



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes April 5, 2022

The Planning Board met on Tuesday April 5, 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 March 1, 2022 and March 15, 2022.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the March 1, 2022 minutes as written.

Upon motion duly made and seconded, with four in favor and one abstained (A. Marcolina) it was

VOTED: To approve the March 15, 2022 minutes as written.

Form A

353 Middlesex Avenue – “353 Middlesex Avenue, Wilmington, Massachusetts” Jon O'Donnell for Atlantic Oliver 353 Middlesex Avenue, LLC, Applicant

PRESENT IN INTEREST – Steven Horsfall – Kelly Engineering

MATERIALS CONSIDERED:

PLAN “353 Middlesex Avenue, Wilmington, Massachusetts”, dated January 6, 2022

S. Horsfall told the Board he was present to represent the applicant, Jon O'Donnell for Atlantic Oliver 353 Middlesex Avenue, LLC. The intent of the Form A plan is to freeze in the current zoning.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-01 for 353 Middlesex Street, Map 79 Parcels 31B & 31E - “353 Middlesex Avenue, Wilmington, Massachusetts”

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #22-01 for 353 Middlesex Street, Map 79 Parcels 31B & 31E - “353 Middlesex Avenue, Wilmington, Massachusetts”

RECEIVED
TOWN CLERK
2022 MAY 10 PM 3:13
TOWN OF WILMINGTON, MA

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, "353 Middlesex Avenue, Wilmington, Massachusetts", dated January 6, 2022

Matters of Appointment

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 deadline for action and continue the public hearing was received.

MATERIALS CONSIDERED:

Letter from Doug Lees dated March 31, 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 May 31, 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 May 3, 2022 at 7:40 p.m. in the Town Hall Auditorium.

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 extend the deadline for action and continue the public hearing was received.

MATERIALS CONSIDERED:

Letter from Craig Newhouse dated April 5, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street to May 31, 2022.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive to May 3, 2022 at 7:45 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**

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

MATERIALS CONSIDERED:

TOWER MAPPING REPORT dated March 18, 2022

TEC PEER REVIEW COMMENTS April 1, 2022

Attorney, E. Freyman told the Board she received the report from TEC and sent it to K2 Towers for them to perform their inspection. She said they are still reviewing it and asked them to contact TEC directly if they had any concerns. E. Freyman asked the Board if it would approve the plan contingent on any work that needs to be done. It was explained that all structural repairs would need to be shown and approved prior to receiving a building permit. V. Gingrich suggested keeping the public hearing open.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action to May 31, 2022 for Site Plan Review #21-18 for 773 Salem Street.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-18 for 773 Salem Street to May 3, 2022 at 7:55 p.m. in the Town Hall Auditorium.

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

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

MATERIALS CONSIDERED:

LETTER from Devin Howe dated April 1, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To extend the action deadline to May 31, 2022 for Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive to May 3, 2022 at 8:00 p.m. in the Town Hall Auditorium.

Public Hearing - Site Plan Review #22-03 for 4-6 Waltham Street - Map 79 Parcels 31C & 31D – T-Mobile Northeast, LLC Applicant

MATERIALS CONSIDERED:

PLAN "4BN1336E-ECO-CTS-RL-WILMINGTON, 4BN1336E, 6 Waltham Street, Wilmington, MA 10887, Middlesex County", dated September 20, 2021 and last revised April 5, 2022
LETTERS from A. Braillard dated March 3, 2022 and March 8, 2022

PRESENT IN INTEREST – Adam Braillard, Prince, Lobel, Tye LLP

Attorney A. Braillard told the Board T-Mobile is already operating at the location at 120' on the monopole. He said they are proposing to modify the existing site by replacing its existing eight (8) panel antennas with twelve (12) like kind wireless communications panel antennas at the same location and height and proposes to add remote radio units (RRUs), and appurtenant equipment at the base of the monopole, within the existing equipment cabinets. He said there are no other changes proposed. Attorney A. Braillard said the monopole will still have the capacity to co-locate an additional three (3) antenna arrays for other wireless telecommunications carriers. He said the proposed modifications to the applicant's facility is subject to Section 6409 of the Middle-Class Tax Relief and Job Creation Act of 2012, more commonly known as the Spectrum Act entitling the applicant to an eligible facilities request. He said the Spectrum Act mandates that state and local governments may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of the tower. A. Braillard said under Section 6409(a)(2)(A-C) of the Spectrum Act, an eligible facilities request is any request to modify a tower that involves collocations of new transmission equipment and removal or replacement of transmission equipment. He said by modifying the facility, the applicant is providing greater wireless communications services to Wilmington. The applicant's proposed modifications satisfy the requirements of site plan review and Zoning Bylaw.

V. Gingrich said a draft has been prepared and since revised plans were submitted for endorsement, the language "prior to endorsement" will be removed. Conditions 7 & 8 will be removed. T. Boland referred to Condition #8 and asked if the MBTA needs to approve the modification and A. Braillard said they are still waiting to hear from the MBTA as to whether a formal approval will be necessary.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Site Plan Review #22-03 for 4-6 Waltham Street.

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions Site Plan Review #22-03 for 4 & 6 Waltham Street and endorse plan entitled "4BN1336E-ECO-CTS-RL-WILMINGTON, 4BN1336E, 6 WALTHAM STREET, WILMINGTON, MA 01887", dated September 20, 2021 and last revised April 5, 2022, prepared by; Derek J. Creaser, P. E., Centerline Communications, 750 W Center Street, Suite 301, West Bridgewater, MA 02379; submitted on March 10, 2022. Said property is located at 4 & 6 Waltham Street and shown on Assessor's Map 79 Parcels 31C & 31D.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on April 5, 2022 and closing on April 5, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Attorney Adam Braillard, under the provisions of Sections 6.5 and 6.8 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 4 & 6 Waltham Street for replacing eight (8) panel antennas with twelve (12) new like-kind antennas, replacing four (4) existing RRUs with eight (8) new like-kind RRUs on the tower, installing new equipment in the existing cabinets at the base of the tower, and removing all unused cables and equipment, as shown on plan entitled "4BN1336E-ECO-CTS-RL-WILMINGTON, 4BN1336E, 6 WALTHAM STREET, WILMINGTON, MA 01887", dated September 20, 2021 and last revised April 5, 2022, prepared by Derek J. Creaser, P. E., Centerline Communications, 750 W Center Street, Suite 301, West Bridgewater, MA 02379, submitted on March 10, 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

None

FINDINGS:

1. The Project site is shown on Map 79 Parcels 31C & 31D 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 Sections 6.5 and 6.8 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 Sections 6.5 and 6.8 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations, except as contained in the specific Conditions that follow.
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. 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.
4. The Project shall conform to all existing Massachusetts Laws, Regulations and Applicable Codes regarding fire protection and building safety standards.
5. 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.
6. 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.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

7. The Wilmington Fire Department shall review and approve all building plans.
8. The Applicant shall provide authorization from the Massachusetts Bay Transportation Authority (MBTA) to the Building Inspector.

POST CONSTRUCTION:

9. 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.
10. 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.

**Site Plan Review #22-04 for 220 Middlesex Avenue - Map 65 Parcel 2
Ellery Lyon for Verizon, Applicant**

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

MATERIALS CONSIDERED:

PLAN "Verizon, Wilmington 8 MA, 220 Middlesex Ave., Wilmington, MA 01887"; dated October 18, 2021

STRUCTURAL ANALYSIS REPORT TOWER MAPPING REPORT dated October 1, 2022
March 18, 2022

TEC PEER REVIEW COMMENTS April 1, 2022

E. Freyman told the Board Verizon is replacing 3 antennas, 2 hybrid cables and 2 surge suppressors. They will be adding 3 remote radio heads. All work will be done inside the steeple. M. Sorrentino asked if there is a change to building. E. Freyman said there is not.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Site Plan Review #22-04 for 220 Middlesex Avenue.

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions Site Plan Review #22-04 for 220 Middlesex Avenue and endorse plan entitled, "Verizon, Wilmington 8 MA, 220 Middlesex Ave., Wilmington, MA 01887", dated October 18, 2021, prepared by Daniel P. Hamm, P.E., Hudson Design Group LLC, 45 Beechwood Drive, North Andover, MA 01845, submitted

March 10, 2022. Said property is located at 220 Middlesex Avenue, Wilmington, MA 01887 and shown on Assessor's Map 65 Parcel 2.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on April 5, 2022 and closing on April 5, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Ellery Lyon for Verizon Wireless, 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 220 Middlesex Avenue for the replacement of three (3) antennas, two (2) hybrid cables, and two (2) surge suppressors, and adding three (3) remote radio heads to the existing facility as shown on plan entitled "Verizon, Wilmington 8 MA, 220 Middlesex Ave., Wilmington, MA 01887", dated October 18, 2021, prepared by Daniel P. Hamm, P.E., Hudson Design Group LLC, 45 Beechwood Drive, North Andover, MA 01845, submitted on March 10, 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

None

FINDINGS:

1. The Project site is shown on Map 65 Parcel 2 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.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

7. The Wilmington Fire Department shall review and approve all building plans.

POST CONSTRUCTION:

8. Final As-Built Plans in form(s) and format(s) acceptable to the Town Engineering Director shall be submitted to the Engineering Director and Director of Planning and Conservation.

Public Hearing - Site Plan Review #22-05 and Stormwater Management Permit #22-03 for 201 Lowell Street - Map 48 Parcel 73A – ND Acquisitions, LLC, Applicant (Lot B)

MATERIALS CONSIDERED:

PLAN "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 4, 2021 and last revised March 10, 2022, "Fire Truck Turning Movement Exhibit" dated March 2022

STORMWATER MANAGEMENT REPORT dated October 2021 and last revised March 2022
ENGINEERING MEMO dated April 4, 2022

PRESENT IN INTEREST – Sherry Clancy, National Development
Daniel Mora, National Development
Rich Hillworh, VHB

S. Clancy told the Board they are back to amend the approval because they have been doing a lot of marketing and in response to feedback from potential tenants, the changes are necessitated to provide flexibility in meeting the current market needs. She said they have a single tenant that may take the entire building. S. Clancy said they are looking to make the building 5' taller.

R. Hillworth showed a table of what was originally approved and what the proposed changes are. He said there is a slight increase in the footprint. He said there are 3 provisions in the zoning bylaw that they meet in order to increase the building height. He showed a view of the north elevation. He showed other views as well. S. Clancy pointed out that windows were added to the ground floor. She said the office space will be on the side of Howland. They have more windows than they had before. R. Hillworth said there is a slight slant to the roof.

M. Sorrentino read the Engineering memo into the record.

S. Clancy pointed out that at the request to the town they removed the fire pond, and a fire pump was put in the building. She told the Board they will submit the hydraulic design. She told the Board there are two temporary easements. V. Gingrich told the Board the plans are being revised and hopefully will get approval at the next meeting.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #22-05 and Stormwater Management Permit #22-03 to May 3, 2022 at 7:30 p.m. in the Town Hall Auditorium.

Board of Appeals

At its meeting on April 5, 2022, the Planning Board (Board) voted to recommend as follows:

Case 2-22: 178 Woburn Street – Map 94 Parcel 94 - Dennis Ingram by Scott F. Nolan, Applicant

J. Wierzbicki told the Board the Town Engineer had no concerns with this application.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. Groundwater recharge is proposed to mitigate the impervious area in the Groundwater Protection District.

Case 3-22: Town Common, Church Street and Swain School Lot, Middlesex Avenue Maps 52/66 Parcels 66/38/1 – Wilmington Fourth of July Celebration, Inc. c/o Patrick Giroux, Applicant

J. Wierzbicki told the Board this is for the annual carnival. She said it is the same as it has been in the past few years. She provided the details such as dates, times, locations, public safety and fireworks.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 4-22: 13 Beeching Avenue – Map 69 Parcel 24A – Stephen E. Paolini, Trustee, Paolini Family Trust c/o Robert G. Peterson, Esq., Applicant

PRESENT IN INTEREST – Robert G. Peterson, Esq.

Attorney R. Peterson told the Board he filed an application for a variance to allow the existing dwelling to remain as situated on a lot containing insufficient area, frontage and lot width. Attorney R. Peterson said the premises is the applicant's family home and contains 8,750 sq.ft. of land. He said in May 1972, the applicant's father, William Paolini, purchased an additional 5,000 square feet of "tax title" property from the Town of Wilmington. William Paolini died May 7, 1991 and all documentation relative to his death was recorded at the Middlesex North District Registry of Deeds Recorded Land Division. He said the applicant did not know the tax title property purchased from the Town was Registered Land and that a second deed was

executed by the Town's Board of Selectmen conveying title to William and Audrey Paolini on August 22, 1978. This Deed was recorded at the Middlesex North District Registry of Deeds Land Registration Office as Document No. 76387 on November 17, 1978. The lots contemplated by this Deed are Lots 587 and 588 on Land Court Plan 6036E. Said lots contain, cumulatively, 5,000 square feet. Attorney R. Peterson said when low value tax title parcels are conveyed by a municipality, a deed is accepted for recording in the name of the grantees, namely, in this instance, William and Audrey Paolini. However, record title remains in the name of the original certificate holder, who was Michael T. Hurley and he holds an equity interest in the property making the property unmarketable. He told the Board the applicant would like his existing family home to remain as situated on its original parcel containing 8,750 sq. ft. of land. He said the parcel is on a separate Certificate of Title with clear record marketable title in the name of Stephen E. Paolini, Trustee, Paolini Family Trust as to an undivided 1/3 interest and Stephen Everett Paolini, individually, as to a 2/3 undivided interest. Attorney R. Peterson said Audrey Paolini, the applicant's mother, is also deceased, and the Paolini family would like to deed the premises to the applicant's sister, who lives there and has for many years but can't because the property is unmarketable.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Old Business

There was no Old Business

New Business

Layout alteration at southwesterly corner of Lowell Street and Woburn Street

P. Alunni, Town Engineer told the Board the easement and layout alteration are proposed to accommodate a widening of Lowell Street related to the intersection improvements proposed at the Lowell and Woburn Street intersection. He showed slides of the easement plan and layout alteration plan. P. Alunni told the Board there will be a sidewalk across the street from the parking lot where school busses are parked. He told the Board this is a three-step process. He said the proposed layout needs to be reviewed by the Planning Board and the Planning Board needs to report to the Board of Selectmen. After the Board of Selectmen receives the Planning Board's report, they will vote on an Order of Alteration of Layout at their April 11th meeting.

The Board had no questions.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend sending a report to the Board of Selectman approving the proposed easement and layout alteration.

Request to endorse plan for Site Plan Review #21-13 for 154-156 West Street - Map 56 Parcels 1 & 2 – Robert G. Peterson, Esq., Applicant

MATERIALS CONSIDERED:

PLAN "Site Plan in Wilmington, Mass", sheets 1-10 dated July 13, 2021 and last revised March 31, 2022 Proposed Site Development, 225 Andover Street, Wilmington, MA 01887" dated February 8, 2021 and last revised November 29, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled "Site Plan in Wilmington, Mass", sheets 1-10 dated July 13, 2021 and last revised March 31, 2022, prepared by Anthony M. Capachietti, P.E., Hayes Engineering, Inc., 603 Salem Street, Wakefield, MA 01880. Said property is located at 154-156 West Street, Wilmington, MA 01887 and shown on Assessor's Map 56 Parcels 1 & 2.

Request to endorse plan for Site Plan Review #22-05 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 March 25, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan for entitled "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887", dated February 8, 2021 and last revised March 25, 2022, 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.

Request to endorse plan for Site Plan Review #21-15 for 99 Fordham Road - Map 99 Parcel 13 - Jill Elmstrom Mann, Esq. for Carlisle Capital, Applicant

MATERIALS CONSIDERED:

PLAN "Non-Residential Site Plan, Shriners Auditorium, Tax Map 99 lot 135, 99 Fordham Road, Wilmington, Massachusetts", dated August 16, 2021 and last revised February 28, 2022, "Stamped Pavement Detail" received February 28, 2022

LONG-TERM POLLUTION PREVENTION PLAN & OPERATION and MAINTENANCE (O&M) MANUAL received March 31, 2022

STORMWATER POLLUTION PREVENTION PLAN (SWPP) dated March 23, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled "Non-Residential Site Plan, Shriners Auditorium, Tax Map 99 lot 135, 99 Fordham Road, Wilmington, Massachusetts", dated August 16, 2021 and last revised February 28, 2022, prepared by Brenton Cole, PE, Granite Engineering, LLC, 150 Dow Street, Tower 2, Suite 421, Manchester, NH 03101. Said property is located at 99 Fordham Road, Wilmington, MA 01887 and shown on Assessor's Map 91 Parcel 135.

Request to waive Site Plan Review #22-01 for 3 Lopez Road – Map 77 Parcel 11G Robert G. Peterson, Esq., Applicant

PRESENT IN INTEREST – Robert g. Peterson, Esq.

MATERIALS CONSIDERED:

PLAN "3 Lopez Road, Wilmington, MA, Layout & Materials Plan" sheet no. C-102, dated March 1, 2022 and last revised March 16, 2022

Attorney R. Peterson told the Board the applicant wants to make insignificant repairs. They are adding a new façade to the front of the building and building an access ramp. They will be eliminating the bituminous sidewalk and egress stairs. The pervious area of the site will increase by 1,001 sq.ft. and they will be restriping the parking lot. The Planning Director noted a comment from the Town Engineer regarding the parking encroachment on the roadway but since it is an existing condition and it is private, DPW does not have concerns.

Upon motion duly made and seconded, it was unanimously
VOTED: To approve the request to waive Site Plan Review for parking lot and facade improvements as shown on plan entitled, "3 Lopez Road, Wilmington, MA, Layout & Materials Plan" sheet no. C-102, dated March 1, 2022 and last revised March 16, 2022, prepared by Timothy J. Williams, P.E., Allen & Major Associates, Inc., 100 Commerce Way, Suite 5, Woburn, MA 01801.

Discussion

Update on Active Construction Projects

MATERIALS CONSIDERED:

LETTER from Carlos Pereira dated March 24, 2022

V. Gingrich told the Board with respect to the completion of McDonald Road subdivision, she received a letter saying that the houses on Sgt. Veloza Way are completed, and the construction of the drainage swale and permeable paved sidewalk will be completed by June 1, 2022. She said they are currently constructing 95 and 99 McDonald Road. V. Gingrich told the Board they will be installing granite curbing from 103 McDonald Road to 89 McDonald Road when construction of the two homes is completed. She said the remaining two lots #23 and #24 are in the building permitting process and are planned to be constructed this year. Curbing, installation will start when the final two homes are built.

M. Sorrentino asked how tall the height of the house can be and V. Gingrich said they can be as tall as 3 stories or 35'. M. Sorrentino asked at what point do you measure the height? R. Holland said it's measured from the average grade.

Election of Officer – Chair

Upon motion duly made and seconded, it was unanimously

VOTED: To elect Terence Boland as Chair

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

VOTED: To adjourn the meeting at 9:40 p.m.

NEXT PLANNING BOARD MEETING: May 3, 2022

Respectfully submitted,



Cheryl Licciardi
Recording Clerk