



TOWN OF WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION  
DEPARTMENT

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**Planning Board Minutes  
April 5, 2016**

The Planning Board met on Tuesday, April 5, 2016 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 was also present.

**Minutes**

The Planning Board reviewed minutes from February 2, 2016.

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

VOTED: To approve the February 2, 2016 minutes as written.

**Form A**

203 Lowell Street – Map 48 Parcel 73 – “Subdivision Plan of Land in Wilmington, Mass. ”  
dated February 9, 2016

**MATERIALS CONSIDERED:**

PLAN “Subdivision Plan of Land in Wilmington, Mass.” dated February 9, 2016.

V. Gingrich told the Board the plan is for the doggie daycare, and this plan will make each lot stand-alone and each lot has the required frontage.

Upon motion made and seconded, it was unanimously

VOTED: To receive the ANR Plan and Application #16-02 for 203 Lowell Street, plan entitled, “Subdivision Plan of Land in Wilmington, Mass.” dated February 9, 2016, Michael A. Howland for HDO, LLC, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #16-02 for 203 Lowell Street, plan entitled, “Subdivision Plan of Land in

Wilmington, Mass." dated February 9, 2016, Michael A. Howland for HDO, LLC,  
Applicant

The Board endorsed the plan.

### **Matters of Appointment**

**Continued Public Hearing - Garden of Eden Definitive Subdivision #16-01 & Stormwater Management Permit #16-01- Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222, Joseph Langone, Applicant**

PRESENT IN INTEREST – Joseph Langone  
Doug Lees, Land Engineering

#### **MATERIALS CONSIDERED:**

PLANS "Site Development Plan, Garden of Eden, Wilmington, Massachusetts" dated January 7, 2016, "Sketch Plan in Wilmington, Massachusetts" dated June 11, 2015 last revised August 13, 2015

ELEVATIONS - various pages with different dates

STORMWATER POLLUTION PREVENTION PLAN dated January 4, 2016

COMMENTS from DPW dated January 26, 2016, Fire Department dated January 26, 2016

LETTER to applicant from Planning Director dated January 26, 2016

D. Lees introduced J. Langone as the owner and developer of Green Meadow Drive. He told the Board that all comments have been taken into consideration. D. Lees said, as suggested, he shifted the road to the south and which increased the site distance on Chestnut Street. He said Stormwater issues have been addressed. V. Gingrich pointed out the Board of Health will need to approve the project and said test pits are needed and J. Langone said he needed to wait until April. He handed the Board a plan to show a fence for demarcation to lot 3. D. Lees told the Board the second page shows that the existing trail that dead-ends has been revised into a turnaround.

M. Sorrentino asked if the applicant had any questions for the Planning Director regarding her review letter. They had no questions. V. Gingrich asked J. Langone what his plan is for street trees and he said he will talk with J. Magaldi. D. Lees and J. Langone both expressed how thankful they were to both the Planning Director and Town Engineer for helping them through the process. V. Gingrich pointed out the applicant should have a Board of Health approval prior to the Planning Board closing its public hearing.

D. Shedd asked about the miltipack that the applicant is proposing for the walking trail and J. Langone explained said it is a combination of stone and stonedust. D. Shedd asked about the street lights and said the light poles are different than what is around town. J. Langone told the Board that Reading Light determines what the developer will use. He said a developer has no control over the pole lighting of a street. M. Sorrentino asked if it would be appropriate for the Board to close the public hearing and condition the Board of Health's comments but V. Gingrich said the Board should continue the public hearing and close and issue a decision at the next meeting.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline to May 31, 2016.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for the Garden of Eden Definitive Subdivision to May 3, 2016 at 7:45 p.m. in Room 9 of the Town Hall.

**Continued Public Hearing - Definitive Subdivision #16-02 and Stormwater Management Permit #16-02 for Nelson Acres - Map 57 Parcel 54E- James Brothers & George Brothers, Applicant**

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

**MATERIALS CONSIDERED:**

PLANS "Ava Lane, Wilmington, MA" dated January 19, 2016

DRAINAGE REPORT dated February 4, 2016

ELEVATIONS dated December 31, 2015

LETTER from Richard W. Stuart dated February 23, 2016

COMMENTS from DPW dated March 7, 2016

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for Nelson Acres Definitive Subdivision and Stormwater Management Permit to May 3, 2016 at 8:00 p.m. in Room 9 of the Town Hall.

**Public Hearing – 81G Application #16-01 – 8 Dunton Road – Map 31 Parcels 40 & 41 – Jill Elmstrom for Asset Redevelopment Corp., Applicant**

PRESENT IN INTEREST – Jill Elmstrom, Esq.  
Greg Saab, ESS

**MATERIALS CONSIDERED:**

PLANS "Site Plan for Asset Redevelopment at 8 Dunton Road, Map 31 Lot 40, Wilmington, Massachusetts" dated December 30, 2015

DRAINAGE CALCULATIONS dated January 28, 2016

REVIEW LETTER from the Planning Director dated April 1, 2016

COMMENTS from DPW dated March 31, 2016

J. Elmstrom told the Board that 8 Dunton Road is not on the Official Map. She said an application was filed with the Board of Appeals and G. Saab designed it. J. Elmstrom addressed the Engineering comments and assured the Board that there will be no runoff to abutting properties once the house is built. V. Gingrich pointed out to the Board that Grand Street is 22' wide and Dunton Road is proposed at 22" as well. The Town Engineer agreed the existing catch basins are appropriate for stormwater runoff.

J. Elmstrom told the Board a waterline and hydrant were installed last year and Dunton Road is a physical existing street. V. Gingrich told the Board the property is an existing non-

conforming lot. G. Saab said he designed a septic system for a four bedroom home. V. Gingrich asked about the infiltration.

M. Sorrentino asked that pins be used to mark the property and G. Saad agreed. G. Saab told the Board that additional drainage was added to the lot.

Resident, D. Drozdowski, 5 Birch Road asked what style house is being built and M. Sorrentino said the applicant is proposing a colonial with three garage stalls. He said the garage side will be the higher side of the house. M. Sorrentino asked D. Drozdowski where he lived and D. Drozdowski answered his property is in the rear across the paper street.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for 81G Application for 8 Dunton Road. The decision will be issued at the Planning Board's May 3, 2016 meeting.

### **Board of Appeals**

There were no Board of Appeals to discuss.

### **Old Business**

There was no Old Business to discuss.

### **New Business**

#### **Request to reduce surety for Hillview Estates Definitive Subdivision #07-03 – Map 30 Parcel 56A – Carl Crupi, Applicant**

A request to reduce surety was received.

#### **MATERIALS CONSIDERED:**

LETTER from Carl Crupi dated March 16, 2016

COMMENTS from DPW dated March 17, 2016

Upon motion duly made and seconded, it was unanimously

VOTED: To reduce surety for Hillview Estates Definitive Subdivision in the amount of thirty-two thousand, five hundred ninety dollars and zero cents (\$32,590.00).

#### **Request to reduce surety for Mather, Walnut, Poplar and Polk Street Subdivision - Map 6 Parcel 22 – Mark Nelson, Applicant**

A request to reduce surety was received.

#### **MATERIALS CONSIDERED:**

LETTER from Mark Nelson dated March 18, 2016

LETTER for Planning Director dated March 31, 2016

COMMENTS from DPW dated March 31, 2016

Upon motion duly made and seconded, it was unanimously

VOTED: To release surety in the amount of three hundred dollars and zero cents (\$300.00) for the installation of street signs.

**Planning Director's Comments**

V. Gingrich talked about the Facilities Master Plan Committee and the buildings and uses in town. She said the town is considering consolidating schools. V. Gingrich told the Board the Facilities Master Plan Committee has been discussing municipal uses, creating a civic center at the Town Common. The study is looking at everything. She is looking at appropriate housing, affordable and for seniors.

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 3, 2015

Respectfully submitted,

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

Cheryl Licciardi  
Recording Clerk