



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes April 6, 2021

The Planning Board met on Tuesday April 6, 2021 at 7:30 p.m. via remote participation. The following members were present: Randi Holland, Angela Marcolina, Sean Hennigan and Terence Boland. Valerie Gingrich, Director of Planning & Conservation, and Sierra Pelletier, Assistant Planner were also present. Michael Sorrentino was absent.

R. Holland read the Governor's statement as follows: Pursuant to Governor Baker's Orders Suspending Certain Provisions of the Open Meeting Law, G.L.c. 30A, §18, and imposing strict limitations on the number of people that may gather in one place, this meeting of the Wilmington Planning Board is being conducted via remote participation. **No in-person attendance of members of the public will be permitted,** but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. Members of the public who would like to participate in the meeting via Zoom can do so by going to this link:

<https://us02web.zoom.us/j/89395225051?pwd=Nkx0MGY4VmNTMGJFZE5qWnVRd25aUT09>
Members of the public who would like to listen to this meeting while in progress may also do so via telephone by dialing 1-646-558-8656 and enter meeting ID 893 9522 5051 then press # and press # again at the next voice prompt. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by following the steps previously noted then press *9 on their telephone keypad or using the "raise hand" function on Zoom. This will notify the meeting host that the caller wishes to speak. In the event that despite our best efforts, we are not able to provide for real-time access, we will post a record of this meeting on the Town's website as soon as we are able.

Minutes

There were no minutes to review.

Form A

Cross Street – Map 40 Parcels 11 & 13 – “Town of Wilmington Map 40 Lots 11 & 13, A.N.R. Plan of Land, Cross Street, Wilmington, Mass. (Middlesex County)”, Jonathan Main for One Cross, LLC, Applicant

MATERIALS CONSIDERED:

PLAN “Town of Wilmington, Map 40 Lots 11 & 13, A.N.R. Plan of Land, Cross Street, Wilmington, Mass. (Middlesex County)”, dated March 30, 2021.

R. Holland asked if the parcel is across the street from the park. She asked if there is a rezoning article at Town Meeting for the property and V. Gingrich said there is. She said this plan is showing many lots included in the parcel and creating a perimeter to show the parcels in common ownership. S. Pelletier said they are removing one lot line.

RECEIVED
TOWN CLERK
2021 JUL 1 9:46
TOWN OF WILMINGTON, MA

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-02 for Cross Street – Map 40 Parcels 11 & 13, “Town of Wilmington, Map 40 Lots 11 & 13, A.N.R. Plan of Land, Cross Street, Wilmington, Mass. (Middlesex County)”, dated March 30, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-02 for Cross Street – Map 40 Parcels 11 & 13, “Town of Wilmington, Map 40 Lots 11 & 13, A.N.R. Plan of Land, Cross Street, Wilmington, Mass. (Middlesex County)”, dated March 30, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, “Town of Wilmington, Map 40 Lots 11 & 13, A.N.R. Plan of Land, Cross Street, Wilmington, Mass. (Middlesex County)”, dated March 30, 2021.

**201 Lowell Street – Map 48 Parcel 73A – “Plan of Land in Wilmington, Massachusetts”
David Fenstermacher from VHB on behalf of Textron Systems Corporation, Applicant**

PRESENT IN INTEREST: David Fenstermacher, VHB

MATERIALS CONSIDERED:

PLAN “Plan of Land in Wilmington, Massachusetts”, dated March 3, 2021.

D. Fenstermacher told the Board the site has frontage on both Lowell Street and Main Street in the General Industrial district. He said the plan shows the parcels in common ownership. He said they need a plan of record defining the property limits. D. Fenstermacher showed the Plan to the Board. R. Holland asked if the lots were being combined. D. Fenstermacher said the lots are all under common ownership. V. Gingrich said Engineering reviewed the plan and all comments were addressed.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-03 for 201 Lowell Street – Map 48 Parcel 73A, “Plan of Land in Wilmington, Massachusetts”, dated March 3, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-03 for 201 Lowell Street – Map 48 Parcel 73A, “Plan of Land in Wilmington, Massachusetts”, dated March 3, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, “Plan of Land in Wilmington, Massachusetts”, dated March 3, 2021.

19 Pershing Street – Map 77 Parcel 27 – “Plan of Land, 19 Pershing Street, Wilmington, Massachusetts, Assessor’s, 77-27”, RG Realty LLC, Applicant

PRESENT IN INTEREST: Attorney Michael Newhouse

MATERIALS CONSIDERED:

PLAN “Plan of Land, 19 Pershing Street, Wilmington, Massachusetts, Assessor’s, 77-27” dated April 1, 2021.

Attorney M. Newhouse said he is representing RG Realty LLC. S. Pelletier shared her screen. M. Newhouse said RG Realty updated the property and put it back on the market. He said there are 10,000 sq.ft. lots in the area. Lot A is the lot that has the refurbished home and his client will be keeping lot B. He said since the house was constructed in 1900 it is grandfathered even though it does not meet front yard setbacks.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-04 for 19 Pershing Street – Map 77 Parcel 27, “Plan of Land, 19 Pershing Street, Wilmington, Massachusetts”, dated April 1, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-04 for 19 Pershing Street – Map 77 Parcel 27, “Plan of Land, 19 Pershing Street, Wilmington, Massachusetts”, dated April 1, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, “Plan of Land, 19 Pershing Street, Wilmington, Massachusetts”, dated April 1, 2021.

Matters of Appointment

Public Hearing – Site Plan Review 21-01 and Stormwater Management Permit #21-01 for 687 Main Street - Map 39 Parcel 11A - Attorney John McKenna, Applicant

MATERIALS CONSIDERED:

LETTER from Attorney John McKenna dated April 1, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Site Plan Review #21-01 and Stormwater Management Permit #21-01 for 687 Main Street to May 31, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-01 and Stormwater Management Permit #21-01 for 687 Main Street to May 4, 2021 at 7:30 p.m.

Continued Public Hearing – Site Plan Review #21-02 and Stormwater Management Permit #21-02 for 269 Main Street - Map 43 Parcel 4C – Michael Coffman for Wilmington Main Realty LP, Applicant

PRESENT IN INTEREST: Ben Hartley, Wilmington Main Realty LP
Philip Henry, Civil Design Group

MATERIALS CONSIDERED:

PLAN "Proposed Parking Lot Modification" dated January 21, 2021, "Site Plan Set for Proposed Starbucks Drive-thru Modification" January 21, 2021 and last revised March 12, 2021

SIGN PHOTOS received March 11, 2021

DAINAGE FACILITIES, OPERATION AND MAINTENANCE PLAN dated March 23, 2006 and last revised May 18, 2006

TRAFFIC LETTER from Jeffrey S. Dirk, Vanasse & Associates Inc. dated January 12, 2021

RESPONSE to Planning & Engineering Comments from Philip Henry, dated March 12, 2021

ENGINEERING MEMO dated February 26, 2021

B. Hartley told the Board they received a number of comments and P. Henry responded to each comment and incorporated it into the plan. R. Holland asked if the Town Engineer was satisfied and V. Gingrich said that he is and a draft decision has been prepared for the Board's consideration. R. Holland asked if the Board had comments and there were none.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Site Plan Review #21-02 and Stormwater Management Permit #21-02 for 269 Main Street to May 31, 2021.

Upon motion duly made and seconded it was unanimously

VOTED: To close the Public Hearing for Site Plan Review #21-02 and Stormwater Management Permit #21-02 for 269 Main Street.

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions as well as endorse Site Plan Review #21-02 for 269 Main Street, plan entitled "Site Plan Set for Proposed Starbucks Drive-Thru Modification, 269 Main Street, Wilmington, Massachusetts 01887", dated January 21, 2021 and last revised March 12, 2021, prepared by Philip R. Henry, PE, Civil Design Group, LLC, 21 High Street, Suite 207, North Andover, MA 01845. Said property is located at 269 Main Street, Wilmington, MA 01887 and shown on Assessor's Map 43 Parcel 4C.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on March 2, 2021 and closing on April 6, 2021, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Michael Coffman, Wilmington Main Realty LP, 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 for the reconfiguration of the Starbucks drive-thru, parking, and associated landscaping, as shown on plan entitled "Site Plan Set for Proposed Starbucks Drive-Thru Modification, 269

Main Street, Wilmington, Massachusetts 01887", dated January 21, 2021 and last revised March 12, 2021, prepared by Philip R. Henry, PE, Civil Design Group, LLC, 21 High Street, Suite 207, North Andover, MA 01845, submitted on February 1, 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:

<u>Date submitted</u>	<u>Description</u>
February 1, 2021	Letter from Philip R. Henry, PE, Civil Design Group, LLC, dated January 21, 2021.
February 1, 2021	Fire Access Plan, prepared by Philip R. Henry, PE, Civil Design Group, LLC, dated January 21, 2021.
February 1, 2021	"Starbucks Coffee Shop Drive-Through Lane Reconfiguration" (Traffic Memo), prepared by Jeffrey S. Dirk, PE, PTOE, FITE, Vanasse & Associates Inc., 35 New England Business Center Drive, Suite 140, Andover, MA 01810, dated January 12, 2021.
March 15, 2021	Response to Comments, prepared by Philip R. Henry, PE, Civil Design Group, LLC, dated March 12, 2021.
March 15, 2021	Drainage Facilities Operation and Maintenance Plan, dated March 23, 2006 and last revised May 18, 2006.

FINDINGS:

1. The Project site is shown on Map 43 Parcel 4C 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.
7. 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:

8. The Wilmington Fire Department shall review and approve the building plans.

DURING CONSTRUCTION:

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.

PRIOR TO START OF CONSTRUCTION:

10. A pre-construction meeting shall be scheduled with the Department of Planning & Conservation and Town Engineer. The developer shall submit a construction schedule at the time of the pre-construction conference.
11. A Stormwater Pollution Prevention Plan shall be submitted prior to the pre-construction meeting.
12. Erosion controls shall be installed in accordance with the Stormwater Management Plan and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.

PRIOR TO OCCUPANCY:

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. 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 sign-offs on Occupancy prior to eligibility.

POST CONSTRUCTION:

15. 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.
16. 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.
17. 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.
18. 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.
19. Snow shall be stored in designated areas only. Any snow exceeding on-site capacity shall be removed from the site within five (5) days of a snow event. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
20. 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.

Continued Public Hearing – Site Plan Review 21-03 and Stormwater Management Permit #21-03 for 100-110 Fordham Road – Map 91 Parcel 121 – Fordham Park LLC, Applicant

PRESENT IN INTEREST: Jeff Merritt, Granite Engineering

MATERIALS CONSIDERED:

PLAN "687 Main Street, Wilmington, Massachusetts" dated December 15, 2020

ARCHITECTURAL PLANS dated March 9, 2020

RESPONSE to COMMENTS dated March 18, 2021

ENGINEERING AND FIRE DEPARTMENT MEMO dated January 28, 2021

J. Merritt showed the Board his plan and said it was the old Volkswagen Headquarters. He said they were before the Board for Site Plan Review in 2020. He said they redid Building D, now occupied by Amazon. He said the proposed project is to the south of Building D. The 2020 approval included exterior van loading space. He said there is nothing covering those loading spaces. They are proposing to put a canopy over the loading area. He talked about the fire department comments and their concern with access. He said they lost some parking spaces and were able to cut the corner which allows the fire truck turning simulation to have a lot more room. R. Holland asked V. Gingrich if the Town Engineer is satisfied. V. Gingrich said he is satisfied and there is a draft decision for the Board to consider. The Board had no concerns and there were no members of the audience. V. Gingrich said the conditions are standard with the exception of #8 to add a label or a key to the lighting plan and adding a signature block to page D1.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Site Plan Review #21-03 and Stormwater Management Permit #21-03 for 100-110 Fordham Road.

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions Site Plan Review #21-03 for 100-110 Fordham Road as shown on plan entitled "Non-Residential Site Plan, 100-110 Fordham Road Building 'D' Canopy, Tax Map 91 Lot 121, 100-110 Fordham Road, Wilmington, Massachusetts", dated January 22, 2021 and last revised March 15, 2021, prepared by Brenton Cole, PE, Granite Engineering, LLC, 150 Dow Street, Suite 421, Manchester, NH 03101. Said property is located at 100-110 Fordham Road, Wilmington, MA 01887 and shown on Assessor's Map 91 Parcel 121.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on March 2, 2021 and closing on April 6, 2021, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Steven Binnie, Fordham Park, 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 for the construction of a 24,580 SF canopy covering a van loading area and associated site changes, as shown on plan entitled "Non-Residential Site Plan, 100-110 Fordham Road Building 'D' Canopy, Tax Map 91 Lot 121, 100-110 Fordham Road, Wilmington, Massachusetts", dated January 22, 2021 and last revised March 15, 2021, prepared by Brenton Cole, PE, Granite Engineering, LLC, 150 Dow Street, Suite 421, Manchester, NH 03101, submitted on February 4, 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:

Date submitted	Description
February 4, 2021	"Overview Plan-As-Built Survey, 100-110 Fordham Road, Map 91 Lot 121, Wilmington, Massachusetts, Northern Middlesex County", prepared by Michel R. Dahlberg, PLS, Keach-Nordstrom Associates, Inc., dated August 17, 2020.
February 4, 2021	Stormwater Management Report, prepared by Granite Engineering, LLC, dated January 22, 2021.
February 4, 2021	Project Narrative, prepared by Jeffrey Merritt and Brenton Cole, PEs, Granite Engineering, LLC, undated.
February 4, 2021	Owner Affidavit, signed by Steven Binnie, Fordham Park, LLC, undated.
March 19, 2021	"Fire Truck Turning Exhibit", prepared by Granite Engineering, LLC, dated January 22, 2021 and last revised March 15, 2021.
March 19, 2021	"DAS8 Canopy, 110 Fordham Road, Wilmington, Massachusetts" (Architectural Plans), prepared by BL Companies, 355 Research Parkway, Meriden, CT 06450, dated March 3, 2020.

March 19, 2021 Cover Letter & Response to Comments, prepared by Brenton Cole, PE,
Granite Engineering, LLC, dated March 18, 2021.

FINDINGS:

1. The Project site is shown on Map 91 Parcel 121 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.
7. 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 ENDORSEMENT OF THE PLAN:

8. Labels and/or a key shall be added to the lighting plan.
9. A signature block shall be added to Sheet D1.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

10. The Wilmington Fire Department shall review and approve the building plans.

DURING CONSTRUCTION:

11. 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.

PRIOR TO START OF CONSTRUCTION:

12. A pre-construction meeting shall be scheduled with the Department of Planning & Conservation and Town Engineer. The developer shall submit a construction schedule at the time of the pre-construction conference.
13. If applicable, a Stormwater Pollution Prevention Plan shall be submitted prior to the pre-construction meeting.
14. Erosion controls shall be installed in accordance with the Stormwater Management Plan and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.

PRIOR TO OCCUPANCY:

15. As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.
16. 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 sign-offs on Occupancy prior to eligibility.

POST CONSTRUCTION:

17. 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.
18. 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.
19. 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.
20. 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.

21. Snow shall be stored in designated areas only. Any snow exceeding on-site capacity shall be removed from the site within five (5) days of a snow event. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
22. 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. continue the public hearing for Site Plan Review #21-01 and Stormwater Management Permit #21-01 for 687 Main Street to April 6, 2021 at 7:30 p.m.

Upon motion duly made and seconded it was unanimously

VOTED: To issue Stormwater Management Permit #21-03 for 100-110 Fordham Road 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**

April 9, 2021

ISSUED for Property located at 100-110 Fordham Road, Wilmington, Massachusetts (Map 91 Parcel 121)

Case No.: Stormwater Management Permit #21-03

Applicant: Mr. Steven Binnie, Fordham Park, LLC, 126 Daniel Street, Suite 200, Portsmouth, NH 03801

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and Site Plan entitled "Non-Residential Site Plan, 100-110 Fordham Road Building 'D' Canopy, Tax Map 91 Lot 121, 100-110 Fordham Road, Wilmington, Massachusetts", dated January 22, 2021 and last revised March 15, 2021, prepared by Brenton Cole, PE, Granite Engineering, LLC, 150 Dow Street, Suite 421, Manchester, NH 03101, for the property located at 100-110 Fordham Road and shown on Assessor's Map 91 Parcel 121, material originally submitted on February 4, 2021, subject to the following conditions:

MATERIALS:

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

<u>Date submitted</u>	<u>Description</u>
February 4, 2021	"Overview Plan-As-Built Survey, 100-110 Fordham Road, Map 91 Lot 121, Wilmington, Massachusetts, Northern Middlesex County", prepared by Michel R. Dahlberg, PLS, Keach-Nordstrom Associates, Inc., dated August 17, 2020.
February 4, 2021	Stormwater Management Report, prepared by Granite Engineering, LLC, dated January 22, 2021.

February 4, 2021	Project Narrative, prepared by Jeffrey Merritt and Brenton Cole, PEs, Granite Engineering, LLC, undated.
February 4, 2021	Owner Affidavit, signed by Steven Binnie, Fordham Park, LLC, undated.
March 19, 2021	"Fire Truck Turning Exhibit", prepared by Granite Engineering, LLC, dated January 22, 2021 and last revised March 15, 2021.
March 19, 2021	Cover Letter & Response to Comments, prepared by Brenton Cole, PE, Granite Engineering, LLC, dated March 18, 2021.

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 and the Town of Wilmington Comprehensive Stormwater Management Regulations adopted February 2, 2010 and last amended on June 2, 2020.
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.

SPECIAL CONDITIONS

1. If applicable, a Stormwater Pollution Prevention Plan shall be submitted prior to the pre-construction meeting.
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.

ISSUED ON April 9, 2021

Board of Appeals

At its meeting on April 6, 2021, the Planning Board (Board) voted to recommend as follows:

Case 2-21 for 269 Main Street – Map 43 Parcel 4C

Upon motion duly made and seconded, it was unanimously

VOTED: The proposed queue redesign appears to allow for greater capacity and is an overall improvement to circulation. The Board recommends approval. The project received Site Plan Review and Stormwater Management Permit approval at the April 6, 2021 meeting.

Case 3-21 for 125 Aldrich Road – Map 9 Parcel 86

Upon motion duly made and seconded, it was unanimously

VOTED: This Special Permit is in conjunction with the proposed garage for which a variance is requested (Case 4-21). If the applicant demonstrates a hardship to the Board of Appeals for said variance, and it is granted, the Planning Board recommends approval for this Special Permit. Groundwater recharge is proposed to mitigate the impervious area in the Groundwater Protection District.

Case 4-21 for 125 Aldrich Road – Map 9 Parcel 86

Upon motion duly made and seconded, it was unanimously

VOTED: The applicant does not appear to have demonstrated a hardship. The applicant should consider constructing a garage in a different location so as not to encroach on the setbacks.

Case 5-21 for 1 Baker Street – Map 44 Parcel 106

Upon motion duly made and seconded, it was unanimously

VOTED: The applicant appears to have demonstrated a hardship in needing sufficient access for the daycare, but does not appear to have demonstrated a hardship necessitating a covered porch of such size. The applicant should consider reducing the size of the porch to only what is needed to provide sufficient access for the daycare.

Case 6-21 for 290 Salem Street – Map 90 Parcel 10

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.

Old Business

There was no Old Business

New Business

Request to waive Site Plan Review #21-02 for 880 Main Street – Map 38 Parcel 2 John Gillis, Applicant

PRESENT IN INTEREST: John Gillis

MATERIALS CONSIDERED:

PLAN 880 Main Street received March 18, 2021

SITE PHOTOS received March 18, 2021

ELEVATIONS received March 18, 2021

J. Gillis asked S. Pelletier to share the plan. He said they are doing interior work with a bit of exterior work. They are increasing office space and removing two garage door bays. They are replacing two single man doors and said they are getting rid of 2 doors and replacing two windows. R. Holland asked if it was a service station. J. Gillis said at one time it was Larry's Oil then a car repair shop.

Upon motion duly made and seconded it was unanimously

VOTED: To approve the request to waive Site Plan Review for proposed work at 880 Main Street. The project includes replacing doors, replacing existing windows with smaller windows, infilling an existing window and infilling two overhead doors and installing smaller windows in their place with no proposed changes to parking or open space.

Request to waive Site Plan Review #21-03 for 335-337 Main Street (Rte 38) – Map 42 Parcel 24 – John Johnston, Ironclad Martial Arts,

PRESENT IN INTEREST: John Johnston

MATERIALS CONSIDERED:

PLAN "Retail Center, 335-337 Main Street Route 38, Wilmington, Massachusetts, dated July 8, 2013 and last revised March 18, 2021

PARKING CHART received March 22, 2021

LETTER from John Johnston dated March 19, 2021

J. Johnston introduced himself. S. Pelletier shared the plan and said there are no exterior changes. She said it's a change of use to put a spin studio with a shared parking schedule they have sufficient parking with 77 spaces onsite. R. Hollands asked what side of the building they will be occupying. J. Johnston said they will occupy SuperCuts.

Upon motion duly made and seconded it was unanimously

VOTED: To approve the request to waive Site Plan Review for proposed work at 335-337 Main Street. This is a change in use from the former SuperCuts (service/retail) to a spin studio (trade school). There is no proposed exterior work and submitted parking calculations demonstrate that the site has sufficient parking.

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

VOTED: To adjourn the meeting at 8:47 p.m.

NEXT PLANNING BOARD MEETING: May 4, 2021

Respectfully submitted,

A handwritten signature in cursive script, reading "Cheryl Licciardi".

Cheryl Licciardi
Recording Clerk

