



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes May 7, 2019

The Planning Board met on Tuesday, May 7, 2019 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino, Chair; Randi Holland; Terence Boland; and Sean Hennigan. Valerie Gingrich, Director of Planning & Sierra Pelletier, Assistant Planner were also present

Minutes

The Planning Board reviewed the March 5, 2019 and March 19, 2019 minutes.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the March 5, 2019 and March 19, 2019 minutes as drafted.

Form A

There were no ANR plans to review

Matters of Appointment

**Continued Public Hearing - Site Plan Review #19-01 for 773 Salem Street,
Map R1 Parcel 23 - Kristen LeDuc, SmartLink LLC for AT&T, Applicant**

A request to withdraw Site Plan Review #19-01 for 773 Salem Street was received.

MATERIALS CONSIDERED:

PLANS "AT&T, LTE 3C/4C/5C, Wilmington, MA Salem Street", dated August 30, 2018 and last revised November 18, 2018

ENGINEERING MEMO dated March 4, 2019

LETTERS from Planning Department dated January 18, 2019

LETTER from Ryan Burgdorfer dated March 25, 2019

E-MAIL from Ryan Burgdorfer dated May 6, 2019

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #19-01 for 773 Salem Street.

Upon motion duly made and seconded, it was unanimously

VOTED: To accept the request to withdraw Site Plan Review #19-01 for 773 Salem Street without prejudice.

**Public Hearing for Site Plan Review #19-02 and Stormwater Management Permit #19-01
100 - 110 Fordham Road – Map 91 Parcel 121, Adam Binnie for Fordham Park, LLC,
Applicant**

PRESENT IN INTEREST: Adam Binnie, Carlisle Capitol
Paul D. Chisholm, Keach-Nordstrom Associates, Inc.
William Frisella, North Point Construction

MATERIALS CONSIDERED:

PLANS “Non-Residential Site Plan, 100-110 Fordham Road, Wilmington, Massachusetts,”
Sheets 1 through 13, dated February 15, 2019
STORMWATER MANAGEMENT REPORT dated February 15, 2019
ELEVATIONS dated March 5, 2019
ENGINEERING MEMO dated April 2, 2019
LETTER from Paul Chisholm dated April 1, 2019

P. Chisholm told the Board they coordinated with the Town Engineer and addressed all the concerns he had. He said they reviewed the draft decision and finds it acceptable. V. Gingrich said the Town Engineer wanted one special condition added and that is regarding stormwater, special condition no. 9, which reads as follows: The Site Plan shall be revised to include a note that the existing 18-inch outfall that collects overflow from the proposed infiltration system shall be inspected and cleaned as part of the proposed project. Any necessary repairs will need prior approval. She said all other concerns have been addressed.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #19-02 and Stormwater
Management Permit #19-01 for 100-110 Fordham Road - Map 91 Parcel 121.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions Site Plan Review #19-02 for 100-110 Fordham Road as shown on plan entitled “Non-Residential Site Plan, 100-110 Fordham Road, Wilmington, Massachusetts,” Sheets 1 through 13, dated February 15, 2019 and last revised April 9, 2019, prepared by Paul D. Chisholm, PE, Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110. 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 April 2, 2019 and closing on May 7, 2019, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by 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 development for property addressed at 100-110 Fordham Road to raise the roof of the existing warehouse building, install ten (10) new truck loading docks with enhanced truck circulation, construct stormwater management improvements, and add site lighting and landscaping as shown on plan entitled “Non-Residential Site Plan, 100-110 Fordham Road, Wilmington, Massachusetts,” Sheets 1 through 13, dated February 15, 2019 and last revised April 9, 2019, prepared by Paul

D. Chisholm, PE, Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110, submitted on March 11, 2019, (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>
1. March 11, 2019	Trip Generation Memorandum, prepared by Paul Chisholm, PE, Keach-Nordstrom Associates, Inc., dated March 5, 2019.
2. March 11, 2019	Stormwater Management Report, prepared by Paul Chisholm, PE, Keach-Nordstrom Associates, Inc., dated February 15, 2019 and last revised April 9, 2019.
3. March 11, 2019	"Pre Development Drainage Areas Plan," Sheets 1 and 2, prepared by Keach-Nordstrom Associates, Inc., dated February 15, 2019.
4. March 11, 2019	Elevations and Renderings: Front Entry, Entrance View, Loading Docks View, Overview of Site, Exterior Views, prepared by NorthPoint Construction Management, dated March 5, 2019.
5. April 18, 2019	Trip Generation Memorandum, prepared by Paul Chisholm, PE, Keach-Nordstrom Associates, Inc., dated April 1, 2019.
6. April 18, 2019	Response to Comments, prepared by Paul Chisholm, PE, Keach-Nordstrom Associates, Inc., dated April 15, 2019.

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.

5. The Project requires a Special Permit from the Board of Appeals for the Groundwater Protection District (Zoning Bylaw, Section 6.6.7.7).

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 will not start before 7:00 a.m. and will be completed by 7:00 p.m. No work is allowed on Sundays and holidays. Construction equipment will not be started before 7:00 a.m.

PRIOR TO ENDORSEMENT OF THE PLAN:

8. The Site Plan shall be revised to include a statement of the percentage of impervious area within the Groundwater Protection District.
9. The Site Plan shall be revised to include a note that the existing 18-inch outfall that collects overflow from the proposed infiltration system shall be inspected and cleaned as part of the proposed project. Any necessary repairs will need prior approval.
10. Following review by the Wilmington Board of Appeals, the Applicant must revise the Site Plan to show all changes (if any) required by the Board of Appeals.
11. The Special Permit required for the proposed impervious area must be granted, recorded, and added to the Site Plan.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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

PRIOR TO START OF CONSTRUCTION:

13. 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.

14. If applicable, a Stormwater Pollution Prevention Plan shall be submitted prior to the pre-construction meeting.
15. 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:

16. As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.
17. 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.
18. 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 tenant 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:

19. The Applicant shall maintain or replace landscaping and fencing as shown on the approved Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping and fencing in presentable and healthy condition.
20. The Applicant 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.
21. The Applicant 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 Applicant 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.
22. 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 and located within the site shall be the Applicant's responsibility.
23. Snow in excess of the areas provided for snow storage on the Site Plan is to 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.
24. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Owner's responsibility.
25. Final As-Built Plans in form(s) and format(s) acceptable to the Town Engineer shall be submitted to the Engineer and Director of Planning & Conservation.

Upon motion duly made and seconded, it was unanimously

VOTED: To issue Stormwater Management Permit #19-01 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**

May 8, 2019

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

Case No.: Stormwater Management Permit #19-01

Applicant: Adam 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 plan entitled, "Non-Residential Site Plan, 100-110 Fordham Road, Wilmington, Massachusetts," Sheets 1 through 13, dated February 15, 2019 and last revised April 9, 2019, prepared by Paul D. Chisholm, P.E., Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110. Said property is located at 100-110 Fordham Road, Wilmington, MA 01887; material submitted on March 11, 2019, subject to the 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>
1.	March 11, 2019	Stormwater Management Report, prepared by Paul Chisholm, PE, Keach-Nordstrom Associates, Inc., dated February 15, 2019 and last revised April 9, 2019.
2.	March 11, 2019	"Pre Development Drainage Areas Plan," Sheets 1 and 2, prepared by Keach-Nordstrom Associates, Inc., dated February 15, 2019.
3.	April 18, 2019	Response to Comments, prepared by Paul Chisholm, PE, Keach-Nordstrom Associates, Inc., dated April 15, 2019.

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 the pre-construction meeting.
2. Erosion controls 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. The existing 18-inch outfall that collects overflow from the proposed infiltration system shall be inspected and cleaned. Any necessary repairs need prior approval.
5. Snow shall not be pushed into stormwater management areas and drainage structures shall remain clear of snow.
6. The Operation and Maintenance Plan shall be recorded prior to issuance of a Certificate of Occupancy.

Continued Public Hearing - Site Plan Review #18-15, Stormwater Management Permit #18-13 and Multi-Family Special Permit #18-01 for 635 Main Street – Map 40 Parcel 1 Massachusetts Equity Investors, LLC, Applicant

PRESENT IN INTEREST: Jon Tilton, Williams & Sparages
Jeffrey Dirk, Vanasse & Associates
Luke Fabbri, Geological Field Services
Jaqueline Welch

MATERIALS CONSIDERED:

PLANS "635 Main Street, Wilmington, MA" dated October 18, 2018 and last revised December 21, 2019
ELEVATIONS "Wilmington Town Houses, 635 Main Street, Wilmington, MA" dated September 17, 2018
GEOLOGICAL FIELD SERVICES INC. Letters dated January 21, 2016 and July 18, 2018
TRANSPORTATION IMPACT ASSESSMENT dated February 2019
PHASE I INITIAL SITE INVESTIGATION dated January 21, 2016
STORMWATER REPORT dated October 23, 2018 and last revised December 17, 2018
COMPARATIVE DRAINAGE ANALYSIS dated October 16, 2018
ENGINEERING MEMOS dated November 13, 2018, April 2, 2019, and May 7, 2019
REVIEW LETTERS dated November 1, 2018 and May 1, 2019
LETTERS from Jon Tilton dated November 27, 2018, January 2, 2019, January 25, 2019, and February 25, 2019

J. Tilton explained the site and location of the plan. He said there are two existing structures on the site. J. Tilton showed the wetland system on the plan and said they have an ORAD from the Conservation Commission. He said the access is off Main Street. He changed the emergency access to all vehicle access with right turn only. J. Tilton said they are still working on the drainage study. He also said they added another dumpster. J. Tilton said they removed one snow storage area in the rear near the parking lot. He showed the Board a revised lighting plan. J. Tilton said he received Planning and Engineering comments and understands he still has a lot of work to do. He showed renderings of the building and said there is a flatter entrance into the building. J. Tilton said with the flatter surface on the outside, there will be more stairs on the inside to reach the first level. He said with the retaining walls in the front, the surface water will be eliminated. S. Hennigan asked if what was shown was the townhouses and J. Tilton said no and showed the townhouse. J. Tilton said there was a concern about the parking and the garage. T. Boland asked if they dropped the building or raised the parking lot. J. Tilton said when you step in the foyer area you need to go up 4'. T. Boland asked if the garage floor of the building is still under 8.5'. J. Tilton said there is a high water table in the back so they can't push it down so they raised the parking lot. M. Sorrentino said since it's a little different look, some comments will change. He said next month we should focus on traffic. R. Holland said there will be problems with the garage since there is a high water table on the lot.

V. Gingrich said she commented on the elevation of the townhouses facing Main Street in particular the decks facing Main Street. She said something for the Board to consider is decks often turn into places that accumulate things and asked that they provide a balcony with limited space rather than a deck. M. Sorrentino asked if the traffic pattern changed. J. Tilton said he wanted to show the Board the revised circulation first and then he will show the traffic engineer based on the Board's comments. J. Tilton said he addressed traffic concerns. V. Gingrich said the new exit is right only and asked why that was chosen. She said if you are going right

on Main Street, you will probably use the right side exit. J. Tilton said he preferred the previous emergency access only design they had but he redesigned it based on comments. M. Sorrentino asked how close the parking lot is to the Salvation Army and J. Tilton said 10'. V. Gingrich asked if they thought about making it an entrance instead of an exit. J. Tilton said they need 30'. V. Gingrich said they asked the peer reviewer to look at overall circulation and access to the site. M. Sorrentino told the applicant to have their traffic engineer to look at that as well and suggested focusing on traffic for the next meeting. T. Boland asked if these are rentals and J. Welch said yes and showed a picture of their vision. T. Boland said the plan makes the building look a lot further from the road than the renderings. R. Holland said the street trees are missing from the rendering as well. T. Boland asked if the second car of the condominium units intended to parking in the driveway and J. Tilton said yes. T. Boland said the width of the whole development is constrained with the wetland as it encroaches on the right and J. Tilton said they are trying to adhere to the policies. R. Holland asked if there are 49 units all together and J. Tilton said yes. R. Holland asked if they are all two bedroom in the Town Houses and J. Welch said in the building in the back they are mixed ratio and the townhouses are all two bedrooms. M. Sorrentino said you could make the turn if you have eight townhouses. R. Holland said they can make their access a little more closer to the wetland. V. Gingrich said there is 15' no disturb set back so moving their access closer to the wetland is not possible. R. Holland suggested they remove one townhouse and think about reducing the size of the condo building in the back.

M. Sorrentino read Town Engineer's memo into the record.

Upon motion duly made and seconded, it was

VOTED: To extend the action deadline for Site Plan Review #18-15, Stormwater Management Permit #18-13, and Multi-Family Special Permit #18-01 for 635 Main Street to June 31, 2019.

Upon motion duly made and seconded, was

VOTED: To continue the public hearing for Site Plan Review #18-15, Stormwater Management Permit #18-13, and Multi-Family Special Permit #18-01 for 635 Main Street to June 4, 2019 at 7:45 p.m. in Room 9 of the Town Hall.

Continued Public Hearing - Site Plan Review #18-16, Stormwater Management Permit #18-14 and Multi-Family Special Permit #18-02 for 203 Lowell Street – Map 48 Parcel 73 Massachusetts Equity Investors, LLC, Applicant

PRESENT IN INTEREST: Doug Lees, Land Engineering
Gary Larson Landscape Architect
Jaqueline Welch

MATERIALS CONSIDERED:

PLANS "Site Development Plan, 203 Lowell Street, Wilmington, Massachusetts" dated October 18, 2018 and Site Plan Application Narrative
STORMWATER MANAGEMENT & EROSION CONTROL PLAN dated October 18, 2018
REVIEW LETTER dated November 7, 2018 and May 1, 2019
ENGINEERING MEMO dated November 13, 2018, April 2, 2019 and May 7, 2019
E-MAIL from Jamie Magaldi dated March 22, 2019
LETTER from Doug Lees dated January 3, 2018

LETTERS from Jacqueline Welch dated November 28, 2018, January 28, 2019, February 26, 2019, March 18, 2019

D. Lees told the Board he met with town staff to review drainage concerns. He said they did ten additional test pits to confirm the stormwater and as a result, they had to reconfigure one of the stormwater systems because they ran into ledge down about 6'. He said another change he made is that they previously had an entrance to the parking garage coming in from the front and there were safety concerns so they removed that entrance to the parking garage and extended the retaining wall along the front to bring up the grade. This will allow for green area in front of the building. He said the landscape architect will discuss the landscaping later in the presentation. D. Lees there was another change to the drainage system. D. Lees said he created a small depression for the overflow for the drainage system. The drainage system is designed to recharge the runoff from the site. He said they had an overflow pipe and the Town Engineer did not feel comfortable with that. D. Lees said he received comments from town staff and addressed them with the Board. He said the first comment is with respect to traffic, which will be discussed at a future meeting. He said the second comment is in respect to the garage. D. Lees talked about the turnaround in the garage. He said there are 61 spaces in the parking garage. He said they are looking to take out two spaces for a turnaround. The Town Engineer is concerned about the turnaround for the outside spaces and they are looking at that as well. D. Lees said that he will move the crosswalk down in addressing comment #5. He said the Town Engineer asked for an extra test pit in the middle of the ones he already performed and that's not a big concern. D. Lees said the Town Engineer is looking for concrete wash out areas. He said there is an erosion control plan. He said the Town Engineer wants the infiltration systems 1 and 2 set back 10' from the proposed sewer main so he will take care of that. D. Lees said the Planning Board review letter, 1, 2, 3 are all regarding the traffic study and they will be addressed by the traffic engineer. D. Lees said the stop sign is on the plan but he needs to add a label. He said there are 3 ADA handicap spaces near the elevator and there will be 2 in the front of the building. He said there is a door on each end. R. Holland said that makes sense. He said there are stairs but he will need to add a ramp to be ADA compliant. V. Gingrich said TEC will be doing the Peer Review for traffic.

M. Sorrentino did not read Town Engineer's memo or Planning Department comments into the record because D. Lees addressed them during his presentation. R. Holland said the design does not look much like New England and said it has more of a Florida or Arizona feel.

G. Larson, landscape architect, said there are 65 deciduous and evergreen trees shown on the plan. They include red maples, honey locus, London plain tree, white spruce and were chosen for their ability to adjust to site conditions. He said these should provide an inviting setting. He said ornamental trees such as star magnolia and dogwood, forsythia and fall cyprus provide interest and color to compliment the building and site structures. G. Larson said in the spring, forsythia will provide a colorful edge to the east edge of the commercial building while providing bank stabilization. The russian cyprus will grow to extend over the retaining walls in front of the residential buildings to provide additional interest and safety. The fall cyprus will provide dark green foliage that will remain green throughout the year and is a welcoming shrub. G. Larson explained that the plant materials that were selected will sustain the adverse growing conditions and is hardy in the plant zone and require low maintenance. V. Gingrich asked if high bush cranberries are ok for the depression area. G. Larson said he looked at different plantings thinking it would be a wet area and that's why he first went for the low bush blueberries, but when the engineer explained that it will be mostly dry, he selected the high bush cranberries. V. Gingrich said there is 40% open space. V. Gingrich asked if the applicant has an estimate of when the traffic study will be submitted. J. Welch said she spoke

with the traffic engineer and they hope to have a traffic study before the end of next week or week after.

V. Gingrich said the peer reviewer will be asked to look at pedestrian movement within the site. She said if someone living in the residential building is in a wheelchair, how will they get to the retail spaces. The peer reviewer will look at internal circulation. M. Sorrentino asked if the Town Engineer is happy with stormwater and D. Lees answered pretty much. They discussed whether or not the applicant should come to the June hearing. V

Upon motion duly made and seconded, it was

VOTED: To extend the action deadline for Site Plan Review #18-16, Stormwater Management Permit #18-14, and Multi-Family Special Permit #18-02 for 203 Lowell Street to June 31, 2019.

Upon motion duly made and seconded, it was

VOTED: To continue the public hearing for Site Plan Review #18-16, Stormwater Management Permit #18-14, and Multi-Family Special Permit #18-02 for 203 Lowell Street to June 4, 2019 at 8:10 p.m. in Room 9 of the Town Hall.

Public Hearing – Conservation Subdivision Design Special Permit #19-01 for 79 Nichols Street – Map 35 Parcel 29, Attorney Jill Elmstrom Mann for Golden Realty Trust, Applicant

A request to continue the public hearing was received.

MATERIALS CONSIDERED:

PLANS "Conservation Subdivision Design, Nichols Street Condominium, Wilmington, Massachusetts" dated December 24, 2018 & Yield Plan dated November 9, 2019
STORMWATER ANALYSIS dated January 17, 2019
REVIEW LETTER dated March 28, 2019
ENGINEERING MEMO dated April 2, 2019
LETTER from Jill Elmstrom Mann dated February 27, 2019
LETTER from Erik Swanson dated February 26, 2019

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Conservation Subdivision Design #19-01 for 79 Nichols Street to June 4, 2019 at 8:15 pm.

Public Hearing – Site Plan Review #19-04 & Stormwater Management Permit #19-03 for 36 & 38 Upton Drive – Map R1 Parcels 18 & 18L – PGA Realty Co., Applicant

PRESENT IN INTEREST: Todd P. Morey, Beals Associates, Inc.
Matthew E. Costa, Beals Associates, Inc.
Peter Crock, PGA Realty

MATERIALS CONSIDERED:

PLANS "Upton Park, 36-38 Upton Drive, Wilmington, Massachusetts"; dated April 1, 2019,
OPERATION & MAINTENANCE CONTROL PLAN dated April 1, 2019

TRAFFIC IMPACT AND ACCESS STUDY dated September 14, 2018
FLOOR PLANS and ELEVATIONS dated March 27, 2019
REVIEW LETTER dated May 1, 2019
ENGINEERING MEMO dated May 1, 2019
LETTER from Matthew Costa dated April 4, 2019

T. Morey told the Board they received comments from Planning and Conservation as well as Engineering and said that he would address the comments first. He said he understands that a full peer review will be conducted for traffic. T. Morey said 36 & 38 Upton Drive are two parcels at the end of Upton Drive. He showed the location on the map in relation to I-93, Rte. 125, Andover Street and Ballardvale Street. He said the traffic study was done by GPI, Rebecca Brown, who analyzed both sides of I-93, intersection of Ballardvale, Rte. 125, Upton Drive, Andover Street and Jonspin. He said they are looking to construct 4 buildings of which 3 will be industrial and the fourth, building D, which is 21,000 sf. and it depends on what type of user will occupy the building so it is being called a flex building. Building A and B are identical in size 67,600 sf. and building C is just over 99,000 sf. They are expected to be heavy on the industrial component and light on office. He said there are two areas off Upton Drive for access, one for trucks and the other is primarily for vehicles. He said one change they will make is to take building A and move it about 20' based on comments received. That will give them more room for grading so it will not be the 1-1 slope and they will add lighting. The access drive will be redesigned to have less of a curve. T. Morey said that with the cul-de-sac at the end of Upton Drive, they will make a better driveway and better configuration. He only calculated parking related to industrial uses so the ratio is 1 per 800. He said there is roughly 10% office space in the buildings A through C and 35% in building D so they need to up some of the parking to accommodate the office spaces which is 1 per 300. He said once building A is reconfigured, they need to add 12 more parking spaces in the corner and on the plan. For building C they showed 20 additional future parking spaces but they are going to add them in because they need them now. M. Sorrentino asked if they will really need the parking and T. Morey said no. P. Crocker said it really depends on the tenant. T. Morey said if the tenants need loading docks, they often can eliminate parking spots but if the tenant needs more office space, they can eliminate loading docks to increase parking. R. Holland said if this is not built on spec, the applicant will come back to the Board and make changes. V. Gingrich said that can be made a condition of approval. M. Sorrentino asked P. Crocker to explain what he owns on Upton and P. Crocker went through his tenants and their uses. He has companies that need office space, R&D and warehouse space so he has a variety of tenants. T. Morey said the buildings are not going to be built on spec. He said it is hard to know which building will be built first but more than likely it will be building C. He showed the area that would be built for stormwater surface treatment if building C was built first. The earth work will be done for the whole site. He explained what would be necessary to support whatever building was built first. He said there are similar scenarios with drainage. He said with respect to the water, there are two locations on Upton Drive as well as a hydrant stub from the residential area so they would have three connections to the municipal system and the water will loop around the overall site. He made sure these buildings can be served by fire pumps. T. Morey said they will be preparing an ANR plan to consolidate the lots. T. Morey said they received an ORAD for Conservation a little over a year ago. He said there is an intermittent stream that they have designed a wetland crossing through. V. Gingrich said she talked to the applicant about the private drive between the two cul-de-sacs maybe becoming something public depending on its condition. T. Morey said they can get a big trailer around but it goes very slow. He checked coming up on Jonspin and that works out fine. He talked about the traffic study and said the road network is capable of handling the project. He said the divider island on Upton Drive should be pulled back a bit. He said there was talk about signal timing.

He worked with water and sewer. He received comments back from Klienfelder and Arcadis. He received the comments from Engineering regarding drainage. He does not think he will be ready to respond to all Engineering comments for next month and he would like to meet to go over the comments. V. Gingrich told the applicant to set the meeting up with the Planning Office and they will coordinate with the Town Engineer. T. Morey said he would like to not skip next month even if it's just to give an update. V. Gingrich said they will send out a scope to 3 different traffic engineers for quotes and select someone and get the money from the applicant. T. Morey said the plan set is thick, and he usually submits 11x17 plans. V. Gingrich said we will discuss that. M. Sorrentino asked P. Crocker what the buildings will be made of. P. Crocker will provide a rendering at the next meeting. He said they will be 30' for buildings A and B and building C will be 24'. P. Crocker said the construction is tilt-up construction. He said they originally started with block up 10' and insulated panel above that. M. Sorrentino asked if there are rooftop units and T. Morey said yes. T. Boland asked how deep the roof structure is and if there parapet around the edges. P. Crocker said there will be interior roof drains with a pitch within a few feet of the outside wall. T. Boland asked who owns the land on the upper left of the plan. T. Morey said Town of Wilmington. T. Morey asked if they should bring the architect to the June meeting. M. Sorrentino said no.

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

VOTED: To continue the public hearing for Site Plan Review #19-04, Stormwater Management Permit #19-03 for 36 & 38 Upton Drive to June 4, 2019 at 8:30 p.m. in Room 9 of the Town Hall.

Board of Appeals

At its meeting on Tuesday, May 7, 2019 the Planning Board voted to recommend as follows:

Case 8-19: 38 Nassau Avenue – Map 31 Parcel 52

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. The proposed dormers do not appear to be more detrimental to the neighborhood.

recommend the Board of Appeals

Case 9-19: 22 Grand Street – Map 62 Parcel 13

Upon motion duly made and seconded, it was unanimously

VOTED: The existing structure is located 10.4' from Grant Street and 5.1' from Patterson Street at the closest points. However, because the existing house is skewed, the corner of Patterson and Grant Streets has more visibility than the proposed structure that would be 10.5' from Grant and 5.2' from Patterson. Additionally, the proposed structure is significantly higher than the existing structure, creating a large impediment to sightlines and imposing on the corner. To provide better sightlines and better comply with street corner setbacks (Section 5.3.1, 25' triangle), the proposed house should be moved farther back from Grant Street; 20' is recommended to provide visibility that will not be more detrimental to the

neighborhood. As an additional note, average front setbacks should not be used where there is only one adjacent dwelling for the calculation.

Case 10-19: 6 Pineridge Road – Map 88 Parcel 89-46

Upon motion duly made and seconded, it was unanimously

VOTED: The information is not clear whether the proposed project is an addition or a tear-down-rebuild and what the dimensions and setbacks of the proposed structure will be. With a lot size of 20,000 square feet in the R-10 district, a new house that conforms to required setbacks is appropriate. The proposed house is significantly higher than the existing dwelling, and increasing the height within the nonconforming setbacks would be out of character for the neighborhood and unnecessarily crowd abutting properties.

Old Business

Case 6-19: 100-110 Fordham Road – Map 91 Parcel 121

Upon motion duly made and seconded, it was unanimously

VOTED: The proposal has received Site Plan Review and Stormwater Management Permit approval from the Planning Board. The decisions for each approval are attached for reference. The proposed project is located within the GWPD and exceeds 15% impervious area (Section 6.6.7.7), and an adequate system for groundwater recharge has been proposed.

New Business

**Request to waive Site Plan Review – 64 Concord Street – Map 43 Parcel 4
Marjorie Hammond, Applicant**

PRESENT IN INTEREST: Attorney Michael J. Newhouse
Katie Sapa, JUVO of Massachusetts
David Corcoran, JUVO of Massachusetts

MATERIALS CONSIDERED:

PLANS "Site Development Plans for JUVO, 50-60 Concord Street, Town of Wilmington, Middlesex County, Massachusetts", dated April 8, 2019

Attorney Newhouse told the Board that Juvo offers services for children with autism. He said they are requesting to install a 765 sq.ft. playground. M. Newhouse said there will be no changes to parking calculations or traffic flow and playground will be in the rear.

M. Newhouse said because they are in the business of offering care for autistic children, they have to meet standards set by the state. He said there are five students per staff and their hours of operation are 7 am. to 8 pm., Monday through Friday. M. Newhouse said there is a list of all tenants submitted with the application.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review for 64 Concord Street to install a 765 sq.ft. playground to the rear of the building as shown on plan entitled "Site Development Plans for JUVU, 50-60 Concord Street, Town of Wilmington, Middlesex County, Massachusetts", dated April 8, 2019

Request to release lots 18 & 19 (Phase IV – 3 & 5 Eagleview Drive) of Murray Hill Definitive Subdivision #14-01 – Map 4 Parcels 7 & 7A – C.S. Newhouse Builders, Inc., Applicant

MATERIALS CONSIDERED:

LETTER from C.S. Newhouse Builders, Inc. dated May 2, 2019

A request to release lots 18 & 19 for Phase IV, 3 & 5 Eagleview Drive of Murray Hill Definitive Subdivision #14-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lots 18 & 19 for Phase IV, 3 & 5 Eagleview Drive of Murray Hill Definitive Subdivision #14-01.

Discussion – Subdivision Regulations

R. Holland said there was a change to the inclusionary zoning. V. Gingrich said it passed but changes a little. She said S. Sullivan amended it to provide a minimum open space (20%).

V. Gingrich said they have subdivision rules and regulations to review and Town Counsel will review and have comments for the June meeting. She discussed the changes briefly. She said the application process was changed to be in accordance with state law.

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

VOTED: To adjourn the meeting at 9:56 p.m.

NEXT PLANNING BOARD MEETING: June 4, 2019

Respectfully submitted,



Cheryl Licciardi
Recording Clerk

