



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes May 3, 2022

The Planning Board met on Tuesday May 3, 2022 at 7:30 p.m. in the Town Hall Auditorium. The following members were present: Terence Boland, Chair, Randi Holland, Sean Hennigan, and Angela Marcolina. Valerie Gingrich, Director of Planning & Conservation and Jayne Wierzbicki, Planner/Economic Development Coordinator were also present.

Minutes

The Planning Board reviewed minutes of April 5, 2022.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the April 5, 2022 minutes as written.

Form A

36 & 38 Upton Drive – “#36 & #38 Upton Drive, Plan of Land in Wilmington, MA (Middlesex County)”, Ben Masselink, Applicant

PRESENT IN INTEREST – Matthew Costa, Beals & Associates
Ben, Masselink, Davis Companies
Greg Stewart, Jewett Construction

MATERIALS CONSIDERED:

PLAN “#36 & #38 Upton Drive, Plan of Land in Wilmington, MA (Middlesex County)”, dated March 21, 2022

M. Costa told the Board there was a property line that ran down the center of the property, so this is for a consolidation of lots 36 & 38. V. Gingrich said Planning and Engineering reviewed the plan. There were some minor issues that were addressed, and they submitted a revised plan that is ready to be endorsed.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-02 for 36 & 38 Upton Drive, Map R1 Parcels 18 & 18L - “#36 & #38 Upton Drive, Plan of Land in Wilmington, MA (Middlesex County)”

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #22-02 for 36 & 38 Upton Drive, Map R1 Parcels 18 & 18L - “#36 & #38 Upton Drive, Plan of Land in Wilmington, MA (Middlesex County)”

Upon motion duly made and seconded it was unanimously

RECEIVED
TOWN CLERK
2022 JUL -8 AM 10:07
TOWN OF WILMINGTON, MA

VOTED: To endorse plan entitled, “#36 & #38 Upton Drive, Plan of Land in Wilmington, MA (Middlesex County)”, dated March 21, 2022

Matters of Appointment

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”, dated May 6, 2021 and last revised May 2, 2022

PRESENT IN INTEREST – Sherry Clancy, National Development
Daniel Mora, National Development
David Fenstermacher, VHB

S. Clancy asked V. Gingrich if the Planning Board had different members and if so, would it affect them giving a decision. V. Gingrich explained that the Planning Board Chair retired but the other four members are present. S. Clancy said she received the conditions of approval and has one question. She asked if with respect to prior to an occupancy permit, is it possible to get a temporary occupancy until you can finish the work to get the As-Built. V. Gingrich explained that all site work is completed and an As-Built is provided to conduct a site visit prior to CO. She said that language is in there in case it's winter and landscaping or final paving cannot be done. Sometimes in winter final paving can't be done. S. Clancy said they can't get a surveyor to come back. S. Clancy said they sometimes find it hard to get the As-Built plan done quickly enough. V. Gingrich said typically the Town does not issue temporary occupancy permits but it would be up to the Building Inspector. V. Gingrich asked that the applicant to give the Board a quick overview of the project and the new items that were added to the plan since the last meeting. S. Clancy told the Board they came back to make the building taller, and they also squared off a bit of the building. She said they have been hearing from the marketplace that it is more desirable to have more clear height and to make it more rectangle. D. Fenstermacher said Textron came in a month later with changes to the fencing and security. He said a portion of that goes over the parcel, so they incorporated those changes. T. Boland asked if there were comments from the Engineering Department. V. Gingrich said any comments received were incorporated into the draft decision. T. Boland asked how this relates to Lot A later on the agenda and V. Gingrich said they came in separately but in the draft there is a condition that prior to endorsement, the applicant would have to put it all together as one plan for endorsement by the Board. T. Boland asked if the Board had questions. There were none and there was nobody in attendance that wanted to speak either.

V. Gingrich reviewed the conditions of the draft decision.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #22-05 and Stormwater Management Permit #22-03. for 201 Lowell Street as shown on plan entitled “Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts”, dated May 6, 2021 and last revised May 2, 2022, prepared by David H. Fenstermacher, P.E., and Russell J. Bousquet, P.L.S., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions Site Plan Review #22-05 for 201 Lowell Street as shown on plan entitled "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised May 2, 2022, prepared by David H. Fenstermacher, P.E., and Russell J. Bousquet, P.L.S., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110. Said property is located at 201 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 48 Parcel 73A.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on April 5, 2022 and closing on May 3, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Andrew Gallinaro, 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 amendment to the previously approved Site Plan (#21-10), to modify the building footprint and height, as shown on plan entitled "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised May 2, 2022, prepared by David H. Fenstermacher, P.E., and Russell J. Bousquet, P.L.S., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110, 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

Fire Truck Turning Movement Exhibit prepared by VHB and dated March 2022
Stormwater Management Report entitled "Textron Building Remodel and Proposed Warehouse, Wilmington Massachusetts," prepared by VHB, dated October 2021 and last revised March 2022

FINDINGS:

1. The Project site is shown on Map 48 Parcel 73A 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.
5. The Project has been granted a Ground Water Protection District Section 6.6.7.7 Special Permit #20-03 in conjunction with Site Plan Review.
6. Signage shown on the plan will require a Special Permit from the Planning Board.
7. This approval amends Site Plan Review Approval #21-10.

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. Minor field adjustments may be approved by the Director of Planning & Conservation.
-

PRIOR TO ENDORSEMENT OF THE PLAN:

1. The amended plans for Parcel A and Parcel B shall be combined into one plan set to be endorsed by the Board.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

2. The Wilmington Fire Department shall review and approve building plans.
3. The Applicant's Engineer shall confirm each building's fire protection loop can be isolated for maintenance purposes without losing fire protection for both buildings.
4. The Applicant's fire protection engineer shall verify that the fire protection loop is designed to support the use of hydrants on-site (by WFD) while fire sprinkler system for the building(s) are activated.
5. The proposed fire department connection shall be coordinated with the Wilmington Fire Department. Fire department connections shall be located along the building in a location free of parking and landscaping obstructions.
6. The Applicant shall perform a site walk with the Wilmington Fire Department to confirm all existing hydrants (to remain in place) will be orientated correctly with respect to the proposed site layout.
7. Design plans for the restriping on Lowell Street, shown conceptually on the plan entitled "Driveway Realignment, Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, MA," prepared by VHB and dated July 2021, shall be submitted to the Department of Planning & Conservation and Engineering Division for review and approval.

PRIOR TO THE START OF CONSTRUCTION:

8. 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 meeting.
9. At the time of the pre-construction meeting, the Applicant shall provide evidence that all required local, state, and federal permits and approvals have been obtained.
10. The Applicant shall demonstrate compliance with NPDES Construction General Permit filing requirements and shall submit a copy of the Stormwater Pollution Prevention Plan to the Department of Planning & Conservation and Engineering Division.
11. Erosion controls shall be installed around all areas of work as a limit of disturbance and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.
12. Notice of start of construction shall be distributed to abutting properties two (2) weeks prior to the commencement of work.

DURING CONSTRUCTION:

13. 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.
14. 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.
15. The Applicant shall maintain the construction entrance in an appropriate manner throughout the course of construction to prevent sediment from accumulating in Lowell Street. Street sweeping and replacement of the stones for the construction entrance may be needed from time to time throughout the phases of construction. The Applicant will be responsible for immediate removal of any sediment tracked onto Lowell Street during the course of construction, as directed by Town staff.
16. The Applicant shall notify the Engineering Division in writing prior to any unsuitable earth material being removed from the site and provide an estimated quantity. If the total earth removal exceeds 450 cubic yards, an Earth Removal Permit will be required.

PRIOR TO OCCUPANCY:

17. Prior to Occupancy, the Applicant has agreed to provide to the Town of Wilmington a ninety-nine (99) year lease for public use, including but not limited to active recreational use, of the existing open space located on the west side of Maple Meadow Brook for \$1 per annum in a form as approved by the Town's counsel and agreed upon by the Applicant and the Town prior to execution, with both parties acting reasonably and in good faith, an initial draft of which has been provided by the Applicant to the Town's counsel prior to the date hereof.
18. Restriping on Lowell Street shall be completed per the design plans required in Condition #11.
19. The relocation of the sewer line from 205 Lowell Street shall be completed per the approved plan. Any changes to the relocation plan shall be reviewed by the Director of Planning & Conservation and Town Engineer.
20. The Applicant shall install a toxic gas monitoring system inside the proposed warehouse.
21. The Applicant shall perform a radio signal strength survey at the facility to ensure proper Emergency Responder Radio Coverage.
22. All rooftop HVAC equipment shall be screened.

23. Prior to the issuance of Occupancy, As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.
24. 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 signoffs on Occupancy prior to eligibility.

POST CONSTRUCTION:

25. The Owner shall be responsible for removing and maintaining vegetation along the site frontage consistently to ensure that sight lines remain unobstructed at the site driveway intersections with Lowell Street.
26. The Owner shall maintain or replace landscaping, benches, 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, benches, and fencing in presentable and healthy condition.
27. 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.
28. 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.
29. 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.
30. Snow shall be removed from the site within seven days following a snow event to ensure adequate parking and circulation.
31. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
32. 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.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue Stormwater Management Permit #22-03 for 201 Lowell Street (Lot B),
Wilmington, Massachusetts 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**

May 4, 2022

ISSUED for Property located at 201 Lowell Street (Lot B), Wilmington, Massachusetts (Map 48 Parcel 73A)

Case No.: Stormwater Management Permit #22-03

Applicant: Michael P. Kieran, Textron Systems Corporation, 124 Industry Lane, Bldg. 110, Hunt Valley, MD 21030

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and Plan entitled "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised May 2, 2022, prepared by David H. Fenstermacher, P.E., and Russell J. Bousquet, P.L.S., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110. Said property is located at 201 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 48 Parcel 73A, material originally submitted on March 10, 2022, subject to the following conditions:

MATERIALS:

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

Description

Fire Truck Turning Movement Exhibit prepared by VHB and dated March 2022.

Stormwater Management Report entitled "Textron Building Remodel and Proposed Warehouse, Wilmington Massachusetts," prepared by VHB, dated October 2021 and last revised March 2022.

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.
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.

6. To the maximum extent practicable, the development shall provide on-site infiltration and meet the Recharge Additional Performance Standards as specified in Appendix E of the Town of Wilmington Comprehensive Stormwater Management Regulations adopted February 2, 2010 and last amended on October 2, 2018.

SPECIAL CONDITIONS

1. A Stormwater Pollution Prevention Plan shall be submitted prior to any land disturbing activity at the site.
 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.
 5. The Stormwater Management System Operations and Maintenance (O&M) Manual, and Long-Term Pollution Prevention Plan (LTPPP) for the Proposed Warehouse dated October 2021 shall be recorded at the Registry of Deeds prior to any issuance of a Certificate of Occupancy.
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ISSUED ON May 4, 2022

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

PRESENT IN INTEREST – Doug Lees, Land Engineering
Michael J. Newhouse, Esq.

MATERIALS CONSIDERED:

Plan “Commonwealth Avenue in Wilmington, Massachusetts” dated November 10, 2021 and last revised April 15, 2022, “Earthwork Worksheet” dated April 15, 2015

RESPONSE LETTER from Doug Lees dated April 15, 2022

LETTER from Attorney Newhouse dated April 19, 2022

STORMWATER MANAGEMENT & EROSION CONTROL PLAN dated November 10, 2021 and last revised April 15, 2022

ENGINEERING MEMO dated May 3, 2022

D. Lees told the Board he submitted a revised plan to construct a 260’ roadway in front of 11 Commonwealth Avenue. He said this plan looks at different ways to develop the property. One concern DPW has had is the grade of the road. He said the existing road ends at the property line and the road is pitched in the middle, so it drains like a normal road. D. Lees said there is currently a driveway at 8 Commonwealth. He talked about the Town Engineer’s memo. He talked about the grass swale he added so the stormwater runoff from the site runs towards it and carries it off to a wetland area associated with Maple Meadow Brook. He said

the problem was the driveway couldn't go over the grass swale because the area is so flat. He said the Town Engineer suggested curbing the driveway. V. Gingrich talked about the Town Engineer's comments. She said the discussion was about the alternative. T. Boland asked if the plan has been submitted. D. Lees said no. V. Gingrich said Counsel is reviewing the easements associated with the proposed roadway extension.

Attorney M. Newhouse asked if he could get involved with Town Counsel with respect to the easements. V. Gingrich said they will be having a discussion on what easements are appropriate for a private way. She said she will convey their edits to the documents to Attorney M. Newhouse then setup a meeting.

T. Boland asked if there were any other comments and T. Petrone, 9 Commonwealth Avenue, asked if the road will not be 1% grade. T. Boland said the engineer can describe it better but it sounds as though some parts will not be but they are putting in some engineering controls to address that. D. Lees said with one of the proposals they submitted there could be a potential to cause ponding in the front yard of 9 Commonwealth Avenue and obviously nobody wants that. Resident, T. Patrone asked if there will be a curb at 9 Commonwealth Avenue. T. Patrone asked if there will be a curb in front of 9 Commonwealth Avenue and D. Lees said the curbing will start at 11 Commonwealth Avenue. T. Patrone said there is a lot of flooding and she's concerned about more flooding, and she said she has been there 26 years. T. Boland said this has been discussed already and asked the applicant if they are doing work in the area. D. Lees said they brought in some dirt, and they piled it up. T. Patrone said they are dropping dirt off behind 8 and 11 Commonwealth Avenue and asked where the dirt is coming from. D. Lees said following the first meeting, his client was told to stop dumping soil and as far as he knew, the only thing happening out there was test pits were dug. S. Hennigan asked T. Patrone if the truck is dumping dirt on 11 Commonwealth Avenue and T. Patrone said she sees them driving up the street and thinks they may be dumping at 8 Commonwealth Avenue and maybe 11 Commonwealth Avenue, but she said she was unsure. She asked if they should even be coming up the street and said they come sporadic. T. Boland said the answer is the Board asked them not to dump dirt on the property. Resident, R. Vozzella, 35 Fairmont Avenue, asked what kind of fill is being placed. He said his house is directly behind. He said there is about 10' of fill and they don't know where it came from or what kind of fill it is. T. Boland asked Attorney M. Newhouse if he knows what has been going on. Attorney M. Newhouse said he does not. He said to his knowledge that activity was supposed to stop. T. Boland asked if anyone from the Town had gone down. V. Gingrich said folks from Engineering and Planning made a site visit and the activity appeared to stop but she said they will go back out. T. Boland said since this hearing will be continued, he would like someone from the Town to make another site visit. Resident, B. Stanley, 90 Lowell Street, told the Board she's lived at the property since 1951 and said she witnessed All Star Trucking bringing in fill and over the weekend there was an excavator. D. Lees told the Board they had an excavator there a couple of weeks ago. B. Stanley said she gets water in her basement and the fill is making the matter worse. Resident, M. Vozzella, 35 Fairmont Avenue, said nobody had addressed Map 49 Parcel 23. She said there is a variety of low-grade material that has been dumped there, for example, the carousel that used to be used for the horses. She said she would hope that the debris will be removed when the street is constructed. T. Patrone said they took the roof off the barn and had the coral in there. She said it look like a mess. D. Lees said his client is working on getting a permit to clean up the area and once the road gets built it will be a much better situation to stop ponding. He said his guess it is number 8 that is bringing in the fill. T. Boland addressed the Town Engineer's memo. D. Lees asked how the Board felt about the Town recommendation to put in swales. T. Boland said each Board member could speak freely for themselves and said he is comfortable with what the Town

Engineer recommends. S. Hennigan said the Board will go with the Town Engineer's recommendations.

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 June 30, 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 June 7, 2022 at 7:45 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

PRESENT IN INTEREST: Kristen Costa, L.A. Associates
Patrick Bower, Amoskeag Engineering

MATERIALS CONSIDERED:

PLAN "Definitive Subdivision Plan, Eagleview Subdivision, Marion Street, Wilmington, Massachusetts" dated December 8, 2021 and last revised March 10, 2022

STORMWATER MANAGEMENT REPORT dated December 8, 2021 and last revised March 10, 2022

REVIEW LETTER from Planning dated May 3, 2022

RESPONSE TO COMMENTS from Craig Newhouse dated March 28, 2022

ENGINEERING MEMO dated May 3, 2022

K. Costa told the Board they submitted revised plans two weeks ago. She said they would like to share the changes with the Board. She said there are outstanding concerns with the Town Engineer, and they will set up a meeting with him after this. P. Bower said he addressed many comments from the Town Engineer and street trees. He said the first plan showed the infiltration basin the Town Engineer was not satisfied with and said he added street trees. P. Bower said he moved the basin out front. He said there are several dry detention basins throughout the site. He said another major issue was the diameter of the cul-de-sac. He said originally it had a 42' radius and now it is a 50' cul-de-sac. P. Bower said he added streetlights and street trees. He said as a recommendation of the Board he combined lots 1 & 2 driveways and the existing dwelling and lot 4. He said there are a pair of catch basins on Marion Street that are linked but don't drain into a manhole. He said because of the elevation of the property, He said there is already a wetland crossing there where there are two existing homes that access Marion Street via a gravel driveway. P. Bower said when they performed a roadway analysis, they found when they come in off the roadway, they must gain some elevation to have a close-range system. P. Bower said they are proposing a storm sceptor to treat the water before it goes into the wetlands. He said they are offering to solve two problems with this project. He said one is the need to treat the water quality and the other is to treat the runoff from the existing pavement. He said they just need the water quality to be addressed. T. Boland asked if it is 200' of road to have closed drainage system and P. Bower said yes, to gain the elevation. K. Costa said the existing drainage system was approved in 1994 as part of the subdivision and the road was not high enough so they piped it off the road and discharged it on private property. T. Boland asked if the water is self-contained to the property

in this project and K. Costa said yes. T. Boland asked if they saw the Town Engineer's memo and P. Bower said they did and will address the issues. K. Costa said they will be requesting a meeting with the Town Engineer. V. Gingrich said on the wetland side, there is a peer review being conducted for the Conservation Commission and upon completion, there should be some comments. T. Boland asked if the traffic engineer is looking at anything beyond site lines and speeds. He said Marion Street is quite narrow. R. Holland asked if the project is a Conservation Subdivision, and someone said it is not. T. Boland asked if there were any comments from the Board or audience. There were none.

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 June 30, 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 June 7, 2022 at 7:50 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

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

MATERIALS CONSIDERED:

E-MAIL from Ellen Freyman dated May 3, 2022

TEC E-MAIL dated May 3, 2022

B+T Group response to TEC dated April 19, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action to June 30, 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 June 7, 2022 at 7:40 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:

PLAN "Plans to Accompany Permit Documents for Upton Park, 30 Upton Drive, Wilmington, Massachusetts" dated January 5, 2022 and last revised April 29, 2022

STORMWATER MANAGEMENT PERMIT dated January 5, 2022 and last revised April 29, 2022

RESPONSE TO COMMENTS from Devin Howe dated April 29, 2022

RESPONSE TO TRAFFIC from Devin Howe dated April 29, 2022
RESPONSE TO ENGINEERING from Devin Howe dated April 29, 2022
LETTER from Devin Howe dated April 29, 2022 to request action deadline extension and
continue public hearing
ENGINEERING MEMO dated May 3, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To extend the action deadline to June 30, 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 June 7, 2022 at 8:00 p.m. in the
Town Hall Auditorium.

**Public Hearing – Site Plan Review #22-06 & Stormwater Management Permit #22-07 for
277 Main Street - Map 43 Parcel 4A - Joey Fonseca, Bohler for Core States Group,
Applicant**

PRESENT IN INTEREST – Joey Fonseca, Bohler Engineering
Kevin Kelly, Jr., Core States Group

MATERIALS CONSIDERED:

PLAN "Preliminary Site Plan Documents for Chase, Proposed Development, Map #43, Lots #3
& 4A, 277 Main Street, Town of Wilmington, Middlesex County, Massachusetts", dated March
10, 2022, Sign plan "CHS.NB.979, Wilmington, 277 Main Street, Wilmington, MA 01887" dated
November 22, 2022 and last revised February 18, 2022
ELEVATIONS dated November 8, 2021
SIGN PLAN "277 Main Street, Wilmington, MA 01887" dated November 23, 2021 and last
revised February 18, 2022
LETTER from Joey Fonseca dated March 29, 2029
ENGINEERING MEMO dated May 3, 2022

J. Fonseca told the Board the site had the former 12,000 s.f. Walgreens building. It's 1.6 acres
in the General Business district. The direct abutters are Demoulas across the street with
Speedway to the north and to the south is SIMARDS Roast Beef next door. He said it has
access off Main Street. He said the current site has 49 parking spaces with 3 accessible
located along the front of the building. He said the drive-thru is in the rear corner. There is
sewer, gas and water and the utilities are coming off Main Street. The dumpster is in the back.
J. Fonseca said the stormwater is on site. He said there are some deep sump catch basins
throughout the site that collect stormwater that gets discharged into two stormwater basins,
subsurface. He said the proposal is for Chase Bank to occupy about 3600 s.f of the building
along with 320 s.f. of ATM in the back. J. Fonseca said that is it for outside improvements and
most is inside fit-up. He said an Operation and Maintenance Plan was included to address the
existing drainage. He said there are 49 spaces and with the change in use 45 spaces are
required. He said the Town Engineer had a few comments. T. Boland said there are
comments from the Engineer that have been incorporated into the decision. T. Boland asked
why they needed DOT permits. J. Fonseca explained that it is a change in use and explained
other factors that contributed to the requirement of the DOT permit.

K. Kelly talked about the architecture. He said the footprint will remain the same. He said with respect to the east and south elevations, the portion closest to the southeast entrance will be painted with Sherwin Williams, dove tail grey. In the openings where there is an existing store front, those portions will be demolished and replaced with a new storefront. They will also punch in two wall openings near the northern portion of the eastern elevation. They will also be adding two new windows. They will have two black canopies, one over the drive-up window and one over the southeast entrance. There will be CHASE signage and there will be pylon sign. The ATM will have a sign. R. Holland asked if there will be issues with the signage and V. Gingrich said the submitted signage needs to be revised to meet the zoning bylaw and they have indicated they will do that. V. Gingrich reviewed the decision.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing Site Plan Review #22-06 and Stormwater Management Permit #22-07 for 277 Main Street.

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions Site Plan Review #22-06 for 277 Main Street as shown on plan entitled "Preliminary Site Plan Documents for Chase, Proposed Development, Map #43, Lots #3 & 4A, 277 Main Street, Town of Wilmington, Middlesex County, Massachusetts", dated March 10, 2022, prepared by Joshua G. Swerling, P.E., Bohler, 352 Turnpike Road, Southborough, MA 01772. Said property is located at 277 Main Street, Wilmington, MA 01887 and shown on Assessor's Map 43 Parcel 4A.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on May 3, 2022 and closing on May 3, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Joey Fonseca, 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 existing vacant Walgreen's building and drive-through window to be fit out to include a bank with a drive-up ATM and a future retail use, as shown on plan entitled "Preliminary Site Plan Documents for Chase, Proposed Development, Map #43, Lots #3 & 4A, 277 Main Street, Town of Wilmington, Middlesex County, Massachusetts", dated March 10, 2022, prepared by Joshua G. Swerling, P.E., Bohler, 352 Turnpike Road, Southborough, MA 01772, submitted on April 6, 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

Proposed Exterior Elevations prepared by Core States Group and dated November 12, 2021

Exterior Elevations prepared by Designers Edge and dated June 28, 2021
Stormwater Operation and Maintenance Plan, 277 Main Street, Wilmington, MA

Signage Package prepared by Philadelphia Sign dated November 22, 2021

FINDINGS:

1. The Project site is shown on Map 43 Parcel 4A 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.
5. Signage shown on the submitted plans does not meet the requirements of the Wilmington Zoning Bylaw.

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. Minor field adjustments may be approved by the Director of Planning & Conservation.
 7. Signage proposed for the site will need to meet the requirements of the Wilmington Zoning Bylaw unless a Special Permit is obtained.

PRIOR TO ENDORSEMENT OF THE PLAN:

8. Construction period erosion control measures shall be added to the plans.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

9. The Wilmington Fire Department shall review and approve building plans.

PRIOR TO THE 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 meeting.
11. At the time of the pre-construction meeting, the Applicant shall provide evidence that all required local, state, and federal permits and approvals have been obtained.
12. Erosion controls shall be installed around all areas of work as a limit of disturbance and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.
13. Notice of start of construction shall be distributed to abutting properties two (2) weeks prior to the commencement of work.

DURING CONSTRUCTION:

14. 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.
15. 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 OCCUPANCY:

16. The Applicant has indicated that MassDOT will require a full access permit for the proposed change in use. The Applicant's Engineer shall copy the Department of Planning & Conservation on all submissions made to MassDOT. Any changes resulting from MassDOT's review shall be submitted to the Department of Planning & Conservation to determine if such changes require an amendment to the Site Plan Review approval.
17. The existing water service line (to be abandoned) shall be properly terminated at the water main in Main Street. This will require filing for an access permit with MassDOT on behalf of the Department of Public Works (DPW). The Applicant's Engineer shall coordinate with the Engineering Division to file the permit accordingly.
18. The Applicant shall perform a radio signal strength survey at the facility to ensure proper Emergency Responder Radio Coverage.
19. The Operation and Maintenance Plan shall be recorded at the Registry of Deeds.
20. Prior to the issuance of Occupancy, As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.
21. 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 signoffs on Occupancy prior to eligibility.

POST CONSTRUCTION:

22. The Owner shall be responsible for removing and maintaining vegetation along the site frontage consistently to ensure that sight lines remain unobstructed at the site driveway intersections with Main Street.

23. 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.
24. 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.
25. 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.
26. Snow shall be removed from the site within seven days following a snow event to ensure adequate parking and circulation.
27. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
28. 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.

Upon motion duly made and seconded it was unanimously

VOTED: To issue the Stormwater Management Permit #22-07 for 277 Main Street 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**

May 4, 2022

ISSUED for Property located at 277 Main Street, Wilmington, Massachusetts (Map 43 Parcel 4A)

Case No.: Stormwater Management Permit #22-07

Applicant: Eamon Moran, ARC, Inc., 277 Main Street, Wilmington MA 01887

The Wilmington Planning Board has reviewed and approved the Stormwater Management application Plan entitled "Preliminary Site Plan Documents for Chase, Proposed Development, Map #43, Lots #3 & 4A, 277 Main Street, Town of Wilmington, Middlesex County, Massachusetts", dated March 10, 2022, prepared by Joshua G. Swerling, P.E., Bohler, 352 Turnpike Road, Southborough, MA 01772. Said property is located at 277 Main Street, Wilmington, MA 01887 and shown on Assessor's Map 43 Parcel 4A, material originally submitted on April 6, 2022, subject to the following conditions:

MATERIALS:

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

Description

Proposed Exterior Elevations prepared by Core States Group, dated November 12, 2021

Exterior Elevations prepared by Designers Edge and dated June 28, 2021

Stormwater Operation and Maintenance Plan, 277 Main Street, Wilmington, MA

Signage Package prepared by Philadelphia Sign dated November 22, 2021

STANDARD CONDITIONS

7. Waivers granted: None
8. 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.
9. The development shall comply with the performance standards of the most recent version of the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Handbook.
10. The Applicant shall provide and maintain erosion and sedimentation controls until the site is permanently stabilized.
11. The Applicant shall inspect and maintain the site and stormwater management systems. Maintenance requirements for the site shall remain in perpetuity with the parcel.
12. To the maximum extent practicable, the development shall provide on-site infiltration and meet the Recharge Additional Performance Standards as specified in Appendix E of the Town of Wilmington Comprehensive Stormwater Management Regulations adopted February 2, 2010 and last amended on October 2, 2018.

SPECIAL CONDITIONS

5. 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.
6. 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.
7. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
4. The Stormwater Management Operation and Maintenance (O&M) Plan shall be recorded at the Registry of Deeds prior to any issuance of a Certificate of Occupancy.

ISSUED ON May 4, 2022

Public Hearing – Site Plan Review #22-07 & Stormwater Management Permit #22-04 for 278 Lowell Street – Map 72 Parcel 1B - Robert G. Peterson, Esq. for Wrap Solutions, Applicant

PRESENT IN INTEREST – Robert G. Peterson, Jr., Esq.
Rick Salvo, Engineering Alliance, Inc.
Eric Bradanese, Engineering Alliance, Inc.
Keith Ronan, Wrap Solutions

MATERIALS CONSIDERED:

PLAN "Proposed Commercial Building for Wrap Solutions, 278 Lowell Street, (Tax Map 72 Lot 1B) Wilmington, Massachusetts 01887" dated April 4, 2022

DRAINAGE CALCULATIONS AND STORMWATER MANAGEMENT PLAN dated April 4, 2022

RENDERING dated April 4, 2022

TRAFFIC MEMO from Scott W. Thornton, Vanasse & Associates Inc. dated April 1, 2022

PLANNING REVIEW LETTER dated May 2, 2022

ENGINEERING MEMO dated May 3, 2022

Attorney R. Peterson, Jr. introduced his team and then told the Board the site is approximately 98,000 s.f. with frontage on Lowell Street. He said the site is currently a vacant lot with overgrown grassy areas. Most would know the site as the former shed site next to Burger King. He said there are residential properties to the North and West with direct abutters on Nickerson Avenue and Lowell Street. Attorney R. Peterson said the applicant is proposing a 10,000 s.f. commercial building. He operates a graphic design wrap for vehicle. He provided some examples and said they are classified as large stickers that are put on the vehicle. Attorney R. Peterson, Jr. said the applicant specializes in commercial fleets.

E. Bradanese told the Board there will be access from Lowell Street. There is a minimum of 20' landscape buffer to the residential zone. He said they abut residential along the entire western end of the site. He said they are providing snow storage which is indicated on the plan by a hatched area. He showed the 15 parking spaces on one side and 3 spaces plus 1 handicap space in the front. E. Bradanese said there will be access around the entire building. He talked about the large fire truck turning movement around the entire site. He showed the dumpster in the back corner. He showed the area in front that remains undisturbed. He talked about the grading and subsurface infiltrators. The pitch will be away from the pavement area. E. Bradanese talked about the utilities. He talked about the comments received from the town. E. Bradanese said there is an existing catch basin in the center of the property line. He said the subsurface system is owned and maintained by the town. The stormwater systems have been designed to hold 100-year rainstorm. He said a concern is the screening when a commercial building abuts a residential neighborhood. He said to meet zoning they added trees along the border of the residential property line. He said no lighting will creep over the edge of the property line. T. Boland asked what kind of trees and E. Bradanese said there are Honey locust along the front, Princeton Elm on the side, Red American Linden. T. Boland asked about the lighting spilling over into abutting properties as mentioned in the Town Engineer's memo and E. Bradanese there will be standard lighting on the building and a couple of light poles. E. Bradanese said they are working with a lighting contractor. S. Hennigan asked what the hours of operation for the business are and E. Bradanese said the hours of operation are 8:00 am to 5:00 pm. T. Boland asked how many spaces exist and E. Bradanese said there are 23. T. Boland asked how many employees there are and Attorney, R. Peterson said there are 14 employees. He explained how the operation works. T. Boland said there are many Engineering comments and asked V. Gingrich if there was anything she

wanted to discuss. V. Gingrich said the comments were discussed at the CDTR meeting. She said the parking calculation was done using an industrial use and a business use and it should have been figured using only a business use. She said there will be more parking required on the site. She said they discussed the applicant applying for relief through the Board. E. Bradanese said when he revises the plans, he'll add parking as well. Attorney R. Peterson said there is not a lot of need for overflow parking because as soon as the vehicle is ready, the customer picks it up. He said 9 times out of 10, they are commercial vehicles, and they are needed for work purposes. T. Boland asked V. Gingrich if the number of spaces required are just a few or a great number and V. Gingrich responded a bit more. E. Bradanese said the requirement for a business use is significant. S. Hennigan asked if there are bays for cars to pull in and E. Bradanese explained how the cars enter the building and all wrapping takes place inside but there is office space in the building on the opposite side. V. Gingrich said at CDTR, the Police Department requested the applicant have dumpster service during business hours to minimize noise being next to a neighborhood.

Resident J. Almeida, 13 Nickerson Avenue said the trees being proposed are not fast-growing trees. He said Burger King put in lights that light up the neighborhood. T. Boland assured the residents the Board will make sure the lights are pointing down. Resident, J. Lewis, 13 Nickerson Avenue told the Board that Burger King put in a buffer that was way more than 20'. She said they planted pines and let the trees die. She said there is a fence, and the fence is falling apart. She suggested the trees being planted should be easy to be maintained but still provide the screen for the abutters. She asked the caliper of the trees that will be planted and if the residents will be able to view the revised plan showing the new parking spaces once it's been submitted. T. Boland said revised plans will be submitted to show the new parking and landscape. E. Bradanese said the trees are 3" caliper. Resident, A. Thain said he and his wife live at 25 Nickerson Avenue said the property comes up against their stone wall. He asked if 20' is the minimum distance the applicant can be from the residential property? E. Bradanese said it's the minimum landscape requirement, so the building is 56' from the property line at its shortest distance. E. Bradanese said there is vehicle circulation around the rear of the building. A. Thain said he is concerned about the light from Burger King. He said the lights shine into his house. J. Almeida said if the lights were directed down it wouldn't be a problem. T. Boland said the Board is going to request that the lighting is directed down to light only the pavement. A. Thain asked if the hours of operation will be a set time. He asked what it will be. T. Boland said it sounds like the intent is 8:00 am to 5:00 pm. Attorney R. Peterson said this is not an autobody shop so there is not any type of noise associated with an autobody shop. He said this is just a big sticker being placed on a vehicle. He said just soap and water is used for application so it's a clean use. A resident said the fence at Burger King is falling and the trees in that area are dead. T. Boland said for the trees abutting the residential properties, the Board will recommend some type of evergreen. V. Gingrich asked the applicant to show the fencing along the property line. E. Bradanese said it's a 5' wood fence that runs the length of the property. T. Boland said the Board is going to check if it needs to be 6'. A resident asked how tall the building is and E. Bradanese said 29' tall at its highest. J. Lewis said it is a wonderful use of the property, but the light and buffer are the neighbor's concerns. J. Lewis asked how far in advanced will the Planning Department receive revised material and V. Gingrich said the Board asks that it be received 2 weeks prior to the meeting and she can request a copy.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #22-07, Stormwater Management Permit #22-04 and Parking Relief Special Permit #22-01 for 278 Lowell Street to June 7, 2022 at 8:15 p.m. in the Town Hall Auditorium.

Public Hearing – Site Plan Review #22-09 & Stormwater Management Permit #22-06 for 46 & 53 Jonspin Road - Map R1 Parcels 306C & 3055 - Todd Morey, Beals Associates for Northbridge Partners, Applicant

PRESENT IN INTEREST – Todd Morey, Beals Associates
Matt Costa, Beals Associates
Tim Ervin, NorthBridge Partners

MATERIALS CONSIDERED:

PLAN "Walkway Connection Plan, 46 & 53 Jonspin Road, Wilmington, MA" dated April 7, 2022
PLANNING DEPARTMENT COMMENTS dated May 2, 2022
ENGINEERING MEMO dated May 3, 2022

M. Costa talked about the Jonspin Road extension where Jonspin Road meets Upton Drive and showed the location of the 2 existing buildings on the plan. He said they are occupied by an aerospace mechanical, research, and development company. M. Costa said they own both buildings and the employees walk from one building to the other and there is no sidewalk or lighting out there. They want to add better and safer access for their employees. He said there would be parking in the back. He showed the location on the plan of the sidewalk and crosswalk and how it runs along the back of the parking and there will be ADA ramps. T. Boland asked if they saw comments from the Planning and Engineering Departments and M. Costa said they have no issues with them. T. Boland questioned the need for a traffic study as he was unaware how fast vehicles are moving in that area. He asked what the applicant is proposing for lighting and if it would be like Analog on Woburn Street. M. Costa said there is nothing now. T. Boland asked if everyone is ok with the snow removal accommodations. T. Ervin said yes. T. Boland asked if the Board had questions and R. Holland asked if there will be a flashing pedestrian crossing light. T. Boland said it looks like they are looking into providing one. M. Costa said they would have to have a push button crosswalk with additional signage and lighting. T. Boland said it is not lit well so that is one thing that is important.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #22-09 and Stormwater Management Permit #22-06 for 46 & 53 Johnspin Road to June 7, 2022 at 8:30 p.m. in the Town Hall Auditorium.

Public Hearing - Site Plan Review #22-08 and Stormwater Management Permit #22-05 for 201 Lowell Street - Map 48 Parcel 73A – ND Acquisitions, LLC, Applicant (Lot A)

MATERIALS CONSIDERED:

PLAN "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised April 7, 2022, "Fire Truck Turning Movement Exhibit" dated April 2022

STORMWATER MANAGEMENT REPORT dated October 2021 and last revised March 2022

ENGINEERING MEMO dated May 3, 2022

LETTER from Dave Fenstermacher dated April 7, 2022

PRESENT IN INTEREST – Dave Fenstermacher, VHB
Daniel Mora, National Development
Rich Hillworh, VHB

D. Fenstermacher told the Board this update includes storage units and power supply, and new fencing. He showed the location on the plan for the employee entrance. He said there were minor changes required for the fencing. He said there will be some removable speedbumps. He said building layout and circulation are the same. V. Gingrich said most of the site is in the Ground Water Protection District. She said with the hazardous waste moving from indoors to outdoors in this district, those storage containers, per the bylaw, there needs to be a containment system to hold 10% of the total possible storage capacity of all the containers or 110% of the largest container capacity. R. Hillworth said he shared the requirements with Textron, and it is fully isolated. He said he would share the specification information. V. Gingrich said that is good for the Fire Department at the time of filing a building permit. V. Gingrich reviewed the draft decisions with the applicant and Board.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #22-08 and Stormwater Management Permit #22-05 for 201 Lowell Street.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions Site Plan Review #22-08 for 201 Lowell Street as shown on plan entitled "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised April 7, 2022, prepared by David H. Fenstermacher, P.E., and Russell J. Bousquet, P.L.S., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110. Said property is located at 201 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 48 Parcel 73A.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on May 3, 2022 and closing on May 3, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Michael Kiernan, 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 201 Lowell Street for an amendment to the previously approved Site Plan (#21-09) and Stormwater Management Permit (#21-07) to incorporate a revised fencing and landscape island layout, pedestrian safety features, external storage for hazardous materials, and utility revisions on Parcel A, as shown on plan entitled "Textron Building Remodel and

Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts”, dated May 6, 2021 and last revised October 28, 2021, prepared by David H. Fenstermacher, P.E., and Russell J. Bousquet, P.L.S., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110, submitted on May 6, 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:

Description

Fire Truck Turning Movement Exhibit prepared by VHB and dated April 2022

Stormwater Management Report, entitled “Textron Building Remodel and Proposed Warehouse, Wilmington Massachusetts,” prepared by VHB, dated October 2021, last revised March 2022

FINDINGS:

1. The Project site is shown on Map 48 Parcel 73A 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.
5. The Project has been granted a Ground Water Protection District Section 6.6.7.7 Special Permit #20-02 in conjunction with Site Plan Review.
6. This approval amends Site Plan Review Approval #21-09.

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. Minor field adjustments may be approved by the Director of Planning & Conservation.

PRIOR TO ENDORSEMENT OF THE PLAN:

7. The Wilmington Fire Department (WFD) requests an evaluation of the number of speed bumps proposed. Speed bumps along proposed fire access paths shall be kept to a minimum and the plans shall be revised to the satisfaction of WFD.
8. The Applicant's Engineer shall confirm that the truck turning analysis contemplates site lighting (poles) and other landscaping/site furnishing obstructions with the bucket overhang of the Wilmington Ladder Truck.
9. The Applicant's Engineer shall confirm the parking lot design will accommodate the Wilmington Ladder Truck turning path at the north-westerly corner of the proposed warehouse building (turning left onto "Parcel A" Textron facility).
10. The amended plans for Parcel A and Parcel B shall be combined into one plan set to be endorsed by the Board.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

11. The Wilmington Fire Department shall review and approve building plans.
12. The Applicant's Engineer shall confirm each building's fire protection loop can be isolated for maintenance purposes without losing fire protection for both buildings.
13. The Applicant's fire protection engineer shall verify that the fire protection loop is designed to support the use of hydrants on-site (by WFD) while fire sprinkler system for the building(s) are activated.
14. The proposed fire department connection shall be coordinated with the Wilmington Fire Department. Fire department connections shall be located along the building in a location free of parking and landscaping obstructions.

PRIOR TO THE START OF CONSTRUCTION:

15. CCTV inspection revealed a discharge within the existing sewerage system upstream of SMH1 (which was flowing at 25% capacity) of potential excessive I/I. Prior to Start of Construction, the source of discharge shall be investigated and identified. If determined to be I/I, this discharge shall be eliminated from the sewer system.
16. The existing sewer pipe entering existing sewer manhole (just upstream of the pump station from an unidentified structure) shall be investigated for potential I/I source. If the sewer pipe and structure are no longer in service, the pipe shall be properly abandoned, and sewer manhole hole plugged/sealed to prevent any further I/I entering the system.
17. 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 meeting.
18. At the time of the pre-construction meeting, the Applicant shall provide evidence that all required local, state, and federal permits and approvals have been obtained.

19. The Applicant shall demonstrate compliance with NPDES Construction General Permit filing requirements and shall submit a copy of the Stormwater Pollution Prevention Plan to the Department of Planning & Conservation and Engineering Division.
20. Erosion controls shall be installed around all areas of work as a limit of disturbance and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.

DURING CONSTRUCTION:

21. 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.
22. 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.
23. Sewer pipeline rehabilitation and manhole rehabilitation shall be completed in accordance with the plan set.
24. The Applicant shall coordinate with the Wilmington Fire Department to review the proposed gated entrances/egress to ensure future emergency response to the facility is not compromised or delayed.
25. The Applicant shall maintain the construction entrance in an appropriate manner throughout the course of construction to prevent sediment from accumulating in Lowell Street. Street sweeping and replacement of the stones for the construction entrance may be needed from time to time throughout the phases of construction. The Applicant will be responsible for immediate removal of any sediment tracked onto Lowell Street during the course of construction, as directed by Town staff.
26. The Applicant shall notify the Engineering Division in writing prior to any unsuitable earth material being removed from the site and provide an estimated quantity. If the total earth removal exceeds 450 cubic yards, an Earth Removal Permit will be required.
27. As indicated on the plan, the existing roof leader from Building 9 shall be disconnected from the sewer system. This connection will need to be properly abandoned at the sewer manhole to avoid any future I/I from entering the sewer system.

POST CONSTRUCTION:

28. The Applicant shall perform a radio signal strength survey at the facility to ensure proper Emergency Responder Radio Coverage.
29. As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them within 30 days of completion.
30. The Owner/Applicant has agreed to and shall discontinue use of the on-site fire pond and connect its fire protection system to the municipal water supply within one (1) year of the date of this approval.
31. The Owner shall provide emergency access through all security gates to the satisfaction of the Wilmington Fire Department.
32. The Owner shall maintain or replace landscaping, benches, 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, benches, and fencing in presentable and healthy condition.
33. 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.

34. 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.
35. 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.
36. Snow shall be removed from the site within seven days following a snow event to ensure adequate parking and circulation.
37. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
38. 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.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue the Stormwater Management Permit #22-05 for 201 Lowell Street 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**

May 4, 2022

ISSUED for Property located at 201 Lowell Street (Lot A), Wilmington, Massachusetts (Map 48 Parcel 73A)

Case No.: Stormwater Management Permit #22-05

Applicant: Michael P. Kieran, Textron Systems Corporation, 124 Industry Lane, Bldg. 110, Hunt Valley, MD 21030

The Wilmington Planning Board has reviewed and approved the Stormwater Management application and Plan entitled "Textron Building Remodel and Proposed Warehouse, 201 Lowell Street, Wilmington, Massachusetts", dated May 6, 2021 and last revised April 7, 2022, prepared by David H. Fenstermacher, P.E., and Russell J. Bousquet, P.L.S., VHB, 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110. Said property is located at 201 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 48 Parcel 73A, material originally submitted on April 7, 2022, subject to the following conditions:

MATERIALS:

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

Description

Fire Truck Turning Movement Exhibit prepared by VHB and dated April 2022

Stormwater Management Report, entitled "Textron Building Remodel and Proposed Warehouse, Wilmington Massachusetts," prepared by VHB dated October 2021, last revised March 2022

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.
 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.
 6. To the maximum extent practicable, the development shall provide on-site infiltration and meet the Recharge Additional Performance Standards as specified in Appendix E of the Town of Wilmington Comprehensive Stormwater Management Regulations adopted February 2, 2010 and last amended on October 2, 2018.
-

SPECIAL CONDITIONS

1. A Stormwater Pollution Prevention Plan shall be submitted prior to any land disturbing activity at the site.
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.
6. The Stormwater Management System Operations and Maintenance (O&M) Manual, and Long-Term Pollution Prevention Plan (LTPPP) shall be recorded at the Registry of Deeds prior to any issuance of a Certificate of Occupancy.

ISSUED ON May 4, 2022

Board of Appeals

At its meeting on May 3, 2022, the Planning Board (Board) voted to recommend as follows:

Case 5-22 for 100 Grove Avenue – Map 34 Parcel 18 – Edward Romano, Applicant

J. Wierzbicki told the Board the previous owner built a shed close to the property line making it nonconforming now. The current owner extended the shed without a permit. T. Boland said they got rid of the part that was falling down. S. Hennigan is upset that he originally built it without the permit. V. Gingrich said he did not further aggravate the non-conformity and suggested it is not detrimental to the neighborhood.

Upon motion duly made and seconded, it was unanimously

VOTED: The extension does not appear to be detrimental to the neighborhood and does not further aggravate the nonconformity.

Case 6-22 for 100-104 West Street – Map 71 Parcels 3 & 5 – 100 West Street, LLC, Applicant

V. Gingrich said there are a lot of documents. This is an ongoing process. She said Town Staff will look at it more closely and recommend peer reviews. V. Gingrich said they have approval from MassHousing. T. Boland asked what the ZBA is being asked to approve and V. Gingrich said this will be a comprehensive review through the ZBA so you will not see it. V. Gingrich said the Board needs to provide recommendations. She said the applicant will pay for peer reviews and outside consultants as well. V. Gingrich said them connecting to sewer will not be an easy task. She said this will be an on-going agenda item. T. Boland asked how long she thinks it will take and V. Gingrich said 6 months but it depends.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend peer reviews for the proposed development. A final recommendation will be provided following further review.

Old Business

There was no Old Business

New Business

Request to endorse plan for Site Plan Review #21-16 for 36 & 38 Upton Drive Map R1 Parcels 18 & 18L – Michael A. Cantalupa, Applicant

MATERIALS CONSIDERED:

PLAN "Plans to Accompany Permit Documents for Upton Park, 36 & 38 Upton Drive, Wilmington, Massachusetts", dated October 7, 2021 and last revised April 19, 2022

V. Gingrich told the board the plans are ready to be signed. The infiltration chambers got shifted a bit but they are still under pavement.

The Board had no questions.

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plan for Site Plan Review #21-13 for 36 & 38 Upton Drive entitled "Plans to Accompany Permit Documents for Upton Park, 36 & 38 Upton Drive, Wilmington, Massachusetts", dated October 7, 2021 and last revised April 19, 2022, prepared by Todd Morey, P.E., Beals Associates Inc., 2 Park Plaza, Suite 200, Boston, MA 02116. Said property is located at 36-38 Upton Drive, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcels 18 & 18L.

**Request to release building lot 9 (Assessor's Map 10 Lot 5H for 17 Darby Lane)
Highland Estates Definitive Subdivision #19-02 - James Castellano, Applicant**

MATERIALS CONSIDERED:

PLAN "Septic System Plan, Highland Estates, Tax Map 10 Lot 5H, 17 Darby Lane, Wilmington, Massachusetts", dated April 3, 2022 and last revised April 23, 2022
E-MAIL from J. Castellano dated April 27, 2022

V. Gingrich reminded the Board it accepted a triparty agreement for \$240,123.00 so the covenant could be released. Once the developer gets a septic design, he can apply to get a lot release.

Upon motion duly made and seconded it was unanimously

VOTED: To release lot 9 (Assessor's Map 10 Lot 5H for 17 Darby Lane). Surety in the amount of two hundred forty thousand, one hundred twenty-three dollars and zero cents (\$240,123.00) had previously been presented in the form of a Tri-Party Agreement. The executed Form J, Release of Lots in Exchange for Provision of Surety, is enclosed and must be recorded at the Registry of Deeds.

Discussion

Recap of Town Meeting

V. Gingrich told the Board the Design Standards did pass but the North Wilmington rezoning did not. She said the Parking Lot Landscaping did not pass. She said residents made a case that it was anti-business. She said the Pet Care Correction passed. V. Gingrich said we tried.

Election of Officer – Clerk

Upon motion duly made and seconded, it was unanimously

VOTED: To elect Sean Hennigan as Clerk

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

VOTED: To adjourn the meeting at 10:26 p.m.

NEXT PLANNING BOARD MEETING: June 7, 2022

Respectfully submitted,



Cheryl Licciardi
Recording Clerk