



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes February 5, 2019

The Planning Board met on Tuesday, February 5, 2019 at 7:30 p.m. in the Town Hall Auditorium. The following members were present: Michael Sorrentino, Chair; Randi Holland; Terence Boland; David Shedd; and Sean Hennigan. Valerie Gingrich, Director of Planning & Conservation and Sierra Pelletier, Assistant Planner were also present.

Minutes

The Planning Board reviewed the January 8, 2019 minutes.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the January 8, 2019 minutes as written

Form A

There were no ANR plans to review

Matters of Appointment

Continued Site Plan Review #18-09 and Stormwater Management Permit #18-09 for 220 Main Street, Map 44 Parcel 178D – Richard Williams, Williams & Sparages for Nouria Retail Energy, Inc. and JAM Enterprises, LLC, Applicant

PRESENT IN INTEREST: Don Conn, Esq.
Rich Williams, Williams & Sparages
Daniel Mills, MDM
Michael Snow

MATERIALS CONSIDERED:

PLANS "Existing Conditions Plan" prepared by Richard L. Williams, P.E., dated June 26, 2018 and revised December 2, 2018, December 17, 2018, January 3, 2019, January 30, 2019

EXISTING PHOTOMETRIC PLAN dated January 18, 2019

VEHICLE QUEUING PLAN revised January 11, 2019

COMPARATIVE DRAINAGE ANALYSIS dated September 28, 2018 and last revised December 17, 2018

REVIEW LETTERS dated July 31, 2018, January 2, 2019 and January 29, 2019

ENGINEERING MEMO dated August 6, 2018, September 27, 2018, October 30, 2018 and December 17, 2018

E-MAIL from Denise Buxton for Donald Conn dated September 5, 2018, November 13, 2018, December 3, 2018, and January 4, 2019

LETTERS from Richard Williams dated December 2, 2018, December 21, 2018, and January 11, 2019, January 30, 2019

D. Conn told the Board there was significant communication and information exchange between the relevant city officials and members of our team. He said new revised plans were submitted. D. Conn said R. Williams is willing to describe the revisions made on the plans. He told the Board he believes all changes requested have been made and hopes the Planning Board will grant project approval for the Site Plan Review and Stormwater Management Permit. D. Conn said all members of his team are present to answer any questions. R. Williams showed the Board the latest plan he submitted to the Planning Department today. He said information was submitted electronically last week and hard copies delivered today. He asked how he should proceed. M. Sorrentino told him to present item by item. R. Williams read from the December 2nd letter, January 11th, and January 30th. He said with the January 11th letter he added dimensions on all sides of the building and dimensions of parking spaces and aisles, loading areas and added dimensions to all spaces as typical or unique. The aisles were labeled. For lighting they submitted a plan that was part of the Sonic. He said V. Gingrich pointed out some lighting had moved and asked for lights to be added to the building. He will go through the most recent photometric plan. There was additional clarity on what is existing and what is proposed as part of this project. R. Williams said with respect to the sound, a section of sound mitigation fence was added to the back of the existing building to the corner. The landscaping was amended to add trees to the street scape as required in the bylaw as well as additional labels on the landscape areas. He said plans were revised to show the percentage of pervious areas. R. Williams said he provided a revised drainage study that reflects all the landscaping as wells as the new infiltration for the rooftop runoff. He said they are taking the roof and adding a new infiltration system to the north side of the building so the rain will run off and go into the ground. This drainage study was submitted to the Engineering Department and he said to his knowledge there are no further concerns from the Town. The noise level report was submitted. He said he relabeled the free standing sign in the location from Sonic to the Learning Experience. R. Williams said the handicap spaces shown out front were moved to the south side with the handicap access to the building. The orientation of some of the landscape islands coming in and leaving were revised as requested by the Town Engineer. He said he added some sheets to the set. He added a demolition sheet, for clarity so the contractor can tell what's happening at the start of the project. He said the low points at the site contain catch basins. He said they labeled the curb cuts. M. Sorrentino said the applicant submitted a response to comments and received additional comments from the Planning & Engineering Departments and then today submitted revised plans addressing more comments received and now the applicant is expecting to discuss changes to the plans the Board has not even reviewed. V. Gingrich said nobody really had time to review the revised plans submitted today. R. Williams said the comments received were pretty minor and requested that he be allowed to address them. V. Gingrich said we asked for plans two weeks in advance so that all can have a chance to review them. D. Conn said there was a working meeting and most comments have been addressed. M. Sorrentino said the comments were given to the applicant as a courtesy prior to the meeting. The Board could have waited and read the comments at the meeting without the applicant having the opportunity to see them ahead of time. .

M. Sorrentino read The Planning Department and Engineering review letter dated January 29, 2019. He told R. Williams the Board has not received the plans he presented so the plans they did review are no good and R. Williams agreed. R. Williams said the revised information was submitted electrically to the Planning Department and V. Gingrich said the Planning Department requested hard copies be submitted and the applicant delivered hard copies today. R. Williams showed the Board the lighting plan which is a reflection of what is currently existing. V. Gingrich asked about the dark spot along the drive aisle back to the learning

center. She said she thought it was under where the canopy was previously. R. Williams said there was lighting under the canopy, however, this place is not going to operate in the dark. V. Gingrich asked what he meant by the operator will not operate in the dark. He said the operators are alright with the lighting that is out there and the lighting on the drive aisle is how it is now. They will not be operating in the evening. V. Gingrich asked what R. Williams meant by "won't operate in the dark"? Williams said the buildings and parking lot are lit. V. Gingrich asked that the lighting on the access road be fixed. R. Williams said if the Planning Board would like a light added, he thinks that would be alright. M. Sorrentino told them to add a light. M. Sorrentino continued reading comments. V. Gingrich said the details for the size for the trees was added. She asked about the landscape areas shown on the plan and asked what the proposal is, if it was just loam and seed because she didn't see any other labels. She asked if there were any shrubs. R. Williams said the plan is for loam and seed. He said they were not planning to plant shrubs. She said the sound fence was on one plan but then disappeared from a plan set. She suggested he add that back. V. Gingrich said so the Board is aware, the landscaped area is just loam and seed without plantings.

D. Shedd told the applicant to make sure the MassDot access permit matches the plan because the driveway opening is a little unique. R. Williams said that D. Mills could speak about that. He said they are not proposing to change the geometry of the entrance. D. Mills said a DNF threshold is not tripped and said there is no specific permit required. D. Shedd reminded them it is a change of use and they should check before this is permitted because they will need an access permit for the driveway also. D. Shedd said a document from a concerned citizen was received by the Planning Department. It referred to safety and access in design from the New England Car Wash Association. He said he has never seen anything like this and asked if anyone was familiar with it. He said he did not know if it is a document used by the industry and if it is applicable to this project. D. Conn said he is not familiar with it. He said it looks like a generic study. R. Holland told R. Williams that at one of the meetings the engineer changed the carwash to drive all the way around and drive through but you have a pinch point and after weather like this Saturday, the apron to get out of the carwash and to leave, there will be lots of cars.. R. Williams said they did a plan showing that cars will be able to make the corner safely. R. Holland said she was thinking on a Saturday when there are 100s of people in line to get their car washed and people popping out and R. Williams said there is a lot of availability for queuing on the north side of the building. R. Holland said she was thinking about the end and the cars are being wiped down and people are trying to get out. R. Smith, Vice President of Nauria, said they don't dry cars down and there is plenty of room for cars to leave. R. Holland said the wheelchair parking is usually closer to the building because they need assistance rather than across the driveway. R. Williams said this is the best location and the way the ADA requirements read they need to be the closest accessible spaces to the building which these are. T. Boland asked if the vacuum is connected to the building and the owner said yes. T. Boland said where the handicap spaces are moved but he would like to know from D. Shedd or M. Sorrentino if a curb should be added to the end of that space. R. Williams said if you do that and a plow needs to go around, it will create a problem that doesn't need solving.

F. Taranto, owner of King Triton, told the Board he thinks Golden Nozzle is a member of the New England Car Wash Association and as far as handicap space, he questioned how that will work and he questioned how the applicant will meet the sound decibels. M. Sorrentino asked if sewer and water were taken care of and R. Williams said yes. F. Taranto said once you are in, they use the vacuums, dump their trash and leave, backing across the traffic. D. Conn asked if there is anything else needed from the applicant. M. Sorrentino said if the last plan

submitted addresses everything, then no. R. Williams said revised plans will be submitted tomorrow.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for Site Plan Review #18-09 and Stormwater Management Permit #18-09 to March 29, 2019.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #18-09 and Stormwater Management Permit #18-09 for 220 Main Street to March 5, 2019 at 7:30 p.m. in the Town Hall Auditorium.

Continued Public Hearing - Site Plan Review #18-17 & Stormwater Management Permit #18-16 for 196 Ballardvale Street, Map R2 Parcel 7E - MAPVALE LLC, Applicant

PRESENT IN INTEREST: Joseph Abesamra, Ranger Engineering & Design

MATERIALS CONSIDERED:

PLANS "Site Plan, 196 Ballardvale Street, Wilmington, MA" dated December 7, 2018
BUILDING ELEVATIONS dated December 1, 2017 and last revised December 7, 2018
STORMWATER MANAGEMENT REPORT dated December 7, 2018
TURNING PLAN dated December 7, 2018
PLANNING DEPARTMENT comment letter dated January 2, 2019
ENGINEERING MEMO dated January 8, 2019
E-MAIL from Planning Department dated January 28, 2019

J. Abesamra told the Board they should have received revised plans. He said plans will be revised again to reflect additional comments received. J. Abesamra said the first change is revised parking calculations and the amount of seats because there will be an additional restaurant. He said the landscaping details will be revised with the trees on the bottom of the slope and native grass instead of traditional riprap slope. He said the traffic memo will not change. J. Abesamra told the Board a water consultant has been hired for a water study. He said this project will be in front of the Conservation Commission tomorrow and they will meet with the Board of Appeals February 14, 2019. T. Boland asked about the 2 handicap spaces and an additional spaces if the lease changes. J. Abesarma said they would just restripe the parking spaces.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for action to March 29, 2019 for Site Plan Review #18-17 and Stormwater Management Permit #18-16 for 196 Ballardvale Street.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #18-17 and Stormwater Management Permit #18-16 for 196 Ballardvale Street to March 5, 2019 at 7:45 p.m. in the Town Hall Auditorium.

Continued Public Hearing - Site Plan Review #18-15, Stormwater Management Permit #18-13 and Multi-Family Special Permit #18-01 for 635 Main Street – Map 40 Parcel 1 Massachusetts Equity Investors, LLC, Applicant

A request to extend the action deadline and continue the public hearing was received.

MATERIALS CONSIDERED:

PLANS “635-645 Main Street, Wilmington, MA” dated October 18, 2018

ELEVATIONS “Wilmington Town Houses, 635 Main Street, Wilmington, MA” dated September 17, 2018

COMPARATIVE DRAINAGE ANALYSIS dated October 16, 2018

ENGINEERING MEMO dated November 13, 2018

LETTERS from Jon Tilton dated November 27, 2018, January 2, 2019, and January 25, 2019

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

VOTED: To extend the action deadline for Site Plan Review #18-15, Stormwater Management Permit #18-13, and Multi-Family Special Permit #18-01 for 635 Main Street to March 28, 2019.

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

VOTED: To continue the public hearing for Site Plan Review #18-15, Stormwater Management Permit #18-13, and Multi-Family Special Permit #18-01 for 635 Main Street to March 5, 2019 at 8:00 p.m. in the Town Hall Auditorium.

Continued Public Hearing - Site Plan Review #18-16, Stormwater Management Permit #18-14 and Multi-Family Special Permit #18-02 for 203 Lowell Street – Map 48 Parcel 73 Massachusetts Equity Investors, LLC, Applicant

A request to extend the action deadline and continue the public hearing was received.

MATERIALS CONSIDERED:

PLANS “Site Development Plan, 203 Lowell Street, Wilmington, Massachusetts” dated October 18, 2018 and Site Plan Application Narrative

STORMWATER MANAGEMENT & EROSION CONTROL PLAN dated October 18, 2018

REVIEW LETTER dated November 7, 2018

ENGINEERING MEMO dated November 13, 2018

LETTER from Doug Lees dated January 3, 2018

LETTERS from Jacqueline Welch dated November 28, 2018, and January 28, 2019

A letter requesting to extend the action deadline and continue the public he

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

VOTED: To extend the action deadline for Site Plan Review #18-16, Stormwater Management Permit #18-14, and Multi-Family Special Permit #18-02 for 203 Lowell Street to March 28, 2019.

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

VOTED: To continue the public hearing for Site Plan Review #18-16, Stormwater Management Permit #18-14, and Multi-Family Special Permit #18-02 for 203 Lowell Street to March 5, 2019 at 8:15 p.m. in the Town Hall Auditorium.

Board of Appeals

At its meeting on Tuesday, February 5, 2019 the Planning Board voted to recommend as follows:

Case 3-19: 911-917 Main Street, Map 45 Parcel 137

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend the Board of Appeals have the applicant provide the proposed impervious area calculation. The Planning Board issued approvals for Site Plan Review and a Stormwater Management Permit in December and recommends approval once the impervious area calculation is provided. The decisions for each approval are attached for reference.

Old Business

Inclusionary Zoning Update

V. Gingrich said she gave a presentation to Board of Selectman and received a lot of great feedback from residents. T. Boland asked if the presentation to the Selectman was January 14th and V. Gingrich said yes. S. Hennigan asked about feedback from residents and V. Gingrich said she heard pushback to decreasing open space to allow more density and the density bonus. It was also suggested that the Board require a higher percentage of affordable units. V. Gingrich said she heard from some of the development community that it is fair but not necessarily what they want to see. She said there was a 5 year term regarding phasing and it was suggested that we increase it to 10 years. She submitted the draft for counsel to review and expects to get comments back this week. R. Holland asked what the percentage of affordable was in the draft and V. Gingrich said 15%. S. Hennigan asked what the number of affordable units is and V. Gingrich said 6. D. Shedd asked for the comparison of the other towns. V. Gingrich said that can be provided.

Resident, F. West said he suggests 25% for affordable units. He said that is his opinion. F. West told the Board that Billerica's is 30%. 15% is the minimum. V. Gingrich said Woburn is 10%, she said there was a 12%, the most popular is 15% and there are some that were 20% and 25% which were often 40R districts. V. Gingrich said they were smart growth districts the State defines. They are higher density districts with 20 units per acre density. She said when you require a high number of affordables, you have to allow higher density such as in a smart growth district. F. West said with the 203 Lowell Street project there are 57 units and only 3 are affordable. He said he would like more open space. He said people will ask for other pieces in town so they can walk their dogs. F. West said it is time for the town to win. He asked that the Planning Department add a section on the agenda for open comments. M. Sorrentino asked if F. West has ever been to a meeting while he has been the Chair that people in the audience were unable to speak and F. West said "I honestly don't know Jim". T. Boland asked what the highest percentage is for overall requirements, and V. Gingrich said 15%. T. Boland asked what the highest percentage V. Gingrich came across, not a high overlay, just a general blanket number. V. Gingrich said high density, multi-family had the

higher numbers. She said overall 15% was the highest number. T. Boland asked if she came across any that were 25% and V. Gingrich said not for a general blanket. M. Sorrentino said the next horizon is Woburn, Stoneham, and Wilmington. F. West said this will not solve anything but will protect the town. He said the more restrictive we can make it now, the better.

Proposed Zoning Changes

V. Gingrich reminded the Board she went over the changes with them at the last meeting. She talked about the articles that will go to the Joint Public Hearing with the Finance Committee.

New Business

Request to endorse plans for 81G Application #18-01 Sherwood Road – Map 8 Parcel 18 Jonathan Langone, Applicant

MATERIALS CONSIDERED:

PLANS "Sherwood Road Improvement Plan in Wilmington, Massachusetts" dated August 14, 2018 and last revised January 10, 2019

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans for 81-G application, plan entitled: "Sherwood Road Improvement Plan" dated August 30, 2018 and last revised January 10, 2019, scale 1"=20' and "Subsurface Sewerage Disposal Plan" dated July 13, 2018 and last revised January 30, 2019, prepared by Douglas E. Lees, P.E., Land Engineering & Environmental Services, Inc., 130 Middlesex Road, Tyngsborough, MA 01879.

Prior to the meeting ending, resident, A. Saragosa, 25 Marcia Road, asked the Board what they require when someone comes to the Board with a development. He asked if they require a true conceptual plan and showed the Board a 3D drawing. M. Sorrentino said they always require architectural plans and A. Saragosa said he never saw one and he has reviewed recent filings. M. Sorrentino said we do not request 3D but we request a rendering. He explained that the Board does not have the authority to require a rendering but if the Board asks, most will supply one. A. Saragosa showed the Board an example of what he feels applicants should be providing. He said it should show existing streets. D. Shedd asked how he knows if it's accurate or not. A. Saragosa said you would have to set guidelines. M. Sorrentino said that Analog came in with conceptual plans that the Board commented on. He said if you are talking about the apartment complex on Main Street, the applicant submitted something but the architecture will go by the economy and as long as it stays within the parameter, it's fine. A. Saragosa said with respect to 362 Middlesex Avenue, the applicant did not show how the project ties into the existing neighborhood and houses behind the street. He would have liked to see the distance to the houses, the distance to the train track, the distance to the street, everything in 3D. He said the same thing for the carwash, show how it ties in with the surrounding businesses. The Board said the carwash is an existing building. He listens to the Board and he is surprised the Board doesn't ask for a true rendering showing the surroundings. V. Gingrich said the Board cannot require the applicant to go through that expense if it's not a requirement. D. Shedd said there are some instances that we ask for different things. M. Sorrentino said Ballardvale submitted a google map. V. Gingrich explained that while renderings can be helpful, they can also be a little dangerous because then people think that's exactly what is being built. A. Saragosa said he couldn't find anything like what he

found in Medford, in Wilmington. V. Gingrich said Analog did one for their campus building. A. Saragosa said they are done but they are only shown to the public when it's are favorable. M. Sorrentino said the Board always ask for the distances between them and the other buildings. R. Holland said a good rendering can hide things and D. Shedd said a lot of things with renderings that won't be accurate. D. Shedd agreed renderings are helpful but a little expensive and he's not sure where you stop.

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

VOTED: To adjourn the meeting at 9:13 p.m.

NEXT PLANNING BOARD MEETING: March 5, 2019

Respectfully submitted,

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

Cheryl Licciardi
Recording Clerk