



TOWN OF WILMINGTON
121 GLEN ROAD
WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

(978) 658-8238
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**Planning Board Minutes
March 7, 2017**

The Planning Board met on Tuesday, March 7, 2017 at 7:30 p.m. in the Town Hall Auditorium. The following members were present: Michael Sorrentino Chair; Randi Holland; Terence Boland; Sean Hennigan and David Shedd. Valerie Gingrich, Director of Planning & Conservation and Carolyn Cronin, Assistant Planner were also present.

Minutes

The Board reviewed minutes of February 7, 2017 meetings.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve February 7, 2017 minutes as written.

Form A

29 Boutwell Street - Map 19 Parcel 37 "Plan of Land in Wilmington, MA" – Charles Grant, Applicant

MATERIALS CONSIDERED:

PLAN "Plan of Land in Wilmington, MA" dated February 15, 2017.

V. Gingrich described the parcel creating one new unbuildable lot which is labeled as such.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #17-01 for 29 Boutwell Street, plan entitled, "Plan of Land in Wilmington, MA" dated February 15, 2017, Charles Grant, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #17-01 for 29 Boutwell Street, plan entitled, "Plan of Land in Wilmington, MA" dated February 15, 2017, Charles, Applicant

The Board endorsed the plan.

Matters of Appointment

Continued Public Hearing - Preliminary Subdivision #16-01 for Highland Estates Map 10 Parcels 5, 5A & 6 - James Castellano, Applicant

A request to withdraw without prejudice was received.

MATERIALS CONSIDERED:

PLANS "Highland Estates, Subdivision of Land in Wilmington, Massachusetts" dated August 16, 2016

STORMWATER MANAGEMENT & EROSION CONTROL REPORT "Highland Estates, 45 Hopkins Street, Wilmington, Massachusetts" dated August 16, 2016

LETTER from Attorney Charles F. Houghton, dated November 10, 2016, Attorney Thomas M. McDonough, Norse Environmental Services Inc., dated September 2016 and Jack A. Szemplinski, Benchmark Engineering, Inc., dated November 2016

COMMENTS from DPW dated December 5, 2016

LETTER from James Castellano dated March 3, 2017

V. Gingrich told the Board the applicant is requesting to withdraw and will be submitting a Conservation Subdivision at a later date.

Upon motion duly made and seconded, it was unanimously

VOTED: To accept the request to withdraw the above referenced project

Public Hearing - Site Plan Review #17-01, Parking Relief Special Permit #17-01 & Stormwater Management Permit for 5 Waltham Street - Map 79 Parcel 31G, Eugene Sullivan for Waltham Street Investors LLC, Applicant

PRESENT IN INTEREST - Eugene Sullivan, Eugene T. Sullivan
Steve Goodman

MATERIALS CONSIDERED:

PLANS "Site Improvements, 5 Waltham Street, Wilmington, MA" dated February 8, 2017

STORMWATER MANAGEMENT REPORT, 5 Waltham Street, Wilmington, Massachusetts" dated February 8, 2017

LETTER from Eugene Sullivan, dated February 8, 2017

Engineering memo dated March 7, 2017

E. Sullivan told the Board he represents Steve Goodman. He explained that Brookes Interior, a furniture store was located in the rear of the property and WCTV is on the other side of the street. E. Sullivan said an expansion of the parking and loading area lot for the existing warehouse is proposed. He told the Board the applicant is proposing to create a new loading dock and expand the paved area of the parking lot. E. Sullivan said the landscape island will be removed, and a stormwater pond built in the back area to satisfy Stormwater requirements.

M. Sorrentino read the comments into the record as well as the review letter sent to the applicant.

V. Gingrich told the Board the applicant is also requesting a special permit for parking relief. E. Sullivan told the Board he is showing the spaces on the plan but does not want to stripe them. He said A. Spaulding wants them painted or they will not count toward zoning requirements. M. Sorrentino asked why the parking spaces will not be striped and E. Sullivan said the applicant does not want people parking in them. D. Shedd said he is having trouble figuring out what is new pavement on the plan and also asked what the crosshatch meant. E. Sullivan said the crosshatch is for no parking. He explained the plan. D. Shedd said the drive aisle should be striped and E. Sullivan agreed. D. Shedd asked for the width of the driveway and E. Sullivan said 24' with asphalt curbing. R. Holland asked if there is an existing fence on the east side of the property. V. Gingrich pointed out there is a lot of outdoor storage in the parking lot and a dumpster. S. Goodman told the Board the bins were placed in the parking lot by tenants and will be removed. D. Shedd asked for a lighting plan. R. Holland asked if the new door elevations should be shown and the Board agreed.

Resident, C. Steed, 18 Mystic Avenue asked how close to the fence will the pavement be and E. Sullivan showed on the plan where the pavement ends so it will be 4' away. She asked what happens to the water table and E. Sullivan said all water will be collected and disbursed into Lubbers Brook. C. Bradley, 6 Mystic Avenue, asked if land will be disturbed. E. Sullivan said there will be digging to put in pavement. V. Gingrich asked if there is an AUL for the site. S. Goodman said no. C. Steed asked how long the project will take and E. Sullivan said a couple of months once it's permitted.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for 5 Waltham Street to April 4, 2017 at 7:45 p.m.

Board of Appeals

At its meeting on Tuesday, March 7, 2017 the Planning Board voted to recommend as follows:

Case 06-17: 26 St. Paul St.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 08-17: 139 Grove Ave.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Old Business

There was no Old Business to discuss

New Business

Request to waive Site Plan Review for 800 Research Drive – Map R3 Parcel 30, Paul Campbell for HP Hood, LLC, Applicant

PRESENT IN INTEREST – Paul Campbell, RedStar Construction Services, Inc.

MATERIALS CONSIDERED:

PLANS “Parking Lease Exhibit” dated January 10, 2017

V. Gingrich asked the applicant if there will be exterior changes. P. Campbell said this is for a change of use for Hood Milk. The facility tests consistency. He said the headquarters is in Lynnfield. P. Campbell told the Board there will be a freezer outside. V. Gingrich told the Board no parking is changing.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review and filing fees for 800 Research Drive for a change in use from office and industrial to office and research and development and for the addition of refrigeration equipment outside on existing paved area.

Request to waive Site Plan Review for 350 Fordam Road – Map 99 Parcel 142, Andrew Polasek for Massachusetts State Carpenters Pension Fund Reality Trust, Applicant

PRESENT IN INTEREST – Andrew Pojasek, Dana F. Perkins, Inc.

MATERIALS CONSIDERED:

PLANS “Proposed Site Plan, Parking Lot Restriping, 350 Fordham Road, Wilmington, Massachusetts” dated February 15, 2017

A. Pojasek said the applicant is looking to replace a set of stairs and realigning the ramp. He said a couple of years ago there was repaving and restriping of the lot. A. Pojasek said the site is short a couple of parking spots and the ramp will also remove some parking but the applicant will restripe another area.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve approve the request to waive Site Plan Review and filing fees for 350 Fordham Road for.

Planning Director’s Comments:

V. Gingrich gave the Board and update of the Facility Master Plan Committee. She talked about Interim Superintendent, Joanne Benton’s idea for schools. She explained there would be two elementary schools on each side of town, closing both the Boutwell and Wildwood. There would be additions made to the existing school buildings. V. Gingrich said these options will be explained to the public in the next couple of months. She said there will be display boards around town with a space to provide comments.

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

VOTED: To adjourn the meeting at 8:58 p.m.

NEXT MEETING is March 21, 2017

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cheryl Licciardi".

Cheryl Licciardi
Recording Clerk