and Lowell Streets. R. Holland said she is not sure why they did not include the Highway Industrial. V. Gingrich said an article may be submitted to change that portion of the bylaw to add Highway Industrial Zone and eliminate some requirements.

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: March 2, 2021

Respectfully submitted,

A handwritten signature in cursive script, reading "Cheryl Licciardi".

Cheryl Licciardi  
Recording Clerk

