



TOWN OF WILMINGTON
121 GLEN ROAD
WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

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**Planning Board Minutes
April 4, 2017**

The Planning Board met on Tuesday, April 4, 2017 at 7:30 p.m. in Room 9 of Town Hall. 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

There were no minutes to review.

Form A

15 Laurel Avenue & 4 Olive Street - Map 40 Parcels 114 & 115 "Plan of Land in Wilmington, MA" – Linda M. Pillsbury, Tr. & Donald J. Robarge, Applicants

PRESENT IN INTEREST: Luke Roy, LJR Engineering

MATERIALS CONSIDERED:

PLAN "Plan of Land in Wilmington, MA" dated March 27, 2017.

L. Roy told the Board that a variance was granted for the width requirement. V. Gingrich said she reviewed the plan and everything that needs to be included is on the plan. She recommended approval.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #17-02 for 15 Laurel Avenue & 4 Olive Street, plan entitled, "Plan of Land in Wilmington, MA" dated March 27, 2017, Linda M. Pillsbury, Tr. & Donald J. Robarge, Applicants

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #17-02 for 15 Laurel Avenue & 4 Olive Street, plan entitled, "Plan of

Land in Wilmington, MA" dated March 27, 2017, Linda M. Pillsbury, Tr. & Donald J. Robarge, Applicants

The Board endorsed the plan.

Matters of Appointment

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

A request to continue and action deadline extension was received.

MATERIALS CONSIDERED:

PLANS "Site Improvements, 5 Waltham Street, Wilmington, MA" dated February 8, 2017, last revised March 22, 2017

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

LETTER from Eugene Sullivan, dated February 8, 2017, March 22, 2017

Engineering memo dated March 7, 2017 and April 3, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline to June 5, 2017.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to May 9, 2017 at 7:30 p.m.

Public Hearing – Over 55 Housing Special Permit #17-01 & Stormwater Management Permit #17-02 for 401 Andover Street - Map R3 Parcels 8 & 10, Luke Roy for Stephen Wright, Applicant

PRESENT IN INTEREST: Luke Roy, LJR Engineering
Stephen Wright

MATERIALS CONSIDERED:

PLANS "Site Plan, Over 55 Housing, Spruce Farm" dated March 6, 2017

STORMWATER MANAGEMENT REPORT, "Stormwater Analysis" dated March 2017

TRAFFIC IMPACT ASSESSMENT dated April 20, 2017

Engineering memo dated March 31, 2017

L. Roy told the Board the proposal is for an Over 55 development. The property consists of 7.34 acres located on east side of Andover Street. He showed the Board two parcels. L. Roy said in the 70's the parcel was cleared and used as a tree farm. He said last year, at Town Meeting, it was voted as an overlay district. The property is located in the R60 zone and there is some R20 zoning across the street. The proposal is for a 27-unit housing development, mixed single and duplex and density is 3.8 units per acre where 8 is allowed. He said the road is 22 feet wide with a 4' sidewalk on one side. There is stormwater and utilities. There is open space and a common area. There will be three affordable units as part of the zoning requirement. Each unit will have a garage and a parking spot so the requirement of two

spaces is met. L. Roy said there is a wetland area and the project site is bounded by Andover Street on the left, by Fosters Pond Road and 333 and 393 Andover Street. The property is not in GWPD. It is in a well draining soil area that was documented. There is a high point in the southern boundary. L. Roy showed the direction the water flows. He said the applicant is proposing deep sump catch basins designed to mitigate the pre to post development. There is 12" water main on Andover Street and the applicant is proposing an 8" water main to feed the complex. There will be individual septic systems and homeowner's association documents. There will be private snow and trash removal and there will be maintenance to the drainage.

M. Sorrention read comments into the record.

D. Shedd asked if a lot of material is coming off the site or going on. L. Roy said not much will be taken from the site and some areas will be filled. M. Sorrentino asked if there has been discussion about the culvert with the 333 Andover Street residents. L. Roy said he will be meeting with the Town Engineer to address concerns. R. Holland said she noticed there is a three-story house with walk out basement and this is an over 55 development. L. Roy said there is only a couple units with walk out basements. S. Walker, 7 Fosters Pond Road, Andover, discussed the berm and landscaping and wanted to know how high it will be. L. Roy said the landscaping will serve to separate the yards. He said there will be a sheet in the plan set that will specify that information in more detail. He said there would be evergreens. S. Walker asked for hemlocks and said she does not want homes to have outdoor floodlights. S. Wright said there will be a light on the decks. M. Sorrentino told the applicant to make sure that what is presented to the Board is what he will build. He told the applicant the Board does not want anyone coming back in the future. S. Walker asked if the trees will be removed and L. Roy explained a limited number of trees will be removed where the limit of work will be and S. Walker wanted more clarification. She asked about the reference to a 100-year storm. L. Roy told her that is a general term. She said several years ago that happened and she wanted to know if drains are being installed to help the houses that were affected on Andover Street. L. Roy explained that the Town did some work on Andover Street with respect to drainage. M. Sorrentino said the applicant's runoff off will stay on his development. D. Shedd said the berm is not reflected on the grading plan. L. Roy said it is subtle but he will provide a section. M. Sorrentino asked where the closest house is to the development and L. Roy said it would be 425 Andover Street. S. Walker asked about drainage and said water from the property will be running into the pond and she does not want fertilizer going into the pond. She asked if there will be an agreement with the home owners association to have an agreement with its landscaper. She asked if it will be grass or woods and S. Wright said grass and it will be cleared of trees. L. Roy said there will be street trees. S. Walker asked what kind of trees are proposed and L. Roy said the applicant will use Maple. She asked L. Roy to point out the street lamps on the plan. He said he will be providing a detail of the light fixture.

S. Cotton, President of Foster's Pond Corporation, thanked S. Wright for the fire hydrant shown on Fosters Pond Road and for reaching out to the community. He commented that there is a concern about homeowners using fertilizers with phosphorus that will drain into Fosters Pond and asked if that can be avoided. V. Gingrich said as proposed, a maintenance company will be overseeing the landscaping on the property, not individual homeowners. She said there is a state law regarding the use of phosphorus and they will need to abide by that law. V. Gingrich asked the applicant to look into bio-retention for stormwater. S. Ellis, 10 Willard Circle, Andover, said there is a 20' wide drainage easement. He asked if it would be possible to reroute the easement during construction. L. Roy said there is not a lot of area to work with so it is not manageable and the Town added a storm-ceptor treatment unit in 2009.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to May 9, 2017 at 8:15.

Public Hearing – Site Plan Review #17-02 and Stormwater Management Permit #17-03 for 33 Industrial Way - Map 46 Parcel 109, Jeffrey A. Brem for Anuj Mohan, Applicant

PRESENT IN INTEREST: Jeffrey Brem, Meisner Brem Corporation
David Rubino, Huth Architects

MATERIALS CONSIDERED:

PLANS "Proposed Site Plan Building Addition, Chemgenes, 33 Industrial Way, Wilmington, MA" dated March 2, 2017, Pre-Development Map "Chemgenes" dated March 2, 2017
STORMWATER MANAGEMENT REPORT dated March 2, 2017
LETTER from Jeffrey Brem, dated March 7, 2017
Engineering memo dated April 2, 2017

J. Brem introduce himself and told the Board about the growing and manufacturing of genetic research and said the applicant would like to construct an addition to their existing building. He said the applicant does not need to go before the Board of Appeals and parking for 15 spaces will be going under the two story addition. The parking lot will be restriped. J. Brem said he is aware of the comments and concerns of the Town. He said changes have been made to address the engineering concerns. J. Brem said the applicant will lose 5 spaces but that is ok because there were 5 extra with the original plan. He said he meets parking requirements and the new entrance will be handi-cap accessible. There will be a drain in the parking garage that will tie into the sewerage. DPW asked them to camera the sewer line.

D. Rubino told the Board the architectural drawings show two floors. There is a second visitor entrance in the back and the rear of the lot is for employee parking. The administrative offices will be on the second floor with lots of glass and conference rooms and there will be a reception area on first floor. D. Rubino said there will be some screened air-conditioning units on the roof. D. Shedd asked if there will be truck deliveries and D. Rubino said yes there will be about 3 deliveries a week. D. Rubino said there will be two dumpsters. J. Brem said the applicant develops synthetic DNA. He said what goes out is small scale.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to May 9, 2017 at 8:30 p.m.

Board of Appeals

At its meeting on Tuesday, April 4, 2017 the Planning Board voted to recommend as follows:

Cases 09-17, 10-17, 11-17: 100, 102 and 104 West St.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 12-17: 15 South St.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 13-17: 2 Bernstein Rd.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 14-17: 20 Baker St.

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 One Jewel Drive – Map 24 Parcel 205
Harvest Glory Church, Applicant**

A request to continue to the next Planning Board meeting was received.

Discuss 79 Nichols Street

PRESENT IN INTEREST: Gregg Saab

G. Saab told the Board the developer is able to propose a 5-lot subdivision with a road under 500' long. The developer would like to do a conservation subdivision with a small cul-de-sac with 3 lots in the front and a driveway to access the 4th lot with a trail along the Middlesex Canal to Jaques Lane. G. Saab said the developer would really like to do 3 lots and provide more open space. V. Gingrich told the Board the developer will need many waivers for the roadway associated with the three lot option, but they will not need to cross wetlands. D. Shedd said it is a benefit for the Town with a conservation subdivision to have walking paths and he does see a benefit with a path to the Middlesex Canal. V. Gingrich told the Board the Town's long-term goal is to link as many points along the Middlesex Canal according to the Town's Open Space Plan. D. Shedd asked if it is linking to the path where horses used to travel. M. Sorrentino asked where it is coming from Shawsheen Avenue and G. Saab said it is the fourth house on the right. R. Holland asked if the short cul-de-sac is the property line and asked for parking spaces in front of the lot near the walking path. D. Shedd said if it is a private way, the Town cannot put a path and he asked if that is the case, who would own the path. V. Gingrich said if it was a conservation subdivision, it would be the Town's open space. M. Sorrentino asked what zone it is in and G. Saab said R20 and the smallest lot is a little over 11,000 s.f. He said the cost of building the road would be the additional lot but there is an opportunity to build a conservation subdivision and avoid crossing the wetlands. M. Sorrentino said he is not sure where the cost is coming from because he would like the fourth house eliminated and a full roadway. G. Saab said there is a cost of drainage. D. Shedd said the path is very close to the house. M. Sorrentino said the Planning Board would have to look more closely at the plan. G. Saab asked for Planning Board thoughts or suggestions. D. Shedd said he does not see any real value of the project being a conservation subdivision. V. Gingrich said it is one of the Town's goals to have a path along the Middlesex Canal. D.

Shedd said he does not see how it will work. M. Sorrentino said he wants to go see what they are planning to doing. He said the developer could build two homes with a Form A. M. Sorrentino said the Board will have to give it some thought.

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

VOTED: To adjourn the meeting at 9:30 p.m.

NEXT MEETING is May 9, 2017

Respectfully submitted,

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

Cheryl Licciardi
Recording Clerk