



## TOWN of WILMINGTON

### DEPARTMENT OF PLANNING & CONSERVATION

121 GLEN ROAD, WILMINGTON, MA 01887 [www.wilmingtonma.gov](http://www.wilmingtonma.gov) (978) 658-8238

#### Planning Board Minutes

June 1, 2021

The Planning Board met on Tuesday June 1, 2021 at 7:30 p.m. via remote participation. The following members were present: Michael Sorrentino, Chair; Randi Holland, Angela Marcolina, Sean Hennigan and Terence Boland. Valerie Gingrich, Director of Planning & Conservation, and Sierra Pelletier, Assistant Planner were also present. Sean Hennigan was absent.

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

<https://us02web.zoom.us/j/87233175454?pwd=TU0rOFduSU9NSlZQQjFiZUpleVNGdz09>

Members of the public who would like to listen to this meeting while in progress may also do so via telephone by dialing 1-646-558-8656 and enter meeting ID 872 3317 5454 then press # and press # again at the next voice prompt. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by following the steps previously noted then press \*9 on their telephone keypad or using the "raise hand" function on Zoom. This will notify the meeting host that the caller wishes to speak. In the event that despite our best efforts, we are not able to provide for real-time access, we will post a record of this meeting on the Town's website as soon as we are able.

#### Minutes

March 2, 2021 and March 16, 2021

Upon motion duly made and seconded, it was unanimously

VOTED: To table the March 2, 2021, March 16, 2021 minutes.

#### Form A

90 Eames Street – Map 63 Parcel 1 – "Plan of Land, 135 Wildwood Street, Wilmington, Massachusetts, (Middlesex County)" Attorney Robert G. Peterson, Sr., Applicant

PRESENT IN INTEREST: Robert G. Peterson, Esq.

#### MATERIALS CONSIDERED:

PLAN "Land in Wilmington, Massachusetts, Boston and Maine Corporation to Martignetti Development, LLC", dated January 27, 2021

V. Gingrich told the Board both Engineering and Planning reviewed the plan and had them make a couple changes prior to the Board seeing it. She said the plan is creating a lot out of

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the railroad right-of-way from Eames Street to where it joins to the main line. She said the spur becomes lot 4 which is 2.36 acers and the owner of 90 Eames Street will be purchasing it combining it with lot 2. T. Boland asked if it becomes one lot and V. Gingrich said yes.

Attorney R. Peterson said the spur itself doesn't exist as a separate parcel because it's part of the main railroad. M. Sorrentino asked if the tracks and easement stays and Attorney R. Peterson said yes. He said the tracks will be refurbished. He said PanAm will retain and easement over parcel 4 to continue to move freight from the main line onto the spur and back onto the main line. M. Sorrentino asked if lot 4 gets the benefit of the area but not the benefit of the use and V. Gingrich said basically. She said the area will be combined with 90 Eames Street. Attorney R. Peterson said the new owner of lot 4 is buying it with freight rights.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-06 for 90 Eames Street – Map 38 Parcel 38A and 2400, "Land in Wilmington, Massachusetts, Boston and Maine Corporation to Martignetti Development, LLC", dated January 27, 2021

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21--06 for 90 Eames Street – Map 38 Parcel 38A and 2400, "Land in Wilmington, Massachusetts, Boston and Maine Corporation to Martignetti Development, LLC", dated January 27, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, "Land in Wilmington, Massachusetts, Boston and Maine Corporation to Martignetti Development, LLC", dated January 27, 2021

### **Matters of Appointment**

**Continued Public Hearing – Site Plan Review #21-01 and Stormwater Management Permit #21-01 for 687 Main Street - Map 39 Parcel 11A - Attorney John McKenna for U-Haul Real Estate Co., Applicant**

PRESENT IN INTEREST: John McKenna, Esq.

MATERIALS CONSIDERED:

LETTER from Attorney John McKenna dated May 27, 2021

M. Sorrentino read the request from Attorney McKenna to extend the action deadline and continue the public hearing.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action to July 30, 2021 for Site Plan Review #21-01 and Stormwater Management Permit #21-01 for 687 Main Street.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-01 and Stormwater Management Permit #21-01 for 687 Main Street to July 13, 2021 at 7:30 p.m.

**Public Hearing – Sign Special Permit #21-01 for 269 Main Street - Map 43 Parcel 4C,  
Michael Coffman for Wilmington Main Realty LP, Applicant**

PRESENT IN INTEREST: Ben Hartley, Wilmington Main Realty LP

**MATERIALS CONSIDERED:**

PLAN “Proposed Parking Lot Modification” dated January 21, 2021

PHOTOS of Starbucks Directional Signs

B. Harley told the Board they were in a couple months ago for the reconfiguration of the Starbucks drive-thru and were requested to look at the directional signage that exists because it does not conform. He said they are proposing to use two 3.23 sq.ft. drive-thru signs an exit sign that is 2.60 sq.ft., and one People’s Bank sign that is 2.25 sq. ft. sign measuring 5’8” high. B. Hartley asked that they be allowed to use those signs with the new configuration. M. Sorrentino asked if there were comments from the Town Engineer and V. Gingrich said there were none. T. Boland asked if they were the same size and just being moved and B. Hartley said the People’s drive-thru sign has the arrow pointing the wrong way so it may need to be corrected. V. Gingrich reviewed the draft decision.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Sign Special Permit #21-01 for 269 Main Street.

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions Sign Special Permit #21-01 for one (1) 2.60 sq.ft. freestanding directional sign measuring 3’10” high, two (2) 3.23 sq.ft. signs measuring 3’10” high, and one (1) 2.25 sq. ft. sign measuring 5’8” high. The application was filed with the Planning Board on March 11, 2021. Said property is located at 269 Main Street and shown on Assessor’s Map 43 Parcel 4C.

The public hearing was opened and closed on June 1, 2021. 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 Bylaws of the Town of Wilmington. Approval is subject to the following Findings and Conditions.

**MATERIALS:**

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

<u>Date submitted</u>	<u>Description</u>
March 11, 2021	“Proposed Parking Lot Modification, 269 Main Street, Wilmington, MA 01887”, prepared by Philip R. Henry, P.E., Civil Design Group, LLC, 21 High Street, Suite 207, North Andover, MA 01845, dated January 21, 2021.
March 11, 2021	“Starbucks Directional Signs” (photos and renderings), undated.
April 27, 2021	Permission to open the Public Hearing beyond 65 days, signed by Ben Hartley, received April 27, 2021.

### **FINDINGS:**

1. The signage to be erected is on Map 43 Parcel 4C on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the one (1) 2.60 sq.ft. freestanding directional sign measuring 3'10" high, two (2) 3.23 sq.ft. signs measuring 3'10" high, and one (1) 2.25 sq. ft. sign measuring 5'8" high, should be permitted in the public interest. The signage will provide drivers with appropriate directions for using the existing drive thru lanes.
3. The application materials comply with the requirements of Section 6.3 of the Wilmington Zoning Bylaws 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:

1. This Special Permit shall be valid for these proposed signs only. Any change in signage shall be reviewed by the Planning Board.
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 the sign has 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.
4. 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.
5. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees, and all tenants.
6. Bylaw Exception: (Section 6.3.6.2.c) "Granted" one (1) 2.60 sq.ft. freestanding directional sign measuring 3'10" high, two (2) 3.23 sq.ft. signs measuring 3'10" high, and one (1) 2.25 sq. ft. sign measuring 5'8" high, which exceed the maximum allowed size and height above ground for directional signs.
7. 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.

**Continued Public Hearing – Site Plan Review #21-05, Stormwater Management Permit #21-05 and Parking Relief Special Permit #21-01 for 225 Andover Street - Map R1 Parcel 108 American Maplewood Properties LLC, Applicant**

### **MATERIALS CONSIDERED:**

E-MAIL from Attorney Robert G. Peterson dated June 27, 2021

M. Sorrentino let the Board know the applicant requested to extend the action deadline and continue the public hearing.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Site Plan Review #21-05 and Stormwater Management Permit #21-05 to July 30, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-05, Stormwater Management Permit #21-05 and Parking Relief Special Permit #21-01 for 225 Andover Street to July 13, 2021 at 7:40 p.m.

**Public Hearing – Site Plan Review #21-07 for 377 Ballardvale Street Map R3 Parcel 50B Crown Castle for Sprint Spectrum L.P dba T Mobile, Applicant**

PRESENT IN INTEREST: Timothy Greene

**MATERIALS CONSIDERED:**

PLAN "T-Mobile Site Number: 4BSS078A, BU #: 875010, 377 Ballardvale, 377 Ballardvale Street, Wilmington, MA 01887, Existing 150'-0" Monopole", dated February 24, 2021 and last revised April 21, 2021,

STRUCTURAL ANALYSIS REPORT dated February 5, 2021

PRESENT IN INTEREST: Timothy Greene

T. Greene said Sprint has had a facility on this site for 26 years. Sprint Spectrum will be replacing 6 antennas and adding 9 antennas at 150'. They will be doing additional work at the base of the tower. There is no ground work being done. T. Greene said for the equipment that is being removed, a structural analysis was submitted. There were no questions from the Board. M. Sorrentino asked if there were any questions regarding the draft conditions and T. Greene said there is no ground work so he will not be putting up erosion control. V. Gingrich said there is no ground work so there is no need for erosion controls.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Site Plan Review #21-07 for 377 Ballardvale Street as shown on plan entitled, "T-Mobile Site Number: 4BSS078A, BU #: 875010, 377 Ballardvale, 377 Ballardvale Street, Wilmington, MA 01887, Existing 150'-0" Monopole", dated February 24, 2021 and last revised April 21, 2021,

Upon motion duly made and seconded it was unanimously

VOTED: To approve with conditions Site Plan Review #21-07 for 377 Ballardvale Street as shown on plan entitled, "T-Mobile Site Number: 4BSS078A, BU #: 875010, 377 Ballardvale, 377 Ballardvale Street, Wilmington, MA 01887, Existing 150'-0" Monopole", dated February 24, 2021 and last revised April 21, 2021, prepared by Floyd D. White, PE, TeleCAD Wireless Site Design, 1961 Northpoint Boulevard, Suite 130, Hixson, TN 37343. Said property is located at 377 Ballardvale Street, Wilmington, MA 01887 and shown on Assessor's Map R3 Parcel 50B.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening and closing on June 1, 2021, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Timothy Greene on behalf of Sprint Spectrum, L.P. dba T-Mobile c/o Crown Castle USA, under the provisions of Section 6.5 of the

Zoning Bylaws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan for the removal of six (6) existing antennas and nine (9) existing remote radio heads, installation of nine (9) new antennas and six (6) new remote radio heads, and replacement of hybrid cables on the existing wireless communications facility tower; and removal of two (2) existing cabinets and installation of two (2) new cabinets and other associated ground equipment inside the existing fenced area, as shown on plan entitled, "T-Mobile Site Number: 4BSS078A, BU #: 875010, 377 Ballardvale, 377 Ballardvale Street, Wilmington, MA 01887, Existing 150'-0" Monopole", dated February 24, 2021 and last revised April 21, 2021, prepared by Floyd D. White, PE, TeleCAD Wireless Site Design, 1961 Northpoint Boulevard, Suite 130, Hixson, TN 37343, submitted on May 5, 2021, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

#### **MATERIALS:**

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

<u>Date submitted</u>	<u>Description</u>
May 5, 2021	Owner Authorization Letter, signed by James McManus, dated February 19, 2021.
May 19, 2021	Structural Analysis Report, by Tower Engineering Professionals and stamped by Ronnie E. Glover, P.E., S.E., dated February 5, 2021.

#### **FINDINGS:**

1. The Project site is shown on Map R3 Parcel 50B on the Site Plan.
2. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards, and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
3. The development of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards, and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
4. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.

#### **CONDITIONS:**

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

#### **GENERAL:**

1. The Project shall be constructed and operated in accordance with the Site Plan.
2. The Project shall obtain approval pursuant to, and be constructed and operated in accordance with, all applicable local, state and federal bylaws, statutes, ordinances, rules and regulations.

3. If no substantial construction has commenced within two (2) years of a Site Plan approval, the approval shall lapse and a new application, fees and public hearing will be required, provided that if there is an appeal to the Board of Appeals and/or to the courts, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this conditional approval shall apply to and be binding upon the Applicant, its employees and all successors and assigns in interest or contract.
5. The Project shall conform to all existing Massachusetts Laws, Regulations and Applicable Codes regarding fire protection and building safety standards.
6. Any revisions shall be submitted to the Director of Planning & Conservation for review. If these are deemed substantial, the Applicant must submit revised plans to the Planning Board for approval.
7. During construction, work shall not start before 7:00 a.m. and shall be completed by 7:00 p.m. No work is allowed on Sundays and holidays. Construction equipment shall not be started before 7:00 a.m.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

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

**PRIOR TO START OF CONSTRUCTION:**

9. 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.
10. 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.

**POST CONSTRUCTION:**

11. All site work shall be substantially completed in accordance with the approved site plans.
12. The Owner shall maintain or replace landscaping and fencing as shown on the approved Site Plan for the duration of the use. The Owner shall use best practices to maintain the required landscaping and fencing in presentable and healthy condition.
13. The Owner shall maintain the Project site in a clean and tidy condition clear of debris and trash.

**Public Hearing – Site Plan Review #21-08 - 625 Main Street - Map 40 Parcel 2A  
Matthew Luther, Applicant**

PRESENT IN INTEREST: Paul Feldman, Esq.  
Matthew Luther  
Richard Mede

**MATERIALS CONSIDERED:**

PLAN "Map 40 Lot 2A, Existing Conditions, Site Plan of Land, 625 Main Street, Wilmington, Mass. (Middlesex County) dated May 4, 2021  
PLANNING REVIEW LETTER dated May 24, 2021  
ENGINEERING COMMENTS dated May 24, 2021  
ENGINEERING and FIRE DEPARTMENT MEMO dated May 25, 2021

Attorney P. Feldman told the Board that M. Luther is looking to buy the Salvation Army building to put his counter top business. He said the Zoning Board of Appeals has granted a special permit for the use. He said there are no changes to the existing conditions and no changes being proposed to the building. He said there are no physical changes to the outside of the building. He talked about CDTR meeting and said they tried to accommodate the comments. R. Mede had V. Gingrich share the plan. She said she received it today so the Planning and Engineering Departments have not taken a good look at it. She said it looked like it was addressing a lot of the comments. R. Mede said he broke down the proposed site plan on sheets 2 and 3 because there was so much detail. He said they are taking the existing parking lot and reconfiguring the spots to be conforming 9'x18'. He eliminated 3 parallel parking spots along the front of the building along the Main Street side. They increased the travel aisle to 26' and added a conforming Handicap spot to the front. The flow of traffic for customers will be in the front of the building and the back will be for loading supplies into the building and employee parking. R. Mede said on sheet 3 he added the details for adding a stone interface along the pavement between the building and cell tower which will intercept the water from the back. He said he also showed the turning radius for a Wilmington ladder truck showing it could come into the site on the north entrance and turn around the building and exit through the north entrance. He said MassDOT is planning on closing the south entrance. He said he is showing fenced in dumpster area and a larger dumpster next to it near the cell tower. R. Mede said the water usage is self-contained and recycled. M. Sorrentino asked about floor drains. R. Mede said it may be on page two and the door opening will be blocked with bollards every five feet so vehicles cannot enter the building. He said the materials will be transported by forklift so floor drains are not required. Attorney P. Feldman said if in the future, the owner wants vehicles to access the building, he understands he will need to add floor drains with oil/water separator. He would prepare plan to do that work and remove the bollards. He said the company has 3 to 4 employees that work fabricating with two vans and two employees for the installations, they leave in the morning and don't come back until they are done. In the future there will be a showroom setup. Attorney P. Feldman said it's not a high traffic business and said water loss is minimal. He said the applicant will be buying a state of the art cutting machine that recycles all the water in a self-contained unit. He said in the course of a week he will use 100 gallons. Attorney P. Feldman said it's not hooked into the stormwater system or sewer. He talked about the original permit issued in 1969 and it was completely conforming to the zoning requirements of the 1955 bylaw. He said they have a closing June 30, 2021. He was hoping to have the Board issue a decision. He said there are no site changes other than what they were asked to do. M. Sorrentino asked if there is outside storage and Attorney P. Feldman said there will be no outside storage. M. Sorrentino asked if customers will be able to come in and look at products and Attorney P. Feldman said that's the applicant's intent for the future. He said people select a slab at large distributors and then it gets shipped to a fabricator. M. Sorrentino asked what they got a Board of Appeals Special Permit for and V. Gingrich said they went for the use itself. M. Sorrentino said they appear to have taken care of the comments and it is just a matter of formulating conditions of approval. M. Sorrentino asked if V. Gingrich is ok with calculations for the Ground Water Protection District. V. Gingrich said they provided the existing and the proposed. M. Sorrentino asked if the antenna tower is part of the property and Attorney P. Feldman said it is. T. Boland asked about dust collection. Attorney P. Feldman said it is a wet cutting system so there is not a lot of dust. He said the dust is in the water. He said there is recycling of the water. T. Boland asked if there is a dust collection need or is the water taking care of all that. Attorney P. Feldman said it doesn't produce dust because it's a wet cutting system. T. Boland asked about the noise of the operations. Attorney P. Feldman said everything is inside the building. He said if you are outside the building with the garage door open and the machine is going you could hear it. M. Luther said when the machine is running it's a negligible noise inside the



shop. He said the machine only runs 3 to 4 hours a day. He said it does not make as much noise as a car driving by. T. Boland said he only asked because there is a residential use being permitted next to the property. Attorney P. Feldman said there is a DEP noise regulation. He said this neighbor will be a good neighbor. R. Holland asked V. Gingrich if there was a way to accommodate the applicant's request to issue a decision since there was no draft prepared. V. Gingrich said for Site Plan Review, there is no appeal period. She suggested the Board close the hearing and approve the project at the next meeting. V. Gingrich said there is no appeal period for SPR. She said the Board could close the public hearing and vote on a decision at the next meeting. Attorney P. Feldman asked the Board to close the public hearing and vote to approve with conditions the decision. M. Sorrentino said as much as the Planning Board understands the situation, they can close the public hearing but need the Planning Director and Engineering Department to review and prepare the decision. There were no member in the audience to speak on this project.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Site Plan Review #21-08 and issue a decision at its July 13, 2012 meeting.

**Public Hearing - Site Plan Review #21-09 and Stormwater Management Permit #21-07 for 201 Lowell Street (Parcel A) – Map 48 Parcel 73A – Michael Kieran for Textron Systems Corp, Applicant**

**Public Hearing - Site Plan Review #21-10 and Stormwater Management Permit #21-08 for 201 Lowell Street (Parcel B) – Map 48 Parcel 73A – Andrew Gallino for ND Acquisitions LLC, Applicant**

PRESENT IN INTEREST: Dave Fenstermacher, VHB  
Andrew Gallino  
Vinod Kalikiri, VHB Traffic Engineer  
Evan Miller, VHB Landscape Architect

**MATERIALS CONSIDERED:**

PLAN "Textron Building Remodel and Proposed Warehouse", dated May 6, 2021  
STORMWATER MANAGEMENT REPORT dated May 2021  
NARRATIVE dated May 4, 2021  
TRAFFIC EVALUATION dated May 5, 2021  
PLANNING REVIEW LETTER dated May 25, 2021  
ENGINEERING & FIRE DEPARTMENT MEMO dated June 1, 2021

D. Fenstermacher told the Board he would be discussing the Textron site and they submitted a NOI May 12<sup>th</sup>. He said they received a few comment letters and had a follow-up call with DPW. He said the project team appreciates the feedback received. There are two applications. He showed the GIS maps and described the parcel with frontage along both Lowell and Main Street bisected by Maple Meadow Brook. D. Fenstermacher said the site is 61 acres with a 724,000 sq.ft. building which is located in the general industrial area. They are looking to develop 34 acres. He said this is in the groundwater protection district so they are subject to the GWPD permit. He said there are 5 curb-cuts. There are 3 along Lowell Street and a shared access on Lowell Street and 1 on Main Street. He said you can access the site from Woburn Street through the Howland property. Parcel A is the Textron site and parcel B will be the new warehouse. The Textron site has 6 buildings and 5 will be demolished. Building 9 will remain to be operated by Textron. The remaining building 9 is 209,600 sq.ft.

and the proposed warehouse is 305,000 sq.ft. Textron is designed to meet parking, open space and setbacks. He said the required parking is 445 spaces and they are providing 455. He said they are closing an existing curb-cut on Lowell Street and utilizing one further down. He said the truck access will be off Main Street. He said guests and employees can also use the Main Street access. D. Fenstermacher said he will include truck and fire truck turn figures in the next submittal. He said they are showing sufficient parking for the users with additional paved areas that can be used for trailer storage. He said trucks for the warehouse will use the center entrance. Employees and guests can use the existing entrance. They can also use Howland property or Main Street. He said there are available utilities on Lowell Street and Main Street to accommodate both buildings. M. Sorrentino asked if the existing sewer pump station only represents the property owners. He asked if anyone else is tied into the pump station. D. Fenstermacher said they are trying to confirm that as there is some conflicting information. He said they intend to use the new pump station on Lowell Street for the warehouse. He said they are putting in green areas and there are no changing grades. He said there are a number of LIDs on site, i.e., gravel wetlands, implementing some rain gardens.

E. Miller talked about the landscaping. He said they are trying to incorporate a lot on new islands throughout the existing parking lots and increase the tree coverage. He said they are reinforcing the edges with additional plant material.

Vinod Kalikiri talked about traffic. He said they are removing a curb-cut at the westerly end on the property. Textron will have access to all access points. He said they are making the site access disburse the traffic. He said the total building area is being reduced by 29% and the parking is being reduced by 30% and 228 spaces are designed but will not be used for parking. He said there is a significant reduction in traffic flow. He said they will be concentrating on the intersection of Lowell and Woburn Street. M. Sorrentino said there is parking to the left and parking to the right. He asked if the parking on the left is for Textron and the parking on the right for the warehouse and D. Fenstermacher said the Textron parking is on the Main Street side and the warehouse parking is in the Lowell Street side. M. Sorrentino asked how many employees does Textron have and D. Fenstermacher said Textron said they had adequate parking. M. Sorrentino said he is not concerned about the parking but more so the traffic. He asked if warehouse employees will exit at Lowell Street. D. Fenstermacher said they have access to bring them out to Lowell Street. He said they are designing all the turns for the bigger truck. He said they do not have an end user. M. Sorrentino asked what kind of trucks and how many will be stored. He said not knowing what it will look like, the Board may want more trees to block the view from Lowell Street. M. Sorrentino said the Board wants to see what the building will look like. He said the Board will also want to know about rooftop ventilation. He asked if the Textron building that is staying getting refurbished and D. Fenstermacher said the Textron building that is staying will have a new façade on the side that the buildings were demolished. T. Boland asked about the traffic on Lowell Street. He asked V. Gingrich what the plan for striping down Lowell Street is. She said the project the Town is working on does not go through their frontage. She said that is something the applicant will need to look at. T. Boland said there is a cut between the truck parking lot and the Textron parking lot. D. Fenstermacher said that is gated and more for emergency access. T. Boland said with parking there are calculations for 400 spaces and only 200 are being created. D. Fenstermacher said about 225. V. Gingrich said one comment made was that the required number of parking will need to be striped out or the other option is to apply for a special permit to reduce the number of parking spaces. T. Boland said with all the cuts on the Lowell Street, we need to look at what is the safest. D. Fenstermacher said TEC will look at that as well. V. Gingrich said 168 Lowell Street is across the street from the middle curb-cut on Lowell Street and that driveway was approved for that development. T. Boland

questioned how close the proposed warehouse was to Lowell Street compared to the existing building and D. Fenstermacher discussed the placement of the building.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-09 & #21-10 and Stormwater Management Permit #21-07 & #21-08 for 201 Lowell Street to July 13, 2021 at 7:45 p.m.

### **Board of Appeals**

At its meeting on June 1, 2021, the Planning Board (Board) voted to recommend as follows:

#### **Case 16-21: 31 Arlene Avenue – Map A-90 Parcel 10**

Upon motion duly made and seconded, it was unanimously

VOTED: The applicant should provide additional information to document a soil hardship. There doesn't appear to be a wetland setback hardship on the other side of the home as the Conservation Commission typically requires a residential structure be setback 25' from the wetlands.

#### **Case 17-21: 12 Lucaya Circle – Map 101 Parcel 660**

Upon motion duly made and seconded, it was unanimously

VOTED: If the Engineering Division gives a positive recommendation based on the proposed project having sufficient infiltration to mitigate the impervious area in the Groundwater Protection District, the Planning Board recommends approval.

### **Old Business**

There was no Old Business

### **New Business**

Request to endorse Site Plan for 203 Lowell Street, Map 48 Parcel 73  
Massachusetts Equity Investors, LLC, Applicant

#### **MATERIALS CONSIDERED:**

PLAN "Site Development Plan, 203 Lowell Street, Wilmington, Massachusetts", dated October 18, 2018 and last revised September 5, 2019

EXTERIOR RENDERING dated October 16, 2021

EXTERIOR ELEVATION dated May 24, 2021

RESIDENTIAL FLOOR PLANS PHOTOMETRIC PLAN dated Mar 6, 2021

SITE LIGHTING PLAN dated September 17, 2019

RESIDENTIAL ARCHITECTURALS -50 Units

CORNER RETAIL FLOOR PLAN

CORNER RETAIL RENDERING

V. Gingrich told the Board that the applicant submit everything required to get plans endorsed.

Upon motion duly made and seconded with one abstension (it was unanimously

VOTED: To plans endorse plans for Multi-Family Special Permit #18-02 and Site Plan Review #18-16 for 203 Lowell Street, entitled "Site Development Plan, 203 Lowell Street, Wilmington, Massachusetts", dated October 18, 2018 and last revised September 5, 2019, prepared by Douglas E. Lees, P.E., P.L.S., Land Engineering & Environmental Services, Inc., 130 Middlesex Road, Tyngsboro, MA 01879. Said property is located at 203 Lowell Street, Wilmington, MA 01887 and shown on Assessor's Map 48 Parcel 73.

Request to endorse Definitive Subdivision Plan for 203 Lowell Street - Map 48 Parcel 73  
Massachusetts Equity Investors, LLC, Applicant

MATERIALS CONSIDERED:

PLAN "Definitive Subdivision Plan, Veterans Way, Wilmington, Massachusetts," dated November 22, 2019 and last revised February 12, 2020  
STORMWATER MANAGEMENT & EROSION CONTROL PLAN dated November 2019 and last revised February 12, 2020

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plans for Definitive Subdivision #19-04 for Veterans Way, entitled: "Definitive Subdivision Plan, Veterans Way, Wilmington, Massachusetts," dated November 22, 2019 and last revised February 12, 2020.

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

VOTED: To adjourn the meeting at 9:27 p.m.

NEXT PLANNING BOARD MEETING: July 13, 2021

Respectfully submitted,

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

Cheryl Licciardi  
Recording Clerk