



TOWN of WILMINGTON
DEPARTMENT OF PLANNING & CONSERVATION

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TOWN OF WILMINGTON, MA

Planning Board Minutes
March 1, 2022

The Planning Board met on Tuesday March 1, 2022 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 and Jayne Wierzbicki, Planner/Economic Development Coordinator were also present.

Minutes

The Planning Board reviewed minutes of December 7, 2021, January 4, 2022 and February 1, 2022.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the December 7, 2021 January 4, 2022 and February 1, 2022 minutes as written.

Form A

There were no ANRs to review.

Matters of Appointment

Public Hearing – Ground Water Protection District Special Permit #22-01 for 225 Andover Street - Map R1 Parcel 108 - American Maplewood Properties LLC, Applicant

MATERIALS CONSIDERED:

PLAN "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887" dated February 8, 2021 and last revised November 29, 2021

LETTER from Attorney Robert G. Peterson dated January 31, 2022

V. Gingrich told the Board the applicant was before the Board, and it closed the public hearing at its January meeting and approved the Site Plan Review, Stormwater Management and Parking Relief Special Permit at the previous meeting. She said the applicant presented the same plan for this special permit as was approved with the site plan. She said Attorney R. Peterson reviewed the draft decision and has no concerns. M. Sorrentino asked if any Board member has questions and if all have reviewed the draft decision. The Board was satisfied with closing the public hearing and issuing a decision.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Ground Water Protection District (GWPD) Section 6.6.7.7 Special Permit #22-01 for 225 Andover Street as shown on plan entitled, "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887", dated February 8, 2021 and last revised November 29, 2021, prepared by Michael G. Joyce, P.E., Joyce Consulting Group, 439 Washington Street, 3rd Floor, Braintree, MA 02184. approve with conditions Upon motion duly made and seconded it was

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions Ground Water Protection District (GWPD) Section 6.6.7.7 Special Permit #22-01 for 225 Andover Street as shown on plan entitled, "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887", dated February 8, 2021 and last revised November 29, 2021, prepared by Michael G. Joyce, P.E., Joyce Consulting Group, 439 Washington Street, 3rd Floor, Braintree, MA 02184. Said property is located at 225 Andover Street, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcel 108.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on March 1, 2022, and closing on March 1, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Mr. Timothy J. MacDonald, 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 #22-01 as shown on plan entitled, "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887", dated February 8, 2021 and last revised November 29, 2021, prepared by Michael G. Joyce, P.E., Joyce Consulting Group, 439 Washington Street, 3rd Floor, Braintree, MA 02184 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

Stormwater Report "225 Andover Street, Wilmington, MA" last revised November 29, 2021

FINDINGS:

1. The proposed project renders the site more than 15% impervious at 65.4%.
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 #21-05, Stormwater Management Permit #21-05, and Parking Relief Special Permit #21-01.
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 65.4% impervious surface at 225 Andover Street 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 Pollution Prevention Plan (PPP) for the "225 Andover Street, Wilmington, MA" Stormwater Report, dated November 29, 2021, shall be recorded at the Registry of Deeds prior to any issuance of a Certificate of Occupancy.

Continued Public Hearing – 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue - Map 40 Parcel 168A – S & K Associates, LLC, Applicant

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

MATERIALS CONSIDERED:

Plan "Commonwealth Avenue in Wilmington, Massachusetts" dated November 10, 2021 and last revised January 10, 2022

STORMWATER MANAGEMENT & EROSION CONTROL PLAN dated November 10, 2021 and last revised February 14, 2022

EARTH VOLUME CALCULATIONS dated February 14, 2022

EASEMENTRESPONSE LETTER from Doug Lees dated February 14, 2022

ENGINEERING MEMO dated March 1, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue to April 29, 2022.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue to April 5, 2022 at 7:30 p.m.

Continued Public Hearing – Definitive Subdivision #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street - Map 5 Parcels 2J, 3, 3A, 3C, 3D, & 3E - Craig Newhouse, Applicant

A request to continue the public hearing was received.

MATERIALS CONSIDERED:

REVIEW LETTER from Planning dated January 21, 2022

ENGINEERING MEMO dated January 21, 2022

E-MAIL from Craig Newhouse dated February 1, 2022

Upon motion duly made and seconded it was

VOTED: To continue the public hearing for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive to April 5, 2022 at 7:40 p.m. in the Town Hall Auditorium.

**Continued Public Hearing - Site Plan Review #21-18 for 773 Salem Street - Map R1 Parcel 23
Ellen Freyman, Esq. for Verizon, Applicant**

MATERIALS CONSIDERED:

STRUCTURAL ANALYSIS REPORT dated February 25, 2022

ENGINEERING MEMO dated March 1, 2022

PRESENT IN INTEREST – Ellen Freyman, Shatz, Schwartz, and Fentin Counsellors at Law

Attorney, E. Freyman introduced herself and M. Sorrentino asked if the structural information was submitted. E. Freyman said Verizon relies on these reports generated by the ones that do the analysis. She said she agrees there is some questionable language used so that was removed. She said they made a statement that the modifications had been done based on another TIA report. M. Sorrentino asked if the Town Engineer received and reviewed the structural report. V. Gingrich said he did not get the most recent one that came in today after hours. She said the one that came in after hours notes the tower modifications were installed and confirmed by review of the 2019 TIA inspection. She said that structural report was when the Planning Board approved the modifications. M. Sorrentino said they looked at a document and nobody actually went out there to do a physical inspection. He said if structural elements were done, the town would have a building permit on file and V. Gingrich agreed. M. Sorrentino read from the Engineering memo. M. Sorrentino said he agrees with the Town Engineer to have a peer review, and someone needs to go out to physically conduct an inspection. V. Gingrich said if the applicant is agreeable to a peer review, she can get that started. She said TEC should do the peer review since they did it the first time. E. Freyman asked how quick this could be done. M. Sorrentino reiterated that he wants a field inspection. V. Gingrich said the Town Engineer would like a field inspection and then have all those documents reviewed.

Upon motion duly made and seconded it was

VOTED: To extend the deadline for action to April 29, 2022 for Site Plan Review #21-18 for 773 Salem Street.

Upon motion duly made and seconded it was

VOTED: To continue the public hearing for Site Plan Review #21-18 for 773 Salem Street to April 5, 2022 at 7:45 p.m. in the Town Hall Auditorium.

**Continued Public Hearing - Site Plan Review #22-01 and Stormwater Management
Permit #22-01 for 5 Cornell Place - Map 99 Parcel 143 Andy Pojasek for
Ferro-Ceramic Grinding Inc., Applicant**

MATERIALS CONSIDERED:

PLAN "Existing Condition Plan of Land, 5 Cornell Place, Wilmington, Massachusetts" January 2, 2022 and last revised February 2, 2022

STORMWATER REPORT dated January 4, 2022 and last revised February 2, 2022

RESPONSE TO COMMENTS LETTER dated February 1, 2022

PRESENT IN INTEREST – Andrew Pojasek, Dana Perkins

A. Pojasek told the Board the applicant is placing an outside trailer container for various storage and office furniture at the site. He told the Board based on the last meeting he made

minor revisions. He updated parking calculations and updated some of the verbiage based on the Town Engineers comments. V. Gingrich said all comments have been addressed and draft decisions have been prepared. M. Sorrentino asked if the applicant saw the decisions. A. Pojasek said he did and has no issue.

Upon motion duly made and seconded it was

VOTED: To close public hearing for Site Plan Review #22-01 and Stormwater Management Permit #22-01 for 5 Cornell Place.

Upon motion duly made and seconded it was

VOTED: To approve with conditions Site Plan Review #22-01 for 5 Cornell Place as shown on plan entitled "Existing Conditions Plan of Land, 5 Cornell Place, Wilmington Massachusetts" and "Proposed Site Plan of Land, 5 Cornell Place, Wilmington Massachusetts", dated January 4, 2022, and last revised February 2, 2022, prepared by Andrew M. Pojasek, Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876. Said property is located at 5 Cornell Place, Wilmington, MA 01887 and shown on Assessor's Map 99 Parcel 143.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on February 1 and closing on March 1, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Costa Sideridis, Cornell Realty Associates, LLC, under the provisions of Section 6.5 of the Zoning Bylaws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 5 Cornell Place to install a 8' x 40' shipping container with an associated concrete pad for storage as shown on plan entitled "Existing Conditions Plan of Land, 5 Cornell Place, Wilmington Massachusetts" and "Proposed Site Plan of Land, 5 Cornell Place, Wilmington Massachusetts", dated January 4, 2022 and last revised February 2, 2022, prepared by Andrew M. Pojasek, Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876, submitted on January 7, 2022, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

The following materials in addition to the Site Plan were submitted into the public record:

Description

Stormwater Management Permit, Town of Wilmington, Comprehensive Stormwater Management Bylaw, Proposed Storage Container, 5 Cornell Place, Wilmington, Massachusetts, Long Term Pollution Prevention Plan, prepared by Dana F. Perkins, Inc., dated January 4, 2022 and last revised February 2, 2022.

Response to Comments, dated February 2, 2022, prepared by Andrew Pojasek, P.E., Dana F. Perkins, Inc.

FINDINGS:

1. The Project site is shown on Map 99 Parcel 143 on the Site Plan.

2. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards, and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
3. The development of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards, and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review 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 Site Plan.
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 no substantial construction has commenced within two (2) years of a Site Plan approval, the approval shall lapse and a new application, fees and public hearing will be required, provided that if there is an appeal to the Board of Appeals and/or to the courts, the two-year period shall run from the date of the final decision on the appeal.
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. The Project shall conform to all existing Massachusetts Laws, Regulations and Applicable Codes regarding fire protection and building safety standards.
6. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the Applicant must submit revised plans to the Planning Board for approval. Minor field adjustments may be approved by the Director of Planning & Conservation.

PRIOR TO THE START OF CONSTRUCTION:

7. Erosion controls shall be installed around all areas of work as a limit of disturbance and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.

DURING CONSTRUCTION:

8. During construction, work shall not start before 7:00 a.m. and shall be completed by 7:00 p.m. No work is allowed on Saturdays, Sundays, and holidays. Construction equipment shall not be started before 7:00 a.m.
9. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to backfilling any proposed underground stormwater management system or installation of any other critical design components.
10. The Applicant shall maintain the construction entrance in an appropriate manner throughout the course of construction to prevent sediment from accumulating in Fordham Road. Street sweeping and replacement of the stones for the construction

entrance may be needed from time to time throughout the phases of construction. The Applicant will be responsible for immediate removal of any sediment tracked onto Cornell Place during the course of construction, as directed by Town staff.

11. It is the responsibility of the Applicant to adhere to the Town's Earth Removal Bylaw (Section 32 of the Town's Inhabitant By-laws) and file for a permit through the Board of Selectmen, if necessary.

POST CONSTRUCTION:

12. The O&M Plan shall be recorded at the Registry of Deeds.
13. As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.
14. The Owner shall maintain or replace landscaping and fencing as shown on the approved Site Plan for the duration of the use. The Owner shall use best practices to maintain the required landscaping and fencing in presentable and healthy condition.
15. The Owner shall maintain the Project site in a clean and tidy condition clear of debris and trash. All dumpsters located on the Project site shall be enclosed by a fence and be of a side entry design. Dumpsters shall remain closed, and enclosures locked.
16. The Owner shall use good housekeeping practices as outlined in the Operation and Maintenance Plan to maintain the site and keep it in good working condition. The Owner shall provide copies of completed maintenance and inspection logs for the construction period and copies of logs of the long-term pollution prevention plan to the Department of Planning & Conservation.
17. The Project shall be operated in accordance with the Operation and Maintenance Plan. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project shall be the Owner's responsibility.
18. Snow exceeding snow storage areas shall be removed from the site. Snow shall be removed from the site within 14 days following a snow event to ensure adequate parking and circulation.
19. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.

Upon motion duly made and seconded it was

VOTED: To Issue Stormwater Management Permit #22-01 for 5 Cornell Place as follows:

**DECISION OF THE WILMINGTON PLANNING BOARD
AS PERMIT GRANTING AUTHORITY FOR STORMWATER MANAGEMENT PERMITS
UNDER SECTION 51 OF THE BYLAWS OF THE INHABITANTS OF THE TOWN OF
WILMINGTON**

March 2, 2022

ISSUED for Property located at 5 Cornell Place, Wilmington, Massachusetts (Map 99 Parcel 143)

Case No.: Stormwater Management Permit **#22-01**

Applicant: Costa Sideridis, Cornell Realty Associates, LLC, 5 Cornell Place, Wilmington MA 01887

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and Plan entitled "Existing Conditions Plan of Land, 5 Cornell Place, Wilmington

Massachusetts” and “Proposed Site Plan of Land, 5 Cornell Place, Wilmington Massachusetts”, dated January 4, 2022 and last revised February 2, 2022, prepared by Andrew M. Pojasek, Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876. Said property is located at 5 Cornell Place, Wilmington, MA 01887 and shown on Assessor’s Map 99 Parcel 143, material originally submitted on January 7, 2022, subject to the following conditions:

MATERIALS:

The following materials in addition to the Site Plan were submitted into the public record:

Description

Stormwater Management Permit, Town of Wilmington, Comprehensive Stormwater Management Bylaw, Proposed Storage Container, 5 Cornell Place, Wilmington, Massachusetts, Long Term Pollution Prevention Plan, prepared by Dana F. Perkins, Inc., dated January 4, 2022 and last revised February 2, 2022.

Response to Comments, dated February 2, 2022, prepared by Andrew Pojasek, P.E., Dana F. Perkins, Inc.

STANDARD CONDITIONS

1. Waivers granted: None
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 development shall comply with the performance standards of the most recent version of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Handbook.
4. The Applicant shall provide and maintain erosion and sedimentation controls until the site is permanently stabilized.
5. The Applicant shall inspect and maintain the site and stormwater management systems. Maintenance requirements for the site shall remain in perpetuity with the parcel.
6. 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 October 2, 2018.

SPECIAL CONDITIONS

1. If applicable, a Stormwater Pollution Prevention Plan shall be submitted prior to any land disturbing activity at the site.
2. Erosion controls shall be placed around all areas of disturbance and shall be inspected by the Department of Planning & Conservation two (2) business days prior to the start of any land disturbing or land altering activity.

3. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to installing any stormwater management system or any other critical design components.
4. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
5. The Stormwater Management System Operations and Maintenance (O&M) Manual, and Long-Term Pollution Prevention Plan (LTPPP) shall be recorded at the Registry of Deeds.

ISSUED ON March 2, 2022

Upon motion duly made and seconded it was

VOTED: To endorse plan entitled "Existing Conditions Plan of Land, 5 Cornell Place, Wilmington Massachusetts" and "Proposed Site Plan of Land, 5 Cornell Place, Wilmington Massachusetts", dated January 4, 2022 and last revised February 2, 2022, prepared by Andrew M. Pojasek, Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876. Said property is located at 5 Cornell Place, Wilmington, MA 01887 and shown on Assessor's Map 99 Parcel 143.

Continued Public Hearing - Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive - Map R1 Parcel 18H Stephen Albano, Applicant

MATERIALS CONSIDERED:

TRAFFIC PEER REVIEW dated February 24, 2022

PRESENT IN INTEREST – Devin Howe, Beals Associates
Rebecca Brown, Greenman Pederson, Inc.

D. Howe told the Board they have no new updates. They received the traffic peer review today from TEC. L. Oltman from TEC told the Board in general; it conforms to MassDOT guidelines and industry standards. She said they have a couple of minor technical comments regarding the driveway and onto Upton Drive. She pointed out that the applicant should maintain vegetation along the site frontage to maintain unobstructive frontage. The applicant has committed to approach MassDOT to implement timing changes at the intersection of Andover Street and Rte. 125 to help operation of that traffic signal. She said the prior approval of 36 & 38 Upton Drive committed to improvements to the intersect in and if it should be delayed, it should be noted that those improvements should be the same for this applicant. L. Oltman said she has concerns for this site regarding pedestrians and parking areas. She said there is parking for passenger vehicles next to loading docks with no protection for the employees traveling from those spaces to the adjacent buildings. She said they also have concern about the parking along the access driveway with the site plan with respect to the pedestrians since there is no sidewalks provided. R. Brown said they went through the comments from TEC and there were only two on the traffic side that stood out. With respect to what was talked about regarding 36 & 38 Upton Drive, one of them was related to a Covid adjustment being applied to the site driveway at the intersect in with Upton Drive. She said they provided sample traffic counts in 2021 during Covid to determine how much traffic was being generated by the exiting uses. As part of the 36 & 38 project they did counts in front of the driveway. She said they compare the 2021 count with the 2018 count to see if they needed to apply a

Covid adjustment. She said they were almost the same in the morning but higher in the pm. and based on that she does not believe an adjustment needs to be made. She said the other comment was related to the vehicle trips from 36 & 38 Upton Drives and said that would only add another 55 vehicles. She said they would likely stay at level B but could potentially go to a level C. She said they could go through process of doing that analysis if the Board wants but most likely will not change. M. Sorrentino said to do it. M. Sorrentino asked the applicant if they will be able to submit in enough to submit in time for the next meeting and D. Howe said that's a plan. He said they work on comments.

Upon motion duly made and seconded it was

VOTED: To extend the action deadline to April 29, 2022 for Site Plan Review #22-02 and Stormwater Management Permit #22-02.

Upon motion duly made and seconded it was

VOTED: To continue the public hearing Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive to April 5, 2022 at 7:55 p.m. in the Town Hall Auditorium.

Board of Appeals

There were no Board of Appeals

Old Business

There was no Old Business

New Business

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

PRESENT IN INTEREST – Larry Beals, Beals Associates
Matthew Costa, Beals Associates
Ben Masselink, Davis Companies

L. Beals said the hearing is closed and there is no new information. He told the Board they reviewed the decision, and it looks good and seems to be similar to what was previously approved.

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions Site Plan Review #21-13 for 36 & 38 Upton Drive as shown on plan entitled "Plans to Accompany Permit Documents for Upton Park, 36 & 38 Upton Drive, Wilmington, Massachusetts", dated October 7, 2021, and last revised January 27, 2022, prepared by Todd Morey, P.E., Beals Associates Inc., 2 Park Plaza, Suite 200, Boston, MA 02116. Said property is located at 36-38 Upton Drive, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcels 18 & 18L.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on November 2, 2021, and closing on February 1, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Michael Cantalupa, under the provisions of Section 6.5 of the Zoning Bylaws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 36 & 38 Upton Drive to construct a three warehouse buildings with associated site improvements, as shown on plan entitled "Plans to Accompany Permit Documents for Upton Park, 36 & 38 Upton Drive, Wilmington, Massachusetts", dated October 7, 2021 and last revised January 27, 2022, prepared by Todd Morey, P.E., Beals Associates Inc., 2 Park Plaza, Suite 200, Boston, MA 02116, submitted on October 7, 2021, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

The following materials in addition to the Site Plan were submitted into the public record:

Vehicle Turning Analysis, Loading Movements sheets VT-1A, VT-1B, VT-2A, VT-2B, dated October 7, 2021, prepared by Beals Associates, Inc.
Stormwater Management Report, Upton Park, 36 & 38 Upton Drive, Wilmington, MA, dated October 2021, prepared by Beals Associates, Inc.

Operation and Maintenance Control Plan, Upton Park, 36 & 38 Upton Drive, Wilmington, MA, dated October 2021 and last revised January 10, 2021, prepared by Beals Associates, Inc.

Architectural Elevations and Floor Plans, prepared by M+A Architects, dated September 29, 2021 and November 11, 2021.

Trip Generation Comparison Letter, Trip Generation Calculations, Sight Distance Plans, Conceptual Improvement Plan, dated October 1, 2021, prepared by Rebecca L. Brown, P.E., GPI

Traffic Engineering Peer Review Letter dated November 30, 2021, prepared by Elizabeth Oltman, P.E., TEC

Traffic Peer Review Response dated December 14, 2021, prepared by Beals Associates, Inc.

Traffic Engineering Peer Review Letter #2 dated December 21, 2021, prepared by Elizabeth Oltman, P.E., TEC

Response to Comments dated December 14, 2021, December 23, 2021, January 28, 2022, prepared by Matthew E. Costa, Beals Associates, Inc.

30' Turning Analysis Loading Figure 1, dated December 8, 2021, prepared by prepared by Beals Associates, Inc.

Emergency Access Vehicular Turning Diagrams, Figures 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B dated December 10, 2021

Residential Buffer Zone Sections Sheet SK-1 dated October 7, 2021

Emergency Access Bldg. "C" Figure 50.0 and Figure 50.1 dated December 28, 2021, and January 27, 2022 prepared by Beals Associates, Inc.

Site Lighting Plan West Alternate and Site Lighting Plan East Alternate last revised January 27, 2022, prepared by Beals Associates, Inc.

FINDINGS:

1. The Project site is shown on Map R1 Parcels 18 & 18L on the Site Plan.
2. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards, and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
3. The development of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards, and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review 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 Site Plan.
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 no substantial construction has commenced within two (2) years of a Site Plan approval, the approval shall lapse and a new application, fees and public hearing will be required, provided that if there is an appeal to the Board of Appeals and/or to the courts, the two-year period shall run from the date of the final decision on the appeal.
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. The Project shall conform to all existing Massachusetts Laws, Regulations and Applicable Codes regarding fire protection and building safety standards.
6. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the Applicant must submit revised plans to the Planning Board for approval. Minor field adjustments may be approved by the Director of Planning & Conservation.

PRIOR TO ENDORSEMENT OF THE PLAN:

20. The information provided by the Applicant in their response to comments indicates potential refusal within the section of Infiltration System No. 2. The Stormwater Policy requires 2 FT of separation from the bottom of system to estimated seasonal high groundwater table, bedrock, and/or any impermeable layer. As such, the Applicant has not demonstrated that Infiltration System No. 2 has been designed in accordance with the Policy. Three (3) additional test pits shall be excavated within the footprint of the infiltration

- system to show that the requirements of the Stormwater Policy are met. The Applicant shall provide a soil exploration plan (denoting test pit locations) to the Department of Planning and Conservation and Engineering Division at least 1 week prior to conducting the tests. Locations shall be mutually agreed upon by both parties prior to testing. Further, Engineering Division shall be notified at least 24 hours in advance to witness the testing.
21. Per the Stormwater Policy, an additional test pit is required within the footprint of Infiltration Basin No. 6. Prior to Endorsement of the Plan Set, the Applicant shall provide soil test results from one (1) additional test pit in the aforementioned location to show that the requirements of the Stormwater Policy are met.
 22. The plan set shall be revised to include bollard lighting along the rear of the loading docks as shown on the plans entitled "Site Lighting Plan – East Alternate" and "Site Lighting Plan – West Alternate" last revised January 27, 2022.
 23. The Plan Set and Stormwater Management Report shall be updated to include all revisions to-date. A new complete plan set and report shall be provided to the Department of Planning and Conservation.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

24. The Applicant shall provide earth removal computations for the proposed project, signed and sealed by a licensed engineer. The Applicant shall provide a written finding as to whether an amendment to the previously issued Earth Removal permit is necessary or file an amendment with the Board of Selectmen as necessary.
25. The Wilmington Fire Department shall review and approve building plans.
26. Parcels 18 and 18L shall be combined to be one lot.

PRIOR TO THE START OF CONSTRUCTION:

27. A pre-construction meeting shall be scheduled with the Department of Planning & Conservation and Engineering Division of the Department of Public Works. The developer shall submit a construction schedule and list of 24 hour contacts at the time of the pre-construction meeting.
28. At the time of the pre-construction meeting, the Applicant shall provide evidence that all required local, state, and federal permits and approvals have been obtained.
29. The Applicant shall demonstrate compliance with NPDES Construction General Permit filing requirements and shall submit a copy of the Stormwater Pollution Prevention Plan to the Department of Planning & Conservation and Engineering Division.
30. Erosion controls shall be installed around all areas of work as a limit of disturbance and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.
31. Notice of start of construction shall be distributed to abutting properties two (2) weeks prior to the commencement of work.
32. A street opening permit issued by the Department of Public Works is required for any work with a public or private right of way. The Applicant shall contact the Engineering Division prior to scheduling any work within the Right of Way.

DURING CONSTRUCTION:

33. During construction, work shall not start before 7:00 a.m. and shall be completed by 7:00 p.m. No work is allowed on Sundays and holidays. Construction equipment shall not be started before 7:00 a.m.

34. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to backfilling any proposed underground stormwater management system or installation of any other critical design components.
35. The Applicant shall maintain the construction entrance in an appropriate manner throughout the course of construction to prevent sediment from accumulating in Upton Drive. Street sweeping and replacement of the stones for the construction entrance may be needed from time to time throughout the phases of construction. The Applicant will be responsible for immediate removal of any sediment tracked onto Upton Drive during the course of construction, as directed by Town staff.

PRIOR TO OCCUPANCY:

36. Prior to the issuance of a Certificate of Occupancy, all traffic mitigation measures outlined in the Trip Generation Letter dated October 1, 2021, prepared by Rebecca Brown, P.E., GPI and all roadway improvements shown on the plans shall be completed.
37. The Applicant shall install a toxic gas monitoring system inside the proposed warehouses.
38. The Applicant shall perform a radio signal strength survey at the facility to ensure proper Emergency Responder Radio Coverage.
39. All rooftop HVAC equipment shall be screened.
40. Prior to the issuance of Occupancy, As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.
41. The Operation & Maintenance Plan shall be recorded at the registry of deeds.
42. All site work shall be substantially completed in accordance with the approved site plans prior to issuance of a Certificate of Occupancy. In the event that winter season conditions prohibit final landscaping and/or finish paving course from being installed prior to occupancy, the Applicant may post a bond, in a form and amount acceptable to the Director of Planning & Conservation and Town Engineer, covering the cost of completion. This will be considered on a case-by-case basis. The Applicant must have received all other required Department signoffs on Occupancy prior to eligibility.

POST CONSTRUCTION:

43. The Applicant has agreed to direct trucks under their control to use Jonspin Road as an alternative route to Upton Drive during weekday morning and evening peak commuter hours.
44. Within six months following Occupancy, traffic counts at the site driveways, intersection of Jonspin Road and Andover Street, and intersection of Upton Drive and Andover Street shall be provided to the Department of Planning & Conservation to confirm actual traffic counts generated by the site.
45. The Owner shall be responsible for removing and maintaining vegetation along the site frontage consistently to ensure that sight lines remain unobstructed at the site driveway intersections with Upton Drive.
46. The Owner shall maintain or replace landscaping and fencing as shown on the approved Site Plan for the duration of the use. The Owner shall use best practices to maintain the required landscaping and fencing in presentable and healthy condition.
47. The Owner shall maintain the Project site in a clean and tidy condition clear of debris and trash. All dumpsters located on the Project site shall be enclosed by a fence and be of a side entry design. Dumpsters shall remain closed, and enclosures locked.
48. The Owner shall use good housekeeping practices as outlined in the Operation and Maintenance Plan to maintain the site and keep it in good working condition. The Owner shall provide copies of completed maintenance and inspection logs for the construction

period and copies of logs of the long-term pollution prevention plan to the Department of Planning & Conservation.

49. The Project shall be operated in accordance with the Operation and Maintenance Plan. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project shall be the Owner's responsibility.
50. Snow shall be removed from the site within seven days following a snow event to ensure adequate parking and circulation.
51. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
52. Final As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.

Upon motion duly made and seconded it was unanimously

VOTED: To issue Stormwater Management Permit #21-13 for 36-38 Upton Drive
Map R1 Parcels 18 & 18L – Michael A. Cantalupa as follows:

**DECISION OF THE WILMINGTON PLANNING BOARD
AS PERMIT GRANTING AUTHORITY FOR STORMWATER MANAGEMENT PERMITS
UNDER SECTION 51 OF THE BYLAWS OF THE INHABITANTS OF THE TOWN OF
WILMINGTON**

March 2, 2022

ISSUED for Property located at 36-38 Upton Drive, Wilmington, Massachusetts (Map R1
Parcels 18 & 18L)

Case No.: Stormwater Management Permit #21-13

Applicant: Michael A. Cantalupa, DIV 36-38 Upton, LLC c/o The Davis Companies, 125 High
Street, 21st Floor, Boston, MA 02110

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and Plan entitled "Plans to Accompany Permit Documents for Upton Park, 36 & 38 Upton Drive, Wilmington, Massachusetts", dated October 7, 2021, and last revised January 27, 2022, prepared by Todd Morey, P.E., Beals Associates Inc., 2 Park Plaza, Suite 200, Boston, MA 02116. Said property is located at 36-38 Upton Drive, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcels 18 & 18L, material originally submitted on October 7, 2021, subject to the following conditions:

MATERIALS:

The following materials in addition to the Site Plan were submitted into the public record:

Vehicle Turning Analysis, Loading Movements sheets VT-1A, VT-1B, VT-2A, VT-2B,
dated October 7, 2021, prepared by Beals Associates, Inc.

Stormwater Management Report, Upton Park, 36 & 38 Upton Drive, Wilmington, MA,
dated October 2021, prepared by Beals Associates, Inc.

Operation and Maintenance Control Plan, Upton Park, 36 & 38 Upton Drive, Wilmington, MA, dated October 2021 and last revised January 10, 2021, prepared by Beals Associates, Inc.

Architectural Elevations and Floor Plans, prepared by M+A Architects, dated September 29, 2021 and November 11, 2021.

Trip Generation Comparison Letter, Trip Generation Calculations, Sight Distance Plans, Conceptual Improvement Plan, dated October 1, 2021, prepared by Rebecca L. Brown, P.E., GPI

Traffic Engineering Peer Review Letter dated November 30, 2021, prepared by Elizabeth Oltman, P.E., TEC

Traffic Peer Review Response dated December 14, 2021, prepared by Beals Associates, Inc.

Traffic Engineering Peer Review Letter #2 dated December 21, 2021, prepared by Elizabeth Oltman, P.E., TEC

Response to Comments dated December 14, 2021, December 23, 2021, January 28, 2022, prepared by Matthew E. Costa, Beals Associates, Inc.

30' Turning Analysis Loading Figure 1, dated December 8, 2021, prepared by prepared by Beals Associates, Inc.

Emergency Access Vehicular Turning Diagrams, Figures 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B dated December 10, 2021

Residential Buffer Zone Sections Sheet SK-1 dated October 7, 2021

Emergency Access Bldg. "C" Figure 50.0 and Figure 50.1 dated December 28, 2021, and January 27, 2022 prepared by Beals Associates, Inc.

Site Lighting Plan West Alternate and Site Lighting Plan East Alternate last revised January 27, 2022, prepared by Beals Associates, Inc.

STANDARD CONDITIONS

1. Waivers granted: None
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 development shall comply with the performance standards of the most recent version of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Handbook.
4. The Applicant shall provide and maintain erosion and sedimentation controls until the site is permanently stabilized.

5. The Applicant shall inspect and maintain the site and stormwater management systems. Maintenance requirements for the site shall remain in perpetuity with the parcel.
6. 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 October 2, 2018.

SPECIAL CONDITIONS

1. The information provided by the Applicant in their response to comments indicates potential refusal within the section of Infiltration System No. 2. The Stormwater Policy requires 2 FT of separation from the bottom of system to estimated seasonal high groundwater table, bedrock, and/or any impermeable layer. As such, the Applicant has not demonstrated that Infiltration System No. 2 has been designed in accordance with the Policy. Three (3) additional test pits shall be excavated within the footprint of the infiltration system to show that the requirements of the Stormwater Policy are met. The Applicant shall provide a soil exploration plan (denoting test pit locations) to the Department of Planning and Conservation and Engineering Division at least 1 week prior to conducting the tests. Locations shall be mutually agreed upon by both parties prior to testing. Further, Engineering Division shall be notified at least 24 hours in advance to witness the testing.
2. Per the Stormwater Policy, an additional test pit is required within the footprint of Infiltration Basin No. 6. Prior to Endorsement of the Plan Set, the Applicant shall provide soil test results from one (1) additional test pit in the aforementioned location to show that the requirements of the Stormwater Policy are met.
3. The Plan Set and Stormwater Management Report shall be updated to include all revisions to-date. A new complete plan set, and report shall be provided to the Department of Planning and Conservation prior to the endorsement of the Plan Set.
4. A Stormwater Pollution Prevention Plan shall be submitted prior to any land disturbing activity at the site.
5. Erosion controls shall be placed around all areas of disturbance and shall be inspected by the Department of Planning & Conservation two (2) business days prior to the start of any land disturbing or land altering activity.
6. The Applicant shall give reasonable notice to the Engineering Division for inspection prior to installing any stormwater management system or any other critical design components.
7. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
8. The Stormwater Management System Operations and Maintenance (O&M) Manual, and Long-Term Pollution Prevention Plan (LTPPP) shall be recorded at the Registry of Deeds prior to any issuance of a Certificate of Occupancy.

ISSUED ON MARCH 2, 2022

**Request to release building lots 13, 15, 18, 19, 20, 23 & 24 for McDonald Road Definitive Subdivision #09-02 and McDonald Road Definitive Subdivision #19-01
Carlos Pereira, Applicant**

A request to release lots 13, 15, 18, 19, 20, 23 & 24 for North Wilmington Estates Definitive Subdivision #09-02 and McDonald Road Definitive Subdivision #19-01.

MATERIALS CONSIDERED:

LETTER for Carlos Pereira dated February 3, 2022

M. Sorrentino asked for an explanation as to why between that and the McGrane subdivision, why McDonald Road is not paved. He asked what is going on with McGrane. He said people pay a lot of money for those houses. V. Gingrich said the paperwork needs to be done to release the lots.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lots 13, 15, 18, 19, 20, 23 & 24 for North Wilmington Estates
Definitive Subdivision #09-02 and McDonald Road Definitive Subdivision #19-01.
Map R2 Parcels 1 & 1A, North Wilmington Estates, LLC, Applicant

Request to endorse plan for Multi-Family Special Permit #20-01 and Inclusionary Housing Special Permit #20-01 and amendment Multi-Family Special Permit #21-01 and Inclusionary Housing Special Permit #21-01 for 168 Lowell Street – Map 58 Parcel 1 168 Lowell Street LLC, Applicant

MATERIALS CONSIDERED:

PLAN "Construction Change, 168 Lowell Street, Wilmington, Massachusetts" dated November 29, 2021, "Phasing Plan" dated October 29, 2021,

Upon motion duly made and seconded with 4 in favor and 1 recused (S. Hennigan), it was

VOTED: To endorse plan for Multi-Family Special Permit #21-01 and Inclusionary Housing Special Permit #21-01 to amend the decision for the construction of thirty-six (36) dwelling units at 168 Lowell Street, as shown on 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. Approval is as follows:

Discussion

Zoning changes proposed for 2022 Annual Town Meeting

V. Gingrich told the Board if they want to discuss anything before the Joint Public Hearing now would be the time. She also wanted to show them the results of the survey. She said there were over 500 responses. S. Hennigan asked what the consensus is. V. Gingrich said 529 replied. She said the area around the North Wilmington railroad station, first question is do you think warehouse is a good use for this area and consensus is no. Do you think this area is pedestrian friendly, the majority answerer no. Do you think parking should be in front of building or behind buildings and most people like the idea of parking in the back. She said they asked what uses are envisioned for the area and a lot of folks want restaurants and retail specifically a brewpub. She said there were a good range of responses to question. V. Gingrich said with respect to question 5 and zoning limits and height restrictions, she said she was surprised how many people said 4 stories. V. Gingrich told the Board that when she started and she held the first community meeting to see what people wanted in that area, she offered cookies and coffee at the meeting, but people said not to eat them because it was a bribe. She said her point to holding the meeting was to find out why zoning failed in the past. M. Sorrentino said they hired a consultant for that rezoning and they made a great

presentation and people voted against it at that Town Meeting. S. Sullivan walked in and asked if the rezoning of North Wilmington was being discussed and the Board said it is. V. Gingrich said the Board was discussing the history of zoning attempts. S. Sullivan wanted to voice her concern. She said she and V. Gingrich had many conversations as well as with the Economic Development Committee. She said she had been talking about it for years. She said a lot of people envision a rezone to include a storefront and maybe some mixed use. She said she is not a big fan on neighborhood mixed-use. She said the biggest problem is that it has housing as by-right. She said the housing market is hot, apartments are hot and commercial is hot. She said there is no incentive for shops and cafes. She believes we must do better because housing is not all people want. She said Neighborhood Mixed-Use is not appropriate for North Wilmington. S. Sullivan said North Wilmington is a unique situation. It's not a strip, it's not Lowell Street, it's an activity center. She said it has some nice features. People can walk around there between Elia's, the sub shop, the registry. It's general business, general industrial, central business, there is a little of everything there. M. Sorrentino asked if that was part of the problem. V. Gingrich asked if she saw the design standards the Board is also proposing, and she said yes. S. Sullivan said she has seen them and thinks they are wonderful. She said a design standard is not going to make somebody build commercial property. She said the first step is to get people to want to build a commercial property, a small business, a small shop, outdoor seating. She said the Board has housing as of right and V. Gingrich said it's a Planning Board special permit and the design standards focus on experience, outdoor seating. S. Sullivan asked what the requirement is to have a commercial storefront. She said so far, they are seeing housing projects going up. She said she doesn't believe in a place like North Wilmington, it's appropriate. M. Sorrentino said he would think she would like it to be more like a village, housing with the train accessible, Elia's and other places you can walk to. He said he would think people would still want the gas stations. He asked if there is something in town that she feels should go there, something like on Church Street with housing above and she said yes. She said the Economic Development Committee did a survey. She said even the Master plan talked about village style. She said people in this town want to be able to walk down to a café and sit outside to have a cup of coffee. She said all the other towns are doing it, and if Wilmington people want that, they must drive to another town. People of Wilmington want what other towns have. S. Sullivan said North Wilmington is a jewel in the rough. V. Gingrich said the language for the design standards says development in the central business and neighborhood mixed-use district should provide a mix of uses like downtown of village center to create an active pedestrian street scape and following design standards should be met unless approved by the Planning Board. She said the Board was trying to outline the vision in the Master Plan to have storefronts with housing above and Board can point to this portion of the Bylaw and say this is what we are asking for and this is what we want. S. Sullivan said her concern is you may never get to that point to apply them because people are going to put in a housing development instead. V. Gingrich said this standard is for all development. S. Sullivan said they would have to have a commercial component and V. Gingrich said yes. She said they would have to make their case to the Board if they are not following the design standards and the Board would decide if it's appropriate to waive that requirement or not. S. Sullivan said that's the concern. She doesn't believe it should be discretionary. M. Sorrentino said it makes sense when you live somewhere and can walk to a store. He said Wilmington is all cut up. S. Sullivan said she thinks we need to stick to the vision. She said the state wants housing by-right near the train stations. She said she is willing to do anything to get there. She talked about losing the Jefferson/Middlesex parcel to more housing. She said if you have a vision and you put that in your zoning, you must tell developers exactly what you want. There was discussion of different developments around town. R. Holland said the Board tries to have developers build structures with character.

Housing Choice Act – DHCD Guidelines for Multi-Family Districts

V. Gingrich told the Board that at a previous meeting they discussed DHCD issuing draft outlines. She said there is a lot of talk about DHCD overreaching with it. She said towns, MMA and a lot of different people are preparing comments. V. Gingrich said she will be talking to surrounding towns and drafting comments. She said she needs to brief the Board of Selectman on the guidelines for the town to stay in compliance temporarily and that will be at their March 28th meeting. She said she will also draft comments on the guidelines to send to the state. She told the Board she will provide them with the draft in plenty of time for them to make comments back. V. Gingrich said she hopes the state will listen to the comments from the town. She said if the town doesn't comply, it will not be eligible for certain grants. V. Gingrich said one of the grants the town currently has is MassWorks. She said there will be a discussion in the coming year as to whether the town wants to comply and how. V. Gingrich said you need to show that your zoning can produce that number of units and it's a lot. She said it's 20% of overall housing units in those 50 acres.

100 West Street 40B Proposal

V. Gingrich told the Board that town staff is working on a comment letter to MassHousing and MassHousing is reviewing the project eligibility for 100 West Street which is 132 rental units, 6 town homes in front and larger building in the back. V. Gingrich said they are drafting comments for Town Counsel, and the Board of Selectman to review them. She can send them to the Board for review as well. Some of the concerns are it's in the non-sewer district and they are asking to connect to sewer. There are concerns about the traffic at the intersection of West Street and Lowell Street. There is a lack of pedestrian connectivity to services. There is fire safety and site circulation concerns. V. Gingrich said there are concerns that even delivery trucks will not be able to maneuver the site. M. Sorrentino asked if the applicant is trying to fit too much on the site and V. Gingrich said it appears that way. These comments will go to MassHousing for their consideration as they are looking at the eligibility. S. Hennigan asked if this project is near the daycare and V. Gingrich said it is diagonal to that. R. Holland said it is where Global Gas was proposed. A. Marcolina asked if this proposal is different than what was previously proposed, and V. Gingrich said the rezoning was for housing and a restaurant and this is very different. V. Gingrich said there was a meeting about this and there were no residents. The meeting was February 14th. M. Sorrentino asked if they will be able to get around the sewer issue and V. Gingrich said that's the ultimate question. R. Holland asked what Regency did and V. Gingrich said they put in an on-site treatment.

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

VOTED: To adjourn the meeting at 9:28 p.m.

NEXT PLANNING BOARD MEETING: March 15, 2022

Respectfully submitted, -



Cheryl Licciardi
Recording Clerk