



TOWN OF WILMINGTON  
121 GLEN ROAD  
WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION  
DEPARTMENT

(978) 658-8238  
(978) 658-3311

**Planning Board Minutes  
May 9, 2017**

The Planning Board met on Tuesday, May 9, 2017 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino Chair; Terence Boland; Sean Hennigan and David Shedd. Valerie Gingrich, Director of Planning & Conservation and Carolyn Cronin, Assistant Planner were also present. Randi Holland was absent

**Minutes**

The Planning Board reviewed March 7, 2017, March 21, 2017 and April 4, 2017 minutes.

Upon motion duly made and seconded it was

VOTED: To approve March 7, 2017, March 21, 2017 and April 4, 2017 minutes as written.

**Form A**

There were no Form A's to review.

**Matters of Appointment**

**Continued Public Hearing - Site Plan Review #17-01, Parking Relief Special Permit #17-01 & Stormwater Management Permit #17-01 for 5 Waltham Street - Map 79 Parcel 31G, Eugene Sullivan for Waltham Street Investors LLC, Applicant**

PRESENT IN INTEREST: Eugene T. Sullivan, Eugene T. Sullivan, Inc.  
Will Deshler

**MATERIALS CONSIDERED:**

PLANS "Site Improvements, 5 Waltham Street, Wilmington, MA" dated February 8, 2017, last revised May 1, 2017

STORMWATER MANAGEMENT REPORT, 5 Waltham Street, Wilmington, Massachusetts dated February 8, 2017 & March 22, 2017 & May 1, 2017

LETTER from Eugene Sullivan, dated February 8, 2017, March 22, 2017

Engineering memo dated March 7, 2017 and April 3, 2017

E. Sullivan reviewed the project and revisions made to the plan. He told the Board there is a complete redesign of the stormwater system. There will be a subsurface infiltration basin similar to a septic with a stone trench and at the south east corner of the property there will be a new wet swale for drainage with a forbay that will always have water in it. E. Sullivan told the Board that the applicant would rather not stripe all the parking. The Board agreed.

V. Gingrich reviewed the draft decision.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for 5 Waltham Parking relief Special Permit, Map 79 Parcel 31G.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions the Parking Relief Special Permit #17-01 for 5 Waltham Street as shown on plan entitled: "Site Improvements, 5 Waltham Street, Wilmington, MA" dated February 8, 2017, last revised May 1, 2017 prepared by Professional Engineer, Eugene T. Sullivan. Said property is located at 5 Waltham Street, Wilmington, MA 01887 and shown on Assessor's Map 79 Parcel 31G. The decision is as follows:

This is to certify, following a public hearing of the Wilmington Planning Board (Board) opening on March 7, 2017 and closing on May 9, 2017, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Waltham Street Investors, LLC, under the provisions of Section 6.4.3.2 (Parking Relief) of the Zoning By-Laws of the Town of Wilmington to consider Parking Relief Special Permit #17-01 as shown on plan entitled: "Site Improvements, 5 Waltham St., Wilmington, MA" prepared by Eugene T. Sullivan, PE, dated February 8, 2017 and last revised on May 1, 2017, and do hereby vote to GRANT the Parking Relief as shown on the submitted plan, 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.	February 10, 2017	"Stormwater Management Report, 5 Waltham St., Wilmington, Massachusetts" prepared by Eugene T. Sullivan, PE, of Eugene T. Sullivan, Inc., 230 Lowell St., Suite 2A, Wilmington, MA 01887 dated February 8, 2017.
2.	March 22, 2017	"Stormwater Management Report, 5 Waltham St., Wilmington, Massachusetts" prepared by Eugene T. Sullivan, PE, of Eugene T. Sullivan, Inc., 230 Lowell St., Suite 2A, Wilmington, MA 01887 dated March 22, 2017.
3.	May 1, 2017	"Stormwater Management Report, 5 Waltham St., Wilmington, Massachusetts" prepared by Eugene T. Sullivan, PE, of Eugene

T. Sullivan, Inc., 230 Lowell St., Suite 2A, Wilmington, MA  
01887 dated May 1, 2017.

### **FINDINGS:**

1. The proposed project includes expanding the existing parking lot and loading areas and adding a total of 9,525 square feet of new impervious area. In 1988, the property was granted a Special Permit for Parking Relief for warehouse use to provide only 98 of the 229 required parking spaces. 136 parking spaces are required for the use, 98 are required per the Special Permit, and the Applicant will provide 78 parking spaces under this Special Permit approval.
2. The Planning Board determined that in accordance with Section 6.4.3.2. The reduction in parking spaces can be granted without substantial detriment to the neighborhood.
3. The Applicant satisfactorily addressed the comments made or submitted by the Planning Board.

### **CONDITIONS:**

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

1. This Special Permit granted for Parking Relief for 5 Waltham Street shall be valid for this proposed use only. Any change in use in the building shall meet the parking requirements or apply for a Special Permit.
2. If construction has not commenced within two (2) years of a special permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed with the Town Clerk, and/or the two-year period shall run from the date of the final decision on the appeal.
3. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review.
4. All provisions of the Wilmington Zoning Bylaw pertaining to parking (Section 6.4) shall be met unless an exception is specifically provided in this decision.
5. Immediately following the completion of construction, the Applicant has agreed to resurface the length and width of the travelled way of Waltham Street. The Applicant shall coordinate resurfacing with the Department of Public Works. The Applicant shall give property owners along Waltham Street reasonable notice (one week) prior to the commencement of work.

**Public Hearing - Site Plan Review #17-03, Parking Relief Special Permit #17-02 &  
Stormwater Management Permit #17-04 for 64 Industrial Way - Map 56 Parcel 125A, Mark  
Marram, Applicant**

PRESENT IN INTEREST: Dale Gienapp, Gienapp Design  
Greg Conyngham, Gienapp Design  
Katherine Cruz, Hancock Associates

### **MATERIALS CONSIDERED:**

PLANS "Capital Carpet & Flooring, 64 Industrial Way, Wilmington, MA" dated March 6, 2017  
PARKING MODIFICATIONS dated March 28, 2017 from Hancock Associates  
Engineering memo dated May 3, 2017

D. Geinnap described the project to the Board. He said the applicant is modifying the office space and the building will be owner occupied. He showed landscaping and infiltration chambers.

M. Sorrentino read comments into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Parking Relief Special Permit #17-02 for 64 Industrial Way.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions the Parking Relief Special Permit #17-02 for 64 Industrial Way as shown on plan entitled: "Capital Carpet & Flooring, 64 Industrial Way, Wilmington, MA" prepared by Hancock Associates, dated March 29, 2017. Said property is located at 64 Industrial Way, Wilmington, MA 01887 and shown on Assessor's Map 56 Parcel 125A. The decision is as follows:

This is to certify, following a public hearing of the Wilmington Planning Board (Board) opening on May 9, 2017 and closing on May 9, 2017, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Beccdan Properties, LLC, under the provisions of Section 6.4.3.2 (Parking Relief) of the Zoning By-Laws of the Town of Wilmington to consider Parking Relief Special Permit #17-02 as shown on plan entitled: "Capital Carpet & Flooring, 64 Industrial Way, Wilmington, MA" prepared by Hancock Associates, dated March 29, 2017, and do hereby vote to GRANT the Parking Relief as shown on the submitted plan, 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 30, 2017	"Site Plan & Stormwater Management Review Submission, Capital Carpet Renovation Project, 64 Industrial Way, Wilmington, MA 01887" prepared by Katherine A. Cruz, PE, of Hancock Associates, 34 Chelmsford St., Chelmsford, MA 01824 dated March 29, 2017.

#### **FINDINGS:**

1. The proposed project includes renovation of an existing warehouse and office space and modifications to the existing parking lot. 85 parking spaces are required for the use. 60 parking spaces are provided.
2. The Planning Board determined that in accordance with Section 6.4.3.2. The reduction in parking spaces can be granted without substantial detriment to the neighborhood.
3. The Applicant satisfactorily addressed the comments made or submitted by the Planning Board.

## CONDITIONS:

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

6. This Special Permit granted for Parking Relief for 64 Industrial Way shall be valid for this proposed tenant and use only. Any change in tenant or use in the building shall meet the parking requirements or apply for a Special Permit.
7. If construction has not commenced within two (2) years of a special permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed with the Town Clerk, and/or the two-year period shall run from the date of the final decision on the appeal.
8. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review.
9. All provisions of the Wilmington Zoning Bylaw pertaining to parking (Section 6.4) shall be met unless an exception is specifically provided in this decision.

### **Public Hearing - Site Plan Review #17-04, Parking Relief Special Permit #17-03 & Stormwater Management Permit #17-05 for 15 Industrial Way - Map 46 Parcel 101, Paul Richardson, Applicant**

PRESENT IN INTEREST: Ryan Biachetto, Allen & Major  
Steve Lee, Allen & Major  
Bob Carl  
Paul Richardson

#### MATERIALS CONSIDERED:

PLANS "Site Development Plans for Renovated Distribution Center, 15 Industrial Way, Wilmington, MA" dated April 4, 2017

DRAINAGE REPORT - RENOVATED DISTRIBUTION CENTER, 15 Industrial Way, Wilmington, Massachusetts, dated April 4, 2017

BOSTONIAN PROPERTIES SAND/OIL SEPARATOR, 15 Industrial Way, Wilmington, MA dated May 18, 2017.

PARKING MODIFICATIONS dated March 28, 2017 from Hancock Associates  
Engineering memo dated May 1, 2017

R. Bianchetto told the Board the applicant is withdrawing the special permit and will re-submit it. He said this is a warehouse use at the intersection of Industrial Way and Woburn Street. R. Bianchetto told the Board the existing tenant left and P. Richardson intends to add a ramp on each side for the new tenant to access the building. The proposed user constructs things for GE. They are a rigging company. He said the truck doors and access doors are being enlarged. They will stripe parking for 77 spaces. R. Bianchetto said there is a dedicated 22' isle and the main entry to the building is on the north side. He said there has been pavement removed along the front. R. Bianchetto said open space was increased and pervious landscaping was added. He said fencing will be replaced and there will be three openings for trucks and one for cars and three will be gated. R. Bianchetto said stormwater will infiltrate along the swale along Woburn Street. He said there will also be improvements added to the outside of the building. R. Bianchetto told the Board they met onsite with the Assistant Planner and Planning Director last week and there is a list of items to address. He said the applicant

will comply with all suggestions. R. Bianchetto said changes will be made in time for the Planning Board's June meeting.

D. Shedd asked if the property line is on the plan and R. Bianchetto pointed it out. D. Shedd asked if some of the work is in the public way and R. Bianchetto said yes. D. Shedd asked if granite curbing is added on Industrial Way and R. Bianchetto could not answer. D. Shedd said the drainage goes into a pond so R. Bianchetto explained how the water makes its way to the swale on Presidential Way. D. Shedd asked if the applicant will be filing with the Conservation Commission and R. Bianchetto told the Board the applicant received a negative Determination of Applicability. T. Boland asked about the operational standpoint of the gate. M. Sorrentino asked the operation hours of the facility and B. Carl said 6:30 a.m. to 3:30 p.m. but they are always on call. P. Richardson said that he will put electronic gates so there will not be added congestion.

M. Sorrentino read comments into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to June 6, 2017 at 7:30 p.m.

Upon motion duly made and seconded, it was unanimously

VOTED: To accept the request to withdraw Parking Relief Special Permit #17-03.

**Continued Public Hearing – Over 55 Housing Special Permit #17-01 & Stormwater Management Permit #17-02 for 401 Andover Street - Map R3 Parcels 8 & 10, Luke Roy for Stephen Wright, Applicant**

A request to continue the public hearing was received.

**MATERIALS CONSIDERED:**

PLANS "Site Plan, Over 55 Housing, Spruce Farm" dated March 6, 2017  
STORMWATER MANAGEMENT REPORT, "Stormwater Analysis" dated March 2017  
TRAFFIC IMPACT ASSESSMENT dated April 20, 2017  
Engineering memo dated March 31, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to June 6, 2017 at 7:45.

**Continued Public Hearing – Site Plan Review #17-02 and Stormwater Management Permit #17-03 for 33 Industrial Way - Map 46 Parcel 109, Jeffrey A. Brem for Anuj Mohan, Applicant**

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

**MATERIALS CONSIDERED:**

PLANS "Proposed Site Plan Building Addition, Chemgenes, 33 Industrial Way, Wilmington, MA" dated March 2, 2017, Pre-Development Map "Chemgenes" dated March 2, 2017  
STORMWATER MANAGEMENT REPORT dated March 2, 2017  
LETTER from Jeffrey Brem, dated March 7, 2017

Engineering memo dated April 2, 2017 & May 3, 2017

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline to June 30, 2017.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to June 6, 2017 at 8:15 p.m.

**Public Hearing – Sign Special Permit #17-02 for 301 Ballardvale Street - Map R3 Parcel 26A, Mark Langlais, Applicant**

PRESENT IN INTEREST: Mark Langlais

MATERIALS CONSIDERED:  
Sketch and Pictures

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Sign Special Permit #17-02 for 301 Ballardvale Street.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the Sign Special Permit #17-02 for one awning sign to include 8" inch tall letters and an 18" square logo, filed with the Planning Board on April 13, 2017. Said property is located at 301 Ballardvale Street and shown on Assessor's Map R3 Parcel 26A.

The public hearing was opened on May 9, 2017 and closed on May 9, 2017. By a motion duly made and seconded, the Board voted to approve the Special Permit, as presented, under the provisions of Section 6.3.2 of the Zoning By-Laws of the Town of Wilmington. Approval is subject to the following Findings and Conditions:

**MATERIALS:**

The following materials in addition to the Sign Specifications were submitted into the public record:

	<u>Date submitted</u>	<u>Description</u>
1.	None	None

**FINDINGS:**

1. The signage to be erected is on a parcel on Map R3 Parcel 26A on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the signage on the awning should be permitted in the public interest.
3. The sign proposal as set forth in the Special Permit and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section

6.3 of the Wilmington Zoning By-Laws and the Board's Special Permit Rules and Regulations.

4. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.

**CONDITIONS:**

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

**General:**

10. This Special Permit granted for Locus at 301 Ballardvale Street shall be valid for this tenant and this proposed sign only. Any change in tenant or change in signage shall be reviewed by the Planning Board.
11. Prior to issuance of a Building Permit, a rendering shall be submitted illustrating the dimensions of the sign area on the canopy face, drawn to scale.
12. 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.
13. If the signs have not been erected within two (2) years of a special permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed in of the office of the Town Clerk, and/or the two-year period shall run from the date of the final decision on the appeal.
14. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review or other Special Permits.
15. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all tenants. The permit expires upon transfer of the property.
7. Bylaw Exceptions: (Section 6.3.6.1.) "Granted" one awning sign on the canopy face with 8" inch tall letters and an 18" square logo.
8. All provisions of the Wilmington Zoning Bylaw pertaining to signage (Section 6.3) will be met unless an exception is specifically provided in this decision.

**Public Hearing – Sign Special Permit #17-01 for 335 Main Street - Map 42 Parcel 24  
Ted Jarvis, Applicant**

PRESENT IN INTEREST: Ted Jarvis

**MATERIALS CONSIDERED:**

DRAWING for CoCo Nails by Lyndra Kepuskas

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Sign Special Permit #17-01 for 335 Main Street.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the Sign Special Permit #17-01 for one 18" by 100" wall sign on the Main Street wall of the building measuring 12.5 square feet, filed with the Planning Board



on April 13, 2017. Said property is located at 335 Main Street and shown on Assessor's Map 42 Parcel 24.

The public hearing was opened on May 9, 2017 and closed on May 9, 2017. By a motion duly made and seconded, the Board voted to approve the Special Permit, as presented, under the provisions of Section 6.3.2 of the Zoning By-Laws of the Town of Wilmington. Approval is subject to the following Findings and Conditions:

**MATERIALS:**

The following materials in addition to the Sign Specifications were submitted into the public record:

	<u>Date submitted</u>	<u>Description</u>
1.	None	None

**FINDINGS:**

1. The signage to be erected is on a parcel on Map 42 Parcel 24 on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the additional wall sign should be permitted in the public interest.
3. The sign proposal as set forth in the Special Permit and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.3 of the Wilmington Zoning By-Laws and the Board's Special Permit Rules and Regulations.
4. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.

**CONDITIONS:**

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

**General:**

16. This Special Permit granted for Coco Nails at 335 Main Street shall be valid for this tenant and this proposed sign only. Any change in tenant or change in signage shall be reviewed by the Planning Board.
17. 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.
18. If the signs have not been erected within two (2) years of a special permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed in of the office of the Town Clerk, and/or the two-year period shall run from the date of the final decision on the appeal.
19. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review or other Special Permits.
20. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all tenants. The permit expires upon transfer of the property.

9. Bylaw Exceptions: (Section 6.3.6.1.) "Granted" one (1) 18" x 100" (12.5 sf) additional wall sign on the Main Street side of the building.
10. All provisions of the Wilmington Zoning Bylaw pertaining to signage (Section 6.3) will be met unless an exception is specifically provided in this decision.

**Public Hearing Site Plan Review #17-05 and Stormwater Management Permit #17-06 for 40-50 Fordham Road - Map 91 Parcels 131 & 131A – Richard O'Connell for Ronald A. Dardeno, Applicant**

PRESENT IN INTEREST: Rich O'Connell, RJO'Connell  
Gary Stanieich  
Ronald Dardeno

**MATERIALS CONSIDERED:**

PLANS "Site Plan for Tenant Improvements, 40-50 Fordham Rd., Wilmington, MA" dated March 21, 2017 and last revised May 2, 2017  
STORMWATER MANAGEMENT REPORT dated March 22, 2017 revised on April 12, 2017  
TRAFFIC IMPACT ASSESSMENT dated March 23, 2017  
TRAFFIC MONITORING dated May 2, 2017  
Engineering memo dated May 3, 2017

R. O'Connell told the Board the reason the applicant is before the Board is because it is a change in use to the site. He reviewed the site with the Board. R. O'Connell showed the town line for North Reading/Wilmington and showed the flood plain line. He said the property is not in the flood zone. R. O'Connell said UPS will be taking over building 1 and fixing the truck dock as well as adding two doors.

M. Sorrentino asked about traffic impact. R. O'Connell said they will monitor the situation and if need be, they will go to MassDOT to make timing improvements. V. Gingrich said because the light is in North Reading, we have been in touch with them and they are concerned about pedestrians crossing Concord Street.

M. Sorrentino read comments into the record.

R. O'Connell insisted revised plans were submitted following the Community Development Technical Review meeting but the Planning Department had no revised plans.

V. Gingrich asked R. O'Connell to explain the reserved parking spaces. R. O'Connell explained the parking and said the parking analysis included any and all parking that may be used for other uses in the future. D. Shedd asked how traffic monitoring will work. R. O'Connell said it will be done in six months and in a year and counts at the intersection will be taken and submitted to Town.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for both Site Plan Review and Stormwater Management Permit .

## **Board of Appeals**

At its meeting on Tuesday, May 9, 2017 the Planning Board voted to recommend as follows:

### Case 15-17: 178 Main St.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

### Case 16-17: 7 Green Meadow Dr.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

### Case 17-17: 5 Green Meadow Dr.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

### Case 18-17: 9 Green Meadow Dr.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

## **Old Business**

### **Request to waive Site Plan Review for One Jewel Drive – Map 24 Parcel 205 Harvest Glory Church, Applicant**

A request to continue to the next Planning Board meeting was received.

## **Discussion of 79 Nichols Street**

G. Saab reminded the Board he was before them last month and there were questions on the location. He said the Board wanted to see how the walking paths would be connected. G. Saab showed the Board the old horse path and said it would be a nice field trip for the schools. He said there are two curb-cuts on the property and there will be minimal impact. D. Shedd asked G. Saab about the property condition. G. Saab told the Board you can see the path where the horses used to walk along the Middlesex Canal and it is a way of keeping the Town's history. He said the yield plan was originally for house 5 lots but that has been reduced to 3. D. Shedd asked who owns what is shaded in blue on the plan and G. Saab said it belongs to the Town. G. Saab said the applicant would construct a footbridge where the prism is. M. Sorrentino pointed out that many use Nichols Street is a cut-through.

Resident, B. Bigwood, 300 Chestnut Street told the Board she works to preserve the Middlesex Canal. She told the Board they educate children as young as third grade, about 9 years old and suggested that everyone visit the Middlesex Canal museum. B. Bigwood said the property is wet so she suggested the homes be constructed without basements. She suggested the walk along the canal have a natural pathway and she believes Wilmington should cherish this area. She said she loves the idea of connecting the pathways. B. Bigwood provided a bit of history to the Board saying each town had a landing and if you were to sell, you would go to one spot. She said that Wilmington was known for its hops. B. Bigwood also suggested the developers add historical plaques.

## **New Business**

### **Request to establish surety for PHASE II for Murray Hill Definitive Subdivision #14-01 Map 4 Parcels 4K, 6 & 7, Craig S. Newhouse, C.S. Newhouse Builders, Inc.**

A request to establish surety for PHASE II for Murray Hill Definitive Subdivision #14-01 Map 4 Parcels 4K, 6 & 7 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To establish surety for Phase II in the amount of one hundred sixty-nine thousand, two hundred forty-five dollars and zero cents (\$169,245.00) for the completion of PHASE II of Murray Hill from Plan STA 12+00 to Plan STA 23+50 (Murray Hill Circle)

### **Request to accept surety for PHASE II for Murray Hill Definitive Subdivision #14-01 Map 4 Parcels 4K, 6 & 7, Craig S. Newhouse, C.S. Newhouse Builders, Inc.**

A request to accept surety for PHASE II for Murray Hill Definitive Subdivision #14-01 Map 4 Parcels 4K, 6 & 7 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To accept surety for Phase II in the amount of one hundred sixty-nine thousand, two hundred forty-five dollars and zero cents (\$169,245.00) for the completion of PHASE II of Murray Hill from Plan STA 12+00 to Plan STA 23+50 (Murray Hill Circle)

### **Request to release lots for PHASE II for Murray Hill Def. Sub. #14-01 Map 4 Parcels 4K, 6 & 7, Craig S. Newhouse, C.S. Newhouse Builders, Inc.**

A request to release lots for PHASE II for Murray Hill Definitive Subdivision #14-01 Map 4 Parcels 4K, 6 & 7 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lots 8, 9, 10, 11, 12, 13 & 25 for Phase II.

**Request to waive Site Plan Review for 301 Ballardvale Street – Map R3 Parcel 26A  
Mark Langlais, Applicant**

A request to waive Site Plan Review for 301 Ballardvale Street was received.

M. Lanaglais told the Board they would like to install awnings. He said the company makes warehouse robots. V. Gingrich said there is no lettering on the awnings.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review and filing fees for the replacement of an existing 19' x 8.5' customer entrance canopy and the installation of a new 13' x 8' employee entrance canopy for LOCUS Robotics at 301 Ballardvale Street.

**Request to waive Site Plan Review for 40-50 Fordham Road – Map 91 Parcels 131 & 131A - Invaleon Technologies Corporation, Applicant**

PRESENT IN INTEREST: Sven Amirian, Invaleon Technologies Corporation

**MATERIALS CONSIDERED:**

PLANS "Wilmington Kearsarge Solar, 40 & 50 Fordham Road, Wilmington, MA"

dated April 7, 2017

RENDERINGS AND EQUIPMENT PHOTOS

STRUCTURAL ANALYSIS dated April 10, 2017

S. Amirian told the Board Invaleon is a solar PCP. He said they are a full-service solar company for residential and commercial and employ 25 people located in Haverhill. S. Amirian told the Board he is requesting to waive Site Plan Review and the owners of 40-50 Fordham would like solar panels installed. He told the Board he is working in a tight time-frame but understands that is not the Board's problem. S. Amirian said there are no changes proposed to the ground plane and the panels will not be seen from the road. He told the Board the roof is strong enough to withhold the panels. S. Hennigan asked if the entire roof will have panels and S. Amirian said for the most part. M. Sorrentino asked S. Amirian to explain the process and S. Amirian said the panels are installed and then Reading Light Department inspects all the interconnections. It all takes three to four months. M. Sorrentino asked if there will be outside structures and S. Amirian said no.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review and filing fees for 40-50 Fordham Road for a 1.58 MW rooftop array located at 40 Fordham Road and 616 kW array located at 50 Fordham Road. Both arrays will be constructed of low profile racking systems and set back 6' from all edges of the building resulting in no changes or visual impact to the ground plane.

**Request to establish surety for Garden of Eden Definitive Subdivision #16-01  
Northeastern Development, Applicant**

A request to establish surety for Garden of Eden Definitive Subdivision #16-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To establish surety for for Garden of Eden Definitive Subdivision #16-01 in the amount of four hundred eight thousand, three hundred fifty-five dollars and zero cents (\$408,355.00) for the completion of Garden of Eden from Plan STA 10+25.2 to Plan STA 27+05.05 (Green Meadow Drive)

**Request to accept surety for Garden of Eden Definitive Subdivision #16-01  
Northeastern Development, Applicant**

A request to establish surety for Garden of Eden Definitive Subdivision #16-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To accept surety for Garden of Eden Definitive Subdivision #16-01 in the amount of four hundred eight thousand, three hundred fifty-five dollars and zero cents (\$408,355.00) for the completion of Garden of Eden from Plan STA 10+25.2 to Plan STA 27+05.05 (Green Meadow Drive)

**Request to release lots for Garden of Eden Definitive Subdivision #16-01  
Northeastern Development, Applicant**

A request to release lots for Garden of Eden Definitive Subdivision #16-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To authorize the Planning Director to release Lots 1 thru 10 once the binder is installed and she receives confirmation from the Town Engineer.

**Request to release lot 22 for North Wilmington Estates Definitive Subdivision #09-02  
Map R2 Parcels 1 & 1A, North Wilmington Estates, LLC, Applicant**

A request to release lot 22 for North Wilmington Estates Definitive Subdivision #09-02 Map R2 Parcels 1 & 1A, was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lot 22 for North Wilmington Estates Definitive Subdivision #09-02.

**Planning Director's Comments**

**Discuss Sign Bylaw**

V. Gingrich asked the Board how they feel about electronic signs. She said currently the Town does not allow them and surrounding towns do not allow them either. She told the Board she was working on cleaning up the bylaw and asked the Board how they feel electronic signs

should be handled. The Board discussed that electronic signs can cause safety hazards and can be unattractive.

**Discuss use of tree fund and tree for Sean Collier**

V. Gingrich explained the different options J. Magaldi recommended for the Collier tree. M. Sorrentino reminded V. Gingrich that the Board wants a nice dedication plaque and the large 6" tree with a warranty from the nursery.

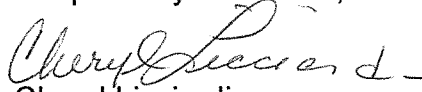
The Board authorized the Planning Director to take action with a budget of no more than \$10,000.

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

VOTED: To adjourn the meeting at 10:20 p.m.

NEXT MEETING is June 6, 2017

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cheryl Licciardi", followed by a horizontal line.

Cheryl Licciardi  
Recording Clerk