



## 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 2, 2020

The Planning Board met on Tuesday June 2, 2020 at 7:30 p.m. via remote participation. The following members were present: Michael Sorrentino, Chair; Randi Holland, Angela Marcolina, Sean Henningan and Terence Boland. Valerie Gingrich, Director of Planning & Conservation, and Sierra Pelletier, Assistant Planner were also present.

M. Sorrentino read the Governor's statement as follows: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, members of the public who wish to watch and listen to the meeting may do so in the following manner: WCTV (Channel 9 – Comcast Xfinity; Channel 37 Verizon Fios, and live stream [wctv.org](http://wctv.org)). 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 listen to this meeting while in progress may also do so via telephone by dialing 1-646-558-8656 and enter meeting ID 869-0215-1277 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. This will notify the meeting host that the caller wishes to speak. All callers using this feature will be placed in queue in the order they entered the prompt. In the event that despite our best efforts, we are not able to provide for real-time access, we will post a record of this meeting on the Town's website as soon as we are able.

#### Minutes

There were no minutes to review.

#### Form A

**Middlesex Avenue – Maps 52 Parcel 26, “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, Linda Walsh, Applicant**

#### MATERIALS CONSIDERED:

PLAN “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, dated December 10, 2019

V. Gingrich said the ANR is a swap of a 616 sf. non-buildable parcel. It will be conveyed from 95 Middlesex Avenue to 101 Middlesex Avenue. Neither lot is impacted with respect to complying with zoning. Engineering reviewed the plan and is fine with it.

Upon motion duly made and seconded it was

RECEIVED  
TOWN CLERK  
2020 NOV 24 PM 4:10  
TOWN OF WILMINGTON, MA

VOTED: To receive the ANR Plan and Application #20-03 for 101 Middlesex Avenue Map 52 Parcel 26, "Plan of Land in Wilmington, Massachusetts, (Middlesex County)", dated December 10, 2019, Donald Woodland, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #20-03 for 101 Middlesex Avenue – Map 52 Parcel 26, "Plan of Land in Wilmington, Massachusetts, (Middlesex County)", dated December 10, 2019, Donald Woodland, Applicant

The Board endorsed the plan.

### **Matters of Appointment**

#### **Public Hearing to Amend the Comprehensive Stormwater Management Regulations to comply with the requirements of the Environmental Protection Agency (EPA) Municipal Separate Storm Sewer System (MS4) Permit**

V. Gingrich told the Board the intent is to amend the Comprehensive Stormwater Management Regulations to comply with the Environmental Protection Agency (EPA) Municipal Separate Storm Sewer System (MS4) Permit.

P. Alunni, Town Engineer, told the Board the changes are required by the EPA's MS4 Permit. There are changes to the Regulation Section for our Stormwater Management Bylaw. He said the biggest change is in Appendix E with additional water quality performance standards. This will require applicants that have projects that trip a Stormwater Management Permit (SMP) and exceed 1 acre of disturbance to provide water quality treatment for 1" of runoff on all their impervious surfaces for a new development. The second requirement is that redevelopment projects that disturb over 1 acre of land are going to be required to provide a water quality treatment of .8" of runoff over their impervious surfaces or 80% TSS removal. He said typically applicants that are filing a SMP for new development they won't see a change. The State requires treatment for 1" of runoff on impervious surfaces but the biggest change is for redevelopment projects. They are currently asked to meet the maximum extent practicable but with this amendment, they will be required to provide water quality volume for .8" of runoff over their impervious surfaces. P. Alunni said there are minor cleanup items throughout the document which are shown with track changes. He said track changes were done throughout the document.

M. Sorrentino asked if anyone was waiting to be let in from the audience to comment. V. Gingrich said there was nobody with a hand raised.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing Amend the Comprehensive Stormwater Management Regulations to comply with the requirements of the Environmental Protection Agency (EPA) Municipal Separate Storm Sewer System (MS4) Permit

Upon motion duly made and seconded, it was unanimously

VOTED: To Amend the Comprehensive Stormwater Management Regulations to comply with the requirements of the Environmental Protection Agency (EPA) Municipal Separate Storm Sewer System (MS4) Permit

**Continued Public Hearing – Site Plan Review #20-02 & Stormwater Management Permit #20-02 for 330 Ballardvale Street – Map R3 Parcel 29 - Edward O'Connor, C.E. Cyr Construction Co., Inc., Applicant**

A request to continue the public hearing was received.

MATERIALS CONSIDERED:

EMAIL to continue public hearing from Katie Alaimo dated May 28, 2020

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #20-02 and Stormwater Management Permit #20-02 for 330 Ballardvale Street to July 7, 2020 at 7:40 p.m.

**Continued Public Hearing – Site Plan Review #20-04 & Stormwater Management Permit #20-04 for 100 Eames Street – Map 38 Parcels 4 & 4 C – 100 Eames Street LLC, Applicant**

PRESENT IN INTEREST: Attorney Robert G. Peterson  
Jamie Gerrity, Gerrity Stone  
Patrick McCarty, McCarty Engineering

MATERIALS CONSIDERED:

PLANS "Site Plan Review Documents, March 12, 2020 (Revised May 18, 2020), Gerrity Stone, 100 Eames Street, Wilmington, Massachusetts 01887" dated March 12, 2020 and last revised May 18, 2020

DRAINAGE REPORT dated March 9, 2020 and last revised May 22, 2020

RESPONSE TO COMMENTS from Patrick McCarty dated May 18, 2020

Attorney R. Peterson told the Board they submitted revised plans but not in a timely manner so there were no Engineering comments since he probably didn't have enough time to review the revised plans. He said they were in receipt of the report from Green International, who peer reviewed their traffic assessment.

P. McCarty told the Board he responded to both Planning and Engineering's review letters. He said he made appropriate adjustments to the plans. P. McCarty said that one comment was to have the wetland delineation peer reviewed. He, Scott Morrison from EcoTech and the Town's consultant, LEC met on site and walked all of the area where there is wetland in the back. They added 9 flags. P. McCarty said he updated all the water and gas on the plans. He said they also updated the proposed erosion control barrier. The layout and materials plan essentially stayed the same. He said the size of the overflow front parking area was reduced and notes were added to the right-hand side of the plan about snow storage and disposal and no use of rock salt in the buffer zone. A zoning conformance line item table was added for the existing buildings. P. McCarty said he did the parking summary for both the Allcoat side and Gerrity Stone side. He said he added an impervious area table in the Groundwater Protection district and there is a net decrease of 3300 s.f. of impervious area. He said changes were made to the drainage plan to address the Town Engineer's comments. He said a catch basin

was added to a small infiltration system to help recharge some of the water. He explained that all the rooftop runoff will be treated as well. He said per Town Engineer's suggestion, he added a small sediment pool and pocket wetland. He said there were minor changes to the utility plan. He said he had the proposed waterline coming to the building for sprinkler service and before it got to the building he was tapping off for a domestic service but he was asked to come from the main waterline for both services so he made that change. As part of the regrading he relocated the transformers. P. McCarty said they have a lot more landscaping proposed in the pocket wetland. He said there are plantings along the showroom area of the building and the landscape islands along the slopes for the entrance and exit driveway. He said their lighting consultant did not get back to them in time to revise the plan adequately. He understands that the revised plan has not been reviewed. The detail sheets have been revised to address Town comments. He said a plan was provided to show that a ladder truck can come into the site, come down the driveway, pull up to the building and come back out. It also shows that the firetruck can come down the main driveway, take a right after existing building 12 that will remain and loop through the driveway and back out onto Eames Street. P. McCarty said the floor plan was updated to show the showroom with mocked up islands and cabinets, a freestanding wall with the Gerrity logo and a fake fireplace. He said it shows general office area, private offices, and bathroom areas. There are bathrooms and showers for the shop employees. P. McCarty said the delivery trucks are 10-wheel flatbed trucks loaded with slabs that would back up into the building where bridge cranes would unload the stone and store them on metal A-frames. He said there is a fabrication area where the stone is cut and polished. He said the loading doors are van height. There is one door where the van can drive out onto an elevated platform so that they can dispose of the stone fragments or waste from the fabrication process into a dumpster. P. McCarty said there are 17 existing buildings, all occupied by Allcoat. Building 12 houses the boilers that provide heat for all the buildings so they cannot immediately demolish it. When that building is demolished in a future phase, they can connect the parking aisles and it will be a conventional parking layout. Kleinfelder issued a report saying the Town's water supply is adequate to support the proposed redevelopment. There is no Earth Removal Permit required. He said he received the peer review from Green International.

The Board had no questions. V. Gingrich said W. Wong from Green International will address the traffic concerns.

W. Wong said he reviewed the traffic assessment dated April 13, 2020 as well as site plans dated February 27, 2020 and he made a site visit to measure sight distance. He said they are generally satisfied. He said they are looking for additional clarifications as some things may affect the number of new vehicle trips that are being generated, such as how much of the building is warehouse and what percentage is office space. He said he also needs to know the size of the proposed building relative to the existing buildings being removed. W. Wong said they would also like to know the truck routes. He said the intersection of Eames and Woburn Streets can make truck movement difficult. He said it is also important to know the type of truck that will be accessing the site. He said the most critical element in his review was the expected sight distance of the proposed driveway. He said they took measurements and have some concerns regarding sight distance. He pulled data from 10 years ago and said the 85<sup>th</sup> percentile speed for Eames Street is 43-44 MPH. The stopping sight distance at the proposed driveway looking towards the bridge, the stopping sight distance is less than required. The second piece is the intersection, which is the measurement for a vehicle sitting at the proposed driveway looking out onto Eames Street and being able to have a safe time to go into the main road. He said what he measured just meets the minimum. He said the driveway entrance has a steep grade with guardrails along both sides. W. Wong said he has concerns that this could

obstruct the visibility. He requested truck movement templates so he can verify the site layout can accommodate any kind of truck. He said if a large truck has to swing out into a lane of traffic, he wants to verify that it won't be a safety concern. W. Wong said building 16 is very close to the drive aisle and asked that the applicant take a closer look. He said they would like verification of the different uses of the building. He suggested the applicant check the number of required parking spaces based on ADA guidelines. He said they are missing 1 accessible space.

T. Boland said if there is a 10-wheel flatbed with a 25' wheelbase and a forklift on the back of it, coming out of the driveway with an 8% grade gives him a bad feeling because it's tight. P. McCarty said on his side of the bridge the posted speed limit is 25 MPH. They will be addressing the design. Gerrity trucks are 10-wheel flatbeds with no forklifts off the back. They will be coming into the site loaded and back into the building to be unloaded and leaving empty. They said on the north side there are trucks the size of UPS vans.

M. Sorrentino asked what kind of trucks Allcoat has. J. Gerrity said they have 53' 18-wheelers with 5 to 6 deliveries a day. He said the truck comes in and leaves the trailer and comes back at a later day to pick up the empty trailer. M. Sorrentino asked W. Wong if that all has to be taken into account and W. Wong said absolutely. M. Sorrentino asked P. McCarty why he is unable to widen the driveway or shift it a bit. P. McCarty said the driveway is 28' wide and with the 85<sup>th</sup> speed data from the 90 Eames Street traffic study, they are off by 12'. He said if it is shifted, the truck comes downhill and has move over to avoid crashing into buildings and everything else. M. Sorrentino said the design is to accommodate the two new buildings but ultimately the site will be completely different in the future. He asked if the Phase I could be modified to address how the site will look in the future. M. Sorrentino told the applicant they may have to move the curb-cuts or fire hydrants. J. Gerrity said he is looking to make substantial changes in 10 years and may move the driveway. M. Sorrentino asked if there was anyone in the audience to make comments. There was none.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Site Plan Review #20-04, Stormwater Management Permit #20-04 for 100 Eames Street to July 2, 2020 at 7:45 p.m.

### **Board of Appeals**

At its meeting on June 2, 2020, the Planning Board (Board) voted to recommend as follows:

#### **Case 7-20 for 44 Fairmeadow Road – Map 36 Parcel 27**

Upon motion duly made and seconded, it was unanimously

VOTED: The Board recommends that setbacks be maximized, and the structure be designed to blend into the neighborhood. The Board recommends that additions to existing non-conforming structures do not increase the footprint by more than 50%.

#### **Case 8-20 for 53 North Street – Map 78 Parcel 38**

Upon motion duly made and seconded, it was unanimously

VOTED: The Board does not recommend creating a new nonconformity.

Case 9-20 for Middlesex Avenue & Jefferson Road – Map 89 Parcels 10, 13A, 13B, and p/o 8 & 9

Upon motion duly made and seconded, it was unanimously

VOTED: The Planning Board reserves comment until the plans are thoroughly reviewed and revised accordingly. The Board will revisit the recommendation at the July 7<sup>th</sup> meeting.

Case 11-20 for 407 Chestnut Street – Map 1 Parcel 11

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. The proposed rear addition and front entry meet zoning setback requirements and do not appear to be more detrimental to the neighborhood.

Case 12-20 for 5 Bailey Road – Map 19 Parcel 18

Upon motion duly made and seconded, it was unanimously

VOTED: The applicant does not appear to have shown a hardship.

Old Business

There was no Old Business

New Business

**Request to endorse plans for Site Plan Review #19-17 for 228 Andover Street  
Map R1 Parcel 18C – Richard Penna, Arrow Paper, Applicant**

MATERIALS CONSIDERED:

PLAN "Proposed Building Addition, 228 Andover Street, Wilmington, Massachusetts" dated November 5, 2019 and last revised February 24, 2020

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans for the above referenced Site Plan Review #19-17 for 228 Andover Street plan entitled, "Proposed Building Addition, 228 Andover Street, Wilmington, Massachusetts" dated November 5, 2019 and last revised February 24, 2020, prepared by Andrew M. Pojasek, P.E., Dana F. Perkins, Inc., 1057 East Street, Tewksbury, MA 01876.

**Request to extend approval for Site Plan Review #16-03 and Stormwater Management Permit #16-07 for 66-68 Industrial Way to August 6, 2020 - Michael S. Field, Esq. for Michael Cronin, Dagle Electric Construction Corp., Applicant**

PRESENT IN INTEREST: Attorney Michael Field, Field & Schultz

**MATERIALS CONSIDERED:**

LETTER from Attorney Michael Field dated May 7, 2020

Attorney M. Field told the Board that for two years he has negotiated with A. Kanovos' attorney who will not agree. He said that the abutter will not agree to condition #5 of their Site Plan Review decision "The Applicant shall provide a letter of acknowledgement from the adjacent land owner (beneficiary) to confirm that they are aware of the proposed scope of work". He said that even if the Board approves removing Condition #5 at its next hearing, he will still need to go to Land Court for permission.

V. Gingrich told the Board the request is to extend their approval by two months so that their approval is still good when the Board considers the change at its next meeting. She said they submitted a Site Plan Review Application to amend the decision.

M. Sorrentino told the applicant that the Board will entertain extending the approval for two months.

Upon motion duly made and seconded, it was unanimously

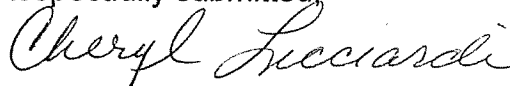
VOTED: To grant an extension to the approvals for Site Plan Review Application #16-03 and Stormwater Management Permit #16-07 to August 6, 2020 since no substantial construction has commenced.

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

VOTED: To adjourn the meeting at 9:25 p.m.

NEXT PLANNING BOARD MEETING: June 9, 2020

Respectfully submitted,



Cheryl Licciardi  
Recording Clerk

