



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes

June 7, 2022

The Planning Board met on Tuesday June 7, 2022 at 7:30 p.m. in the Town Hall Auditorium.

The following members were present: Terence Boland, Chair, Randi Holland, Sean Hennigan, and Angela Marcolina. Valerie Gingrich, Director of Planning & Conservation and Jayne Wierzbicki, Planner/Economic Development Coordinator were also present.

Minutes

There were no Planning Board minutes to review.

Form A

14 & 16R Hillside Way – “Plan of Land in Wilmington, MA”, David & Lynne Marshall, Applicant

PRESENT IN INTEREST – David & Lynne Marshall

MATERIALS CONSIDERED:

PLAN “Plan of Land in Wilmington, MA”, dated June 2, 2022

V. Gingrich said the Engineering Division reviewed the plan and it is ready to sign. Change of two lot lines that the applicant is trying to clean up the lots by making these slight adjustments and they both meet zoning. Mr. Marshall said they are just swapping land.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-04 for 14 & 16R Hillside Way, Map 2 Parcels 7E & 7D - “Plan of Land in Wilmington, MA”

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-04 for 14 & 16R Hillside Way, Map 2 Parcels 7E & 7D - “Plan of Land in Wilmington, MA”

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, “Plan of Land in Wilmington, MA”, dated June 2, 2022

RECEIVED
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TOWN OF WILMINGTON,

326 Ballardvale Street – “Lot 3, 326 Ballardvale Street, Assessors Map R3, Lot 25A, Wilmington, MA”, Shawn Smith, Applicant

PRESENT IN INTEREST – Norman I. Lipsitz, Allen & Major Associates, Inc.

MATERIALS CONSIDERED:

PLAN “Lot 3, 326 Ballardvale Street, Assessors Map R3, Lot 25A, Wilmington, MA”, dated May 11, 2022 and last revised May 25, 2022

V. Gingrich said they are splitting the lot in two and both lots meet zoning. She said they are proposing development on the vacant lot. V. Gingrich said Planning and Engineering reviewed it and it is appropriate for signature. T. Boland asked what the zone it's in and V. Gingrich said it's Highway Industrial.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-03 for 326 Ballardvale Street, Map R3 Parcel 25A - “Lot 3, 326 Ballardvale Street, Assessors Map R3, Lot 25A, Wilmington, MA”

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-03 for 326 Ballardvale Street, Map R3 Parcel 25A - “Lot 3, 326 Ballardvale Street, Assessors Map R3, Lot 25A, Wilmington, MA”

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, “Lot 3, 326 Ballardvale Street, Assessors Map R3, Lot 25A, Wilmington, MA”, dated May 11, 2022 and last revised May 25, 2022

Matters of Appointment

Site Plan Review #22-11, Stormwater Management Permit #22-09, Parking Relief Special Permit #22-02 and Groundwater Protection District Special Permit #22-02 for 225 Andover Street - Map R1 Parcel 108 – Pack Self Storage, LLC, Applicant

PRESENT IN INTEREST: Robert G. Peterson, Esq.
Chris Capazolli and his son Chris
Michael Joyce, Joyce Consulting Group

MATERIALS CONSIDERED:

PLAN “Proposed Site Development, 225 Andover Street, Wilmington, MA 01887” dated May 12, 2022

STORMWATER REPORT dated May 12, 2022

PLANNING REVIEW LETTER dated June 1, 2022

RESPONSE TO COMMENTS LETTER from Michael Joyce dated June 2, 2022

ENGINEERING MEMO dated June 7, 2022

Attorney R. Peterson told the Board it's a resubmittal of an application that was permitted February 2022. He said there has been a mezzanine added to the building, additional security

measures, and relocation of the some of the exterior doors to the building. He said there is a security fence around the perimeter of the building. There are security monitored gates. Attorney R. Peterson said they received Planning Review letter. He said one of the big concerns is opening and shutting the gates and he is hoping to meet with the Deputy Fire Chief and Town Engineer prior to the next Planning Board meeting to address concerns. At the CDTR meeting there was a request for the access codes which will be provided to Fire and Police Departments. The exterior face of the building will be changed. T. Boland said he doesn't see the gate on the plans he was provided. M. Joyce pointed out that the gate is shown on sheet C-2. T. Boland said the comments from Planning are understood and Attorney R. Peterson said Planning Department comments were addressed June 2, 2022. V. Gingrich said the revised plans were received Friday, and they are being reviewed by Planning, but Paul reviewed the revised plans and provided comments. The Board had no concerns.

Upon motion duly made and seconded it was

VOTED: To continue the public hearing for Site Plan Review #22-11, Stormwater Management Permit #22-09, Parking Relief Special Permit #22-02 and Groundwater Protection District Special Permit #22-02 for 225 Andover Street to July 5, 2022 at 7:35 p.m. in the Town Hall Auditorium.

Continued Public Hearing - Site Plan Review #21-18 for 773 Salem Street - Map R1 Parcel 23 Ellen Freyman, Esq. for Verizon, Applicant

PRESENT IN INTEREST: Ellen Freyman, Esq. for Verizon

MATERIALS CONSIDERED:

PLAN "Wilmington 4 MA, 773 Salem Street, Wilmington, MA 01887" dated July 28, 2021 and last revised May 24, 2022

LETTER from B&T Group dated May 25, 2022

TEC E-MAIL dated May 9, 2022

June 7, 2022

T. Boland said the Board was waiting for structural review. He said the Board was provided with a review from Verizon's engineer. E. Freyman said the Town's Consultant provided a letter today that they were satisfied. T. Boland said there is a letter from B&T Group which is Verizon's engineer. E. Freyman said Verizon is only a tenant. T. Boland read the letter from B&T Group. He said their report is a concern. E. Freyman said it is not a big enough concern and should not affect the installation because it's just a little rust. She said the condition of the tower does not affect Verizon's installation. E. Freyman said she received information from TEC that they didn't have an issue. T. Boland said that TEC pointed that B&T Group is recommending that maintenance issues be addressed. E. Freyman said B&T recommended repair not TEC. T. Boland said TEC reiterated that to the Board. E. Freyman said every tower needs to be maintained over time. She said she has a letter from the landlord saying he will address any issue. T. Boland said if there is an approval, there will be a condition that states the necessary repairs will be made as part of this project. He said that is fair and protects everyone because the tower is close to a major road. E. Freyman argued that TEC didn't have a problem with it and T. Boland argued that if B&T Group didn't have a problem with it, they wouldn't recommend it be repaired. E. Freyman said Verizon wouldn't put their very expensive equipment on a tower that has issues. T. Boland said there should be a condition that the issues will be addressed while this project is going on. V. Gingrich said there is normally

natural check-ins i.e., prior to building permit, prior to occupancy or prior to construction to but in this case, it would be prior to completion of the installation. They can provide an As-Built of all of it. She said the concern is "in the future" because B&T Group didn't provide a time frame. She spoke to the Town Engineer, and he would like the Tower repaired as necessary per the tower's owner's structural engineer's recommendation. E. Freyman said she will provide evidence that the tower was repaired. She said the work will be done by the tower owner, not Verizon. T. Boland said someone needs to be held accountable.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action to June 30, 2022 for Site Plan Review #21-18 for 773 Salem Street.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Site Plan Review #21-18 for 773 Salem Street.

Continued Public Hearing – 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue - Map 40 Parcel 168A – S & K Associates, LLC, Applicant

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

MATERIALS CONSIDERED:

Plan "Commonwealth Avenue in Wilmington, Massachusetts" dated November 10, 2021 and last revised May 11, 2022

RESPONSE LETTER from Doug Lees dated May 11, 2022

LETTER from Doug Lees regarding fill dated May 31, 2022

LETTER from Attorney Newhouse dated April 19, 2022

STORMWATER MANAEMENT & EROSION CONTROL PLAN dated November 10, 2021 and last revised May 11, 2022

D. Lees told the Board at the last meeting they presented an alternative which included roadside swales along the road to prevent ponding on the pavement. He said he finalized the plan, and he addressed the last of the concerns and the Town Engineer has no more concerns. V. Gingrich said she and the Town Engineer are working on wording for the decision. V. Gingrich said since the grade is less than standard there will be a condition that ensures the roadway is constructed per the plans with that ½%. T. Boland asked about the letter concerning the fill. V. Gingrich said that D. Lees sent a letter about the fill on 11 Commonwealth Avenue. D. Lees showed the fill. He said the fill will be removed as part of the project. V. Gingrich said that if it is constructed as designed, the water will runoff the way. V. Gingrich said the wording in the conditions will say "it must be constructed according to the plan". V. Gingrich said staff went out to 8 Commonwealth and said there is no drainage pattern change. Resident, M. Vezzella, 35 Fairmont Avenue, asked if there is mediation for her property if the area will substantially change. Resident, R. Vezzella, 35 Fairmont said there is a little area that ponds, and he is concerned about flooding in his yard. T. Boland asked if they are behind the pond that D. Lees designed. D. Lees said they are. He said he put berms to keep water off their property so water will infiltrate back into he ground. M. Vezzella asked how big the berm is and D. Lees said it is 2' and runs the length of the

property. T. Boland said the Town Engineer looked at this project with D. Lees and put the berm in as a safeguard. He said the water will not run off this site and onto another site. He said the intent for all this design work and the reason for the Town Engineer is to make sure when work is done the Board can count it being better. R. Holland tried explaining about natural runoff. V. Gingrich said the Town Engineer looks at how the drainage flows and that the project doesn't put water on another property. It is not meant to correct drainage problems where they already exist.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue to July 29, 2022.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue.

Continued Public Hearing – Definitive Subdivision #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street - Map 5 Parcels 2J, 3, 3A, 3C, 3D, & 3E - Craig Newhouse, Applicant

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

MATERIALS CONSIDERED:

e-mail from Kristen Costa dated June 6, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street to July 29, 2022.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive to July 5, 2022 at 7:45 p.m. in the Town Hall Auditorium.

Continued Public Hearing - Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive - Map R1 Parcel 18H, Stephen Albano, Applicant

PRESENT IN INTEREST – Matthew Costa, Beals Associates LLC

MATERIALS CONSIDERED:

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

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

RESPONSE TO COMMENTS from Devin Howe dated April 29, 2022

RESPONSE TO TRAFFIC from Devin Howe dated April 29, 2022

RESPONSE TO ENGINEERING from Devin Howe dated April 29, 2022
LETTER from Devin Howe dated April 29, 2022 to request action deadline extension and
continue public hearing
PLANNING REVIEW LETTER dated May 18, 2022
ENGINEERING MEMO dated May 19, 2022

M. Costa told the Board he would give a quick overview of the project. He said they were before the Board with the project proposed next door at 36 & 38 Upton. The existing site has office and warehouse building on 12.6 acres. He said it is zoned General Industrial and Highway Industrial and they need to file a special permit for Groundwater Protection. M. Costa said it is a single-story of 81,000 s.f. and has 340 parking spaces. There is a total of 49,000 s.f. with 4 loading docks with associated parking and access drive around back. M. Costa said they altered the position of the loading docks and added sidewalks and crosswalks. He said they changed the rear access road from 24' wide by 20' wide in response to Conservation comments to reduce the impacts on the intermittent stream. It will be an emergency access road only. He will provide updated lighting plans and dumpster screening. They lowered the grade based on Conservation Commission comments. M. Costa said they had a retaining wall but they changed it to a vegetative wall. The stormwater will flow in an underground infiltration system. They will also update existing catch basins to have 4' sumps in response to Engineering comments. He said there are some concerns of the Town Engineer that need to be addressed. V. Gingrich said the Conservation Commission reviewed the same plan last week and had no concerns with the pavement. There were no concerns from the members of the audience.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the action deadline to July 29, 2022 for Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive to June 7, 2022 at 7:55 p.m. in the Town Hall Auditorium.

Continued Public Hearing – Site Plan Review #22-07 & Stormwater Management Permit #22-04 for 278 Lowell Street – Map 72 Parcel 1B – Keith Ronan, Applicant

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

MATERIALS CONSIDERED:

PLAN "Proposed Commercial Building for Wrap Solutions, 278 Lowell Street, (Tax Map 72 Lot 1B) Wilmington, Massachusetts 01887" dated April 4, 2022 and last revised June 2, 2022
DRAINAGE CALCULATIONS AND STORMWATER MANAGEMENT PLAN dated April 4, 2022 and last revised May 5, 2022
ESTIMATED VOLUME CALCULATIONS dated May 9, 2022
TRAFFIC MEMO from Scott W. Thornton, Vanasse & Associates Inc. dated April 1, 2022
PLANNING REVIEW E-MAIL dated June 1, 2022

E-MAIL from Resident, Ron Repucci dated June 7, 2022
WRITTEN STATEMENT from Resident Andrew Thain

Attorney R. Peterson, Jr. told the Board revised plans were submitted and an application for Parking relief Special Permit was also submitted. He asked what the Board wanted to discuss first. T. Boland said the Town Engineer is still reviewing the project and asked that Attorney, R. Peterson, Jr. to discuss anything that is in response to last meeting. He said the Board is waiting for the engineering comments and the Town Engineer is waiting for the applicant's water analysis. Attorney R. Peterson, Jr. introduced E. Bradanese who told the Board they will loam and seed the existing graveled area and there will be a depression out at Lowell Street and the stormwater will remain on the site. He said they meet landscaping requirement, but they put all evergreen trees on the abutters side, and they lowered the lighting so that even if there were no landscaping, light would not affect abutters. He said another major issue was the Fire Engine turning movement and that plan was revised to comply with Fire Department requirements. E. Bradanese said all stormwater systems have been updated and still handles the 100-year storm event and the system has been modified to meet the groundwater water requirements. He said the dumpster enclosure in the back will have privacy slats added. T. Boland asked what the restrictions on emptying the dumpster were and V. Gingrich said during the CDTR meeting, the police requested the dumpster be emptied during business hours and the applicant agreed so she will make that a condition of approval. E. Bradanese said they modified two evergreens.

Resident, A. Thain, 25 Nickerson Avenue introduced himself and his wife Nikki. He said there were 28 trees removed from the back of their properties. He read his prepared statement so that he didn't leave any of his concerns out. A. Thain asked how tall the proposed evergreen trees will be and Attorney R. Peterson, Jr. said between 7' and 10'. A. Thain asked what their yearly growth and was told they would look into it and report back. A. Thain said pine trees grow 7" a year. He said they are not proposing much of a buffer zone. He recommended 15' trees be planted. He said faster growing evergreens proving lasting year-round coverage. He said the Balsam Fir has an infestation. He requested a drawing of the façade facing the residential properties to know aesthetically pleasing as well as a list of materials.

Resident, R. Repucci, 19 Nickerson Avenue next-door to the Thains. He said he agrees with what A. Thain said. He pointed out that Nickerson is a quiet dead-end street. He talked about the wildlife that comes through their properties. R. Repucci said even with the 100+feet of wooded area they still get light leaking from Lowell Street and Burger King and still get noise from Lowell Street. He said although the landscaping remediations sounds nice, putting a fence against the residential properties that's either 6' or 8' tall is low and with some trees spaced in between with all the open area will significantly diminish the aesthetics and financial value of their properties. He said he has concerns with the classification of the business. He said he was unable to attend the previous meeting. He said looking at the American industries classification system, they classify autowrap as an automotive R. Repucci said autowrap is classified as automotive body, paint, interior repair and maintenance. The lot they are building on is zoned General Business. He said they service vehicles over 6,000 lbs. He said according to bylaw, if you are going to service vehicles over 6,000 lbs., the business needs to be in Light Industrial zone. R. Repucci does not believe this business fits in this zone. T. Boland said he is not sure either, but R. Repucci interrupted saying if you go on their website they show buses and tractor trailers and armored cars. He said in order to put on the wraps the vehicles need to be dismantled. They take light fixtures and moldings off. He said he has a daughter in autobody at Shawsheen Tech and one of her classmates did an internship at

Wrap Solutions in Woburn. In Woburn they are in an Industrial Park. Attorney, R. Peterson, Jr. said this was run before the building inspector who said the business is classified as Craft Shop. R. Repucci said they wrap buses and dismantle them to put the wraps on. T. Boland said the use of the building will be looked at. He said the Board is not the zoning enforcement for the town and does its best to work with the proponents and abutters to make it as harmonious as possible. He said the Board members cannot speak to what the business does because they have not witnessed it for themselves, and they cannot speak to what the zoning authority would do. V. Gingrich said Attorney R. Peterson, Jr. said the Building Inspector deemed the use as Craft Shop and she can take the resident's comment back to the Building Inspector. Resident R. Repucci said if a realtor or attorney that looks at their property and deems their property value decrease, what should they do. V. Gingrich the zoning bylaw is set up for zones in the town for each parcel. If they are following the zoning bylaw and meeting the requirements, this Board does not have any dealings with property values. R. Repucci asked what protects the Wilmington residents. V. Gingrich said what this Board does is reviews projects that come in and makes sure they are meeting the zoning requirements that are under their purview. She said zoning requirements can be changed at Town Meeting by the residents so it's a self-governing requirement that this Board uses to review projects. R. Repucci said the applicant was looking at him the entire time he was speaking and S. Hennigan said the questions should go through Board. He said this is not a confrontational situation. He said ask the Board the questions and the Board will ask the applicant to answer. Attorney R. Peterson, Jr. said the owner K. Ronan is looking to move his business responsibly to Wilmington. He said his client will talk about what his business does so there is no mischaracterization. K. Ronan said his business is a graphics company installing vinyl graphics on vehicles. He said disassembly of 18 wheelers and RVs is nonexistent in his company. He said they do not paint. They print with their Eco solvent printers. There is no use of any ventilation because they use Epson or HP and they have standards for the safety and health of our employees. He said they wrap 1000s of vehicles a year throughout the United States. Attorney, R. Peterson, Jr. said they meet zoning and buffers, and the fencing is in accordance with the bylaws. He said they made every effort to responsibly to build out the site. It's zoned General Business and it's on a main road. The parcel shape is odd and that is why the building is where it is. He said what is being proposed by this applicant is low traffic. There is low impact of people coming and going to the site. Attorney R. Peterson, Jr. said at the last meeting there were concerns as to the aesthetics and general site layout. He believes that has been addressed. He said there could be much worse proposed for the site. Resident, J. Lewis, 13 Nickerson Avenue, said in 1994 when Burger King was constructed, the Planning Board decided that there should be an 80' buffer zone in between to protect the neighborhood. She said she was unable to get a copy of the decision because it seems to be lost but the 1994 plans show it. She said she understands that is not what zoning calls for now but that is not what zoning called for them either but for some reason the Board felt the neighborhood deserved to be protected and now that doesn't seem to be the case. She expressed serious concern about cutting down mature trees. She talked about the deer that travel through her yard as well as turkeys and coyotes. She said the animals use the corridor as a travel space. She said 80' might be too much but she believes it should be more than 20'. She is also concerned that the building is 10' taller than her house. R. Holland said they have not seen the elevations and recommend architectural be shown and show the height of the building so the residents can get an idea of how tall it is with respect to their homes. E. Bradanese said they kept the grade similar at Lowell Street and come up and meet the grade in back. He said there is 6" of fill where the first level of the building will be. He said they deliberately set the first floor at the elevation from the front of Lowell Street. T. Boland asked to discuss parking. Attorney R. Peterson, Jr. said 39 parking spaces would work. He said there are 14 employees

working in the building and 5 spaces for the customer vehicles that are being worked on. E. Bradanese explained the parking. T. Boland said the Planning Department received plans Friday which have not been addressed. He said hopefully they will address all concerns. V. Gingrich suggested R. Repucci speak with the Zoning Office and he agreed.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Site Plan Review #22-07 and Stormwater Management Permit #22-04 for 278 Lowell Street to July 29, 2022.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing Site Plan Review #22-07, Stormwater Management Permit #22-04 and Parking Relief Special Permit #22-01 for 278 Lowell Street to July 5, 2022 at 8:05 p.m. in the Town Hall Auditorium.

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

PRESENT IN INTEREST – Matt Costa, Beals Associates

MATERIALS CONSIDERED:

PLAN “Walkway Connection Plan, 46 & 53 Jonspin Road, Wilmington, MA” dated April 7, 2022 and last revised May 18, 2022

RESPONSE TO PLANNING DEPARTMENT COMMENTS dated May 18, 2022

RESPONSE TO ENGINEERING COMMENTS dated May 18, 2022

M. Costa told the Board most of the comments had to do with site lighting and make sure the markings and signage meets AASHTO design standards and ADA and AAB standard for the crosswalk. They adjusted the crosswalk so that it's not over a catch basin and added a light pole and updated the site lines for when vehicles stop, they can now see if someone is in the crosswalk. M. Costa said there is a 2' stone trench for stormwater. V. Gingrich reviewed the decision conditions.

Upon motion duly made and seconded it was unanimously

VOTED: To close and approve Site Plan Review #22-09 and Stormwater Management Permit #22-06 for 46 & 53 Jonspin Road as follows:

At its June 7, 2022 meeting, the Planning Board voted to close the public hearing and approve with conditions Site Plan Review #22-09 for 46 & 53 Jonspin Road as shown on plan entitled “Walkway Connection Plan, 46 & 53 Jonspin Road, Wilmington, MA”, dated April 7, 2022, last revised May 18, 2022, prepared by Todd P. Morey, P.E., Beals Associates, Inc., 2 Park Plaza Suite 200, Boston, MA 02116. Said property is located at 46 & 53 Jonspin Road, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcels 306C & 3055.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on May 3, 2022 and closing on June 7, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Kimberly Cinnamond, 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 construction of a sidewalk expansion and crosswalk across Jonspin Road between the properties at 46 and 53 Jonspin Road, as shown on plan entitled "Walkway Connection Plan, 46 & 53 Jonspin Road, Wilmington, MA", dated April 7, 2022, last revised May 18, 2022, prepared by Todd P. Morey, P.E., Beals Associates, Inc., 2 Park Plaza Suite 200, Boston, MA 02116, submitted on April 7, 2022, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

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

Description

Response to Engineering Division Comments Letter dated May 18, 2022

Response to Planning & Conservation Department Comments dated May 18, 2022

FINDINGS:

1. The Project site is shown on Map R1 Parcel 306C & 3055 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. Minor field adjustments may be approved by the Director of Planning & Conservation.

PRIOR TO ENDORSEMENT OF THE PLAN:

7. The locus map shall be provided on the cover sheet of the plans.
8. An index on the cover sheet of the plans shall be provided.
9. A granite curb transition detail shall be added to the plan.
10. An operation and maintenance plan shall be provided for the proposed infiltration best management practice (BMP).
11. The Engineering study provided in the response to engineering comments shall be stamped by a Professional Engineer.

PRIOR TO THE START OF CONSTRUCTION:

12. A Street Opening Permit from the Department of Public Works shall be obtained.
13. A fully executed maintenance agreement and license between the proponent and the Board of Selectmen related to the crosswalk and associated sidewalk ramps shall be provided to the Department of Planning and Conservation and the Department of Public Works (DPW). The proponent shall provide a draft agreement and license for review and comment by the DPW prior to filing a petition to the Board of Selectmen.
14. A pre-construction meeting shall be scheduled with the Department of Planning & Conservation and Town Engineer. The developer shall submit a construction schedule at the time of the pre-construction meeting.
15. At the time of the pre-construction meeting, the Applicant shall provide evidence that all required local, state, and federal permits and approvals have been obtained.
16. Erosion controls shall be installed around all areas of work as a limit of disturbance and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.
17. Notice of start of construction shall be distributed to abutting properties two (2) weeks prior to the commencement of work.

DURING CONSTRUCTION:

18. 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.
19. 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.

POST CONSTRUCTION:

- 20. The Owner agrees to maintain and remove snow from the crosswalk and associated sidewalk ramps. The Town of Wilmington shall have no responsibility for maintenance.
- 21. The Owner shall maintain the Project site in a clean and tidy condition clear of debris and trash.
- 22. The Owner shall use good housekeeping practices as outlined in the Operation and Maintenance Plan to maintain the site and keep it in good working condition. The Owner shall provide copies of completed maintenance and inspection logs for the construction period and copies of logs of the long-term pollution prevention plan to the Department of Planning & Conservation.
- 23. The Project shall be operated in accordance with the Operation and Maintenance Plan. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project shall be the Owner's responsibility.
- 24. Snow shall be removed from the site within seven days following a snow event to ensure adequate parking and circulation.
- 25. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
- 26. Final As-Built Plans shall be submitted to the Town Engineer and Director of Planning & Conservation in form(s) and format(s) acceptable to them.

Public Hearing – Site Plan Review #22-12 and Stormwater Management Permit #22-10 for 100-110 Fordham Road Map 91 Parcel 121 – Fordham Park LLC, Applicant

PRESENT IN INTEREST – Jeff Merritt, Granite Engineering
Brenton Cole, Granite Engineering

MATERIALS CONSIDERED:

PLAN "Non-Residential Site Plan, 100-110 Fordham Road, Tax Map 91 Lot 121, 100-110 Fordham Road, Wilmington, Massachusetts", dated May 12, 2022
STORMWATER MANAGEMENT REPORT date May 12, 2022
PLANNING REVIEW LETTER dated June 2, 2022

J. Merritt told the Board said they have been before the Board off and on in the past few years with upgrades to the facility. This is a 40-acre parcel located in the Highway Industrial zone with frontage on I-93 and Fordham Road. There are 4 buildings on the property. He said the Building B & D are bigger because they are warehouse use. Building A is a 2-story office and building C is 1-story used for manufacturing. The proposal is to eliminate buildings A & C. The new building will be a warehouse facility 36' in height. He showed a sheet with all the buildings. He said the parking needs to be reconfigured. There are a total of 476 parking spaces. He talked about stormwater management. J. Merritt said they are outside the 100' buffer. He said he received some comments, and they are working to address them. V. Gingrich said the Town Engineer had no comments. R. Holland said Building D is Amazon and she asked where Building A & C are and J. Merritt said that is where building E will be. There were no further comments from the Board or audience.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing Site Plan Review #22-12 and Stormwater Management Permit #22-10 for 100 – 110 Fordham Road to July 5, 2022 at 8:15 p.m. in the Town Hall Auditorium.

Public Hearing – Site Plan Review #22-10 and Stormwater Management Permit #22-08 for 910 Salem Street - Map R1 Parcel 28 – Benevento Family Ltd. Partnership, Applicant

PRESENT IN INTEREST – Robert Peterson, Esq.
Bill Schneider, Benevento Companies, Inc.
Dylan Conlan, EA Engineering, Science, and Technology, Inc.

PLAN “Benevento Companies, Inc., AC Tank Containment Stormwater Plan, Wilmington, Massachusetts” dated May 2022

STORMWATER MANAGEMENT PLAN, BENEVENTO ASPHALT CEMENT TANK, WILMINGTON, MASSACHUSETTS dated May 2022

Attorney R. Peterson told the Board this application is for a 30,000-gallon asphalt tank & storage containment within an existing concrete pad area on the site. This will be 250 sq.ft. less of impervious area. This project has received storage permit from the Board of Selectmen, and it was approved by the State’s Fire Marshalls Office. He said it does need a Special Permit from the Board of Appeals under Section 6.6.6.7. Attorney R. Peterson said they meet all requirements of that section He said impervious area will be reduced. D. Conlan showed the plan. He talked about the containment tank. He said the stormwater flows to a localized sump outside the containment area. T. Boland asked if the tank is a single wall tank and the containment built around it or is it a double. B. Schneider said it’s a single wall tank. T. Boland asked if there is already one in the same place and B. Schneider said yes. T. Boland asked if this is an extension of an existing function. B. Schneider said yes. T. Boland asked if there were any comments from the Planning Department of the Town Engineer. There were none.

K. Kasprzak, 200 Martins Landing, said he lives across the street. The plan is less than 2/10 of a mile from where he lives. He said he smells emissions from asphalt. He said a little bit of research suggests that increasing the storage tank will increase the emissions. The air pollution causes irritation of eyes, ears, and lungs. He said he is asthmatic, so he’s worried about being able to walk freely. B. Schneider said they are covered under DEP. He said it’s called BACT Technology. B. Schneider said all asphalt plants are equipped with that including the tanks. There will be no anomers coming off the tank. T. Boland said the plant needs to meet the standards of DEP. M. O’Riordon, 28 Hollywood Terrace, N. Reading, said her back yard can see the Benevento’s plant and they are curious where the containment is going in relation to their property and how it may affect their health. Attorney R. Peterson said if she can’t see the existing asphalt tank then they won’t be able to see this one either. M. O’Riordon said she can see both Benevento and Lynch. She said she has another concern about actual construction with respect to the working hours and how late they will work as well as dust and how close it is to conservation land. B. Schneider said it will be 350’ from wetlands. T. Boland asked if any work taking place for the construction will take place during normal business hours. V. Gingrich said that will be put in the decision as one of the conditions.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing for Site Plan Review #22-10 and Stormwater #22-08 for 910 Salem Street. A decision will be issued at the July 5, 2022 Planning Board meeting.

**Public Hearing – Site Plan Review #22-13 for 26 Upton Drive - Map R1 Parcel 18G
Cellco Partnership dba Verizon, Applicant**

PRESENT IN INTEREST – Timothy Greene, Cellco Partnership dba Verizon
c/o TerraSearch

:

PLAN "Verizon Site Number: 5063228, Verizon Fuze Project ID: 2571781, Verizon Location Code: 432596, Crown BU #: 875104, Wilmington 9 MA-B, 26 Upton Drive, Wilmington, MA 01887, Existing 114'-6" Monopole," dated April 14, 2021 and last revised April 29, 2022,

T. Greene told the Board that Verizon received approval last year and now they want to add three 3 additional antennas as well as the equipment associated with the antennas. V. Gingrich said there were no issues and draft decisions were prepared.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing and approve with conditions Site Plan Review #22-13 for 26 Upton Drive as shown on plan entitled, "Verizon Site Number: 5063228, Verizon Fuze Project ID: 2571781, Verizon Location Code: 432596, Crown BU #: 875104, Wilmington 9 MA-B, 26 Upton Drive, Wilmington, MA 01887, Existing 114'-6" Monopole," dated April 14, 2021 and last revised April 29, 2022, prepared by Graham M. Andres, PE, Tower Engineering Professionals, 326 Tryon Road, Raleigh, NC 27603. Said property is located at 26 Upton Drive, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcel 18G.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening and closing on June 7, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Timothy Greene on behalf of Cellco Partnership dba Verizon, c/o TerraSearch, 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 installation of nine (9) antennas on a new platform mount and six (6) remote radio heads on an existing wireless communications facility tower. The project also includes construction of a 10'x20' concrete pad, equipment cabinets, and other appurtenances inside the existing fenced area, as shown on plan entitled, "Verizon Site Number: 5063228, Verizon Fuze Project ID: 2571781, Verizon Location Code: 432596, Crown BU #: 875104, Wilmington 9 MA-B, 26 Upton Drive, Wilmington, MA 01887, Existing 114'-6" Monopole" dated April 14, 2021 and last revised April 29, 2022, prepared by Graham M. Andres, PE, Tower Engineering Professionals, 326 Tryon Road, Raleigh, NC 27603, submitted on May 16, 2022, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

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

Description

Structural Modification Report prepared by B+T Group, dated March 21, 2022

FINDINGS:

1. The Project site is shown on Map R1 Parcel 18G 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 ENDORSEMENT:

8. The signature block for the Planning Board signatures shall be located on the right-hand side, in the same position, on every sheet of the plans. The signature block shall include five (5) lines for signatures and one (1) line for the date.
9. Each sheet of the plan set shall be stamped and signed by a Professional Engineer.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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

PRIOR TO START OF CONSTRUCTION:

11. 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.
12. Erosion controls shall be installed in accordance with the Plan and shall be inspected by the Department of Planning & Conservation at least two (2) business days prior to the start of construction.

DURING CONSTRUCTION:

13. 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.

POST CONSTRUCTION:

14. All site work shall be substantially completed in accordance with the approved site plans.
15. 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.
16. The Owner shall maintain the Project site in a clean and tidy condition clear of debris and trash.

**Public Hearing – Site Plan Review #22-14 for 26 Upton Drive - Map R1 Parcel 18G
T-Mobile Northeast, Applicant**

PRESENT IN INTEREST – Timothy Greene, T Mobile Northeast c/o TerraSearch

PLAN "T-Mobile Site Number: 4BSM194A, BU #: 875104, Crocker Property, 26 Upton Drive, Wilmington, MA 01887, Existing 116'-0" Monopole", dated January 17, 2022 and last revised February 15, 2022 "Verizon Site Number: 5063228, Verizon Fuze Project ID: 2571781, Verizon Location Code: 432596, Crown BU #: 875104, Wilmington 9 MA-B, 26 Upton Drive, Wilmington, MA 01887, Existing 114'-6" Monopole," dated April 14, 2021 and last revised April 29, 2022,

T. Greene told the Board T-Mobile is looking to add three antennas with associated equipment to its existing platform.

Upon motion duly made and seconded it was unanimously

VOTED: To close the public hearing and approve with conditions Site Plan Review #22-14 for 26 Upton Drive as shown on plan entitled, "T-Mobile Site Number: 4BSM194A, BU #: 875104, Crocker Property, 26 Upton Drive, Wilmington, MA 01887, Existing 116'-0" Monopole", dated January 17, 2022 and last revised February 15, 2022, prepared by John Bosco, P.E., French & Parrello Associates, 1800 Route 34, Suite 101, Wall, NJ 07719. Said property is located at 26 Upton Drive, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcel 18G.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening and closing on June 7, 2022, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Timothy Greene on behalf of T Mobile Northeast, c/o TerraSearch, 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 installation of three (3) antennas, three (3) RRHs, one (1) 1-5/8" hybrid cable and associated groundwork at the existing facility, as shown on plan entitled, "T-Mobile Site Number: 4BSM194A, BU #: 875104, Crocker Property, 26 Upton Drive, Wilmington, MA 01887, Existing 116'-0" Monopole" dated January 17, 2022 and last revised February 15, 2022, prepared by John Bosco, P.E., French & Parrello Associates, 1800 Route 34, Suite 101, Wall, NJ 07719, submitted on May 16, 2022, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

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

Description

Structural Modification Report prepared by B+T Group, dated March 21, 2022

FINDINGS:

1. The Project site is shown on Map R1 Parcel 18G 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 ENDORSEMENT:

8. The signature block for the Planning Board signatures shall be located on the right-hand side, in the same position, on every sheet of the plans. The signature block shall include five (5) lines for signatures and one (1) line for the date.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

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

POST CONSTRUCTION:

10. All site work shall be substantially completed in accordance with the approved site plans.
11. 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.
12. The Owner shall maintain the Project site in a clean and tidy condition clear of debris and trash.

Board of Appeals

At its meeting on June 7, 2022, the Planning Board (Board) voted to recommend as follows:

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

V. Gingrich told the Board the Zoning Board of Appeals hearing will be June 27, 2022. She said Town Staff and ZBA consultant are working on getting peer reviews for civil engineering, traffic and stormwater. She said it is 132 total rental units with 6 townhomes in front.

Case 7-22 for 4 Dorothy Ave – Map 90 Parcel 100 – Michael Rotondi, Applicant

J. Wierzbicki told the Board this is for two additions to the existing single-family dwelling; the addition of a breezeway to the existing garage (288 sq. ft.) and an addition to the other side of the home (384 sq. ft.). This creates an additional 672 sq. ft. of impervious area. An underground infiltration system is proposed to infiltrate roof runoff.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval. Groundwater recharge is proposed to mitigate the impervious area in the Groundwater Protection District.

Old Business

There was no Old Business

New Business

Request to release building lot 16 (Assessor's Map 10 Lot 50 for 3 Darby Lane) Highland Estates Definitive Subdivision #19-02 - James Castellano, Applicant

A request to release lot for 3 Darby Lane was received.

MATERIALS CONSIDERED:

PLAN "Septic System Plan, Highland Estates, Tax Map 10 Lot 50, 3 Darby Lane, Wilmington, Massachusetts", dated April 3, 2022

E-MAIL from J. Castellano dated May 5, 2022

V. Gingrich told the Board the septic system was approved for the lot and surety was received previously.

Upon motion duly made and seconded, it was unanimously

VOTED: To release lot 16 (Assessor's Map 10 Lot 50 for 3 Darby Lane). Surety in the amount of two hundred forty thousand, one hundred twenty-three dollars and zero cents (\$240,123.00) had previously been presented in the form of a Tri-Party Agreement. The executed Form J, Release of Lots in Exchange for Provision of Surety, is enclosed and must be recorded at the Registry of Deeds.

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

MATERIALS CONSIDERED:

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

V. Gingrich told the Board the applicant combined the work for both lots A & B to one plan for endorsement.

Upon motion duly made and seconded, it was unanimously

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

Request to Waive Site Plan Review #22-02 for 77 Eames Street – Map 24 Parcel 34-C Natale Brothers Realty, LLC

PRESENT IN INTEREST – Michael Newhouse, Esq.

MATERIALS CONSIDERED:

PLAN “Plot Plan, 77 Eames Street, Wilmington, Mass.” dated March 26, 2021
LETTER from Attorney Michael J. Newhouse dated May 25, 2022

Attorney M. Newhouse told the Board there is currently 4’ chain-link fence along the rear property line. The applicant would like to replace it with a 6’ fence and associated gate in the area around the dumpster, located in the southeasterly corner of the site. He would like to change it to approximately sixty linear feet. There will be no change to the use of the property and will not alter the building envelope or structure and does not require any change to the parking. The proposed work does not require a building permit and in accordance with his conversation with the Building Inspector, he filed the request to waive Site Plan Review.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review for the installation of a fence and associated gate in the area around the dumpster located on the southerly corner of the site and to increase the height of the existing fence to 6’. The new fence would consist of two new lengths of fence approximately twenty linear feet each.

Request to Waive Site Plan Review #22-03 for 195 Main Street – Map 44 Parcel 4 – Antonio Fontes, Applicant

MATERIALS CONSIDERED:

PLAN “DUNKIN’”, address: 195 Main Street, Wilmington, MA 01887” dated March 16, 2022
ELEVATION PLANS SHEET 1 & 2 dated January 27, 2022

V. Gingrich told the Board the applicant is not in attendance, but they are rebranding and doing some exterior work which is the same such as different logos, exterior changes and the canopy will be over the order menu, the exact same changes as Lowell Street. V. Gingrich said there is signage on the building which will need a separate building permit and will need to meet the bylaw requirements.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review for exterior changes to the existing building as shown on the plan entitled, “DUNKIN’”, address: 195 Main Street, Wilmington, MA 01887” dated March 16, 2022 prepared by: James D. Smith Architects, 522 Bay Lane, Centerville, MA 02632. The proposed signs will need to meet requirements of the Zoning Bylaw or a Special Permit will be required.

Request to Waive Site Plan Review #22-04 for 40-50 Fordham Road – Map 91 Parcels 131 & 131A – HRP Fordham, LLC, Applicant

PRESENT IN INTEREST – Richard O’Connell
Shaun Kelly, Vanasse & Associates, Inc
Brendon Godfrey, HRP Fordham LLC

MATERIALS CONSIDERED:

PLAN ““UPS Expansion, 40-50 Fordham Rd, Wilmington, MA” dated May 17, 2022 and last revised May 26, 2022, “40-50 Fordham Road, Wilmington, MA, As-Built Plan, DEP File No. 344-1354” dated June 15, 2021

NARRATIVE dated May 26, 2022

TRAFFIC IMPACT ASSESMENT/TRAFFIC MONITORING PROGRAM

PARKING BREAKDOWN undated, submitted May 31, 2022

LETTER from Richard O’Connell dated May 18, 2022 and last revised June 26, 2022

R. O’Connell told the Board they were on this property since 2008 and in 2017 they did a complete redo. He said UPS is in building 1 and Cranberry which is next to K1 is moving out and UPS would like to take over that space. Most of the work will occur inside the building; however, an exterior ramp, to allow truck access into the building is proposed. He said it’s a 45’-50’ ramp. R. O’Connell said they are cutting back on greenspace in one area but adding it back in another. He said they restriped a couple of spaces. He said there is ample parking onsite. He said with respect to traffic, the counts have gone down on Fordham Road. T. Boland asked if we normally add green space in a waiver request and V. Gingrich said the Board has allowed similar situations in the past. T. Boland asked how that would be checked and V. Gingrich said there will be a building permit associated with it. She said it would be looked at during occupancy permit. R. Holland asked about handicap parking and R. O’Connell said that has been addressed.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review for the construction of a ramp for UPS trucks to access 31,200 sf of renovated space in Building 1A. Two parking spaces will be eliminated for the ramp installation, but parking requirements are still met. Open Space will be relocated at a 1:1 ratio minimum. These changes are shown on plan entitled, "UPS Expansion, 40-50 Fordham Rd, Wilmington, MA" dated May 17, 2022 and last revised May 26, 2022 prepared by: R.J. O'Connell & Associates, Inc., 80 Montvale Avenue, Stoneham, MA 02180.

Discussion

40B Proposal for 79 Nichols Street

V. Gingrich said she was going to ask the Board for comments. She said there would be four-single family homes in the front and in the back of the site there is a 16-unit apartment building. It's a 4-story garden style. V. Gingrich said that 40B application was submitted to Mass Housing. She said Mass Housing reached out to the town and asked for comments. There was a site visit on the 31st with Mass Housing and the representative from Mass Housing called and said they are asking the applicant to provide an alternative housing style in the back of the site that would fit the in better with the context of the neighborhood than the proposed 4-story apartment building. She said he would be reaching out once a revised plan was submitted by the applicant with a new comment request letter from the town. She said the Board does not need to provide any comments at the moment. She said the wetlands were flagged a few years ago and they have an approved wetland line they can use. T. Boland asked when 79 Nichols was first brought before the Board and V. Gingrich said it started as a Conservation Subdivision. She said they spent a lot of time on the yield plan justifying the 5 units. She said she believed they first came before the Board in 2019. T. Boland said there is nothing to review.

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

VOTED: To adjourn the meeting at 10:50 p.m.

NEXT PLANNING BOARD MEETING: July 5, 2022

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cheryl Licciardi".

Cheryl Licciardi
Recording Clerk