



TOWN OF WILMINGTON
121 GLEN ROAD
WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

(978) 658-8238
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**Planning Board Minutes
July 11, 2017**

The Planning Board met on Tuesday, July 11, 2017 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino Chair; Randi Holland; Terence Boland; Sean Hennigan and David Shedd. Valerie Gingrich, Director of Planning & Conservation and Carolyn Cronin, Assistant Planner were also present.

Minutes

There no minutes to review

Form A

There were no ANR plans to review

Matters of Appointment

Public Hearing - Site Plan Review #17-09 and request to waive Stormwater Management requirements for 40-50 Fordham Road - Map 91 Parcels 131 & 131A – Kangkui Wu, Applicant

PRESENT IN INTEREST – Christopher Melville, Invaleon Technologies
Everett Tatelbaum, Kearsage Energy

MATERIALS CONSIDERED:

PLANS "Wilmington Kearsarge Solar, 40 & 50 Fordham Rd., Wilmington, MA" prepared by Richard A. Volkin, PE; dated June 6, 2017

LETTER from Kangkui Wu, dated May 11, 2017

C. Melville told the Board the connections to solar panels will be through an underground trench to a new transformer in the front of the site. Locating the equipment inside was not possible. He said they were before the Planning Board for a Site Plan Review waiver for the rooftop panels. M. Sorrentino asked if there will be a 7' fence and C. Melville told the Board there is no plan to install a fence. The will install plantings. He said parking will not be changed.

R. Holland asked about the sidewalks and C. Melville said there will be no more sidewalks added. He told the Board everything will be labeled in accordance to the Wilmington Fire Department requirements. R. Holland asked about the mounting shown on the plan and C. Melville said there will be two separate disconnects. D. Shedd asked where the plant details are and C. Melville said he provided photo rather than a plan. D. Shedd said the Board would like a note stating the size and spacing of the protective bollards. C. Melville said he would propose 5' with 3' spacing. M. Sorrentino suggested that be made part of the conditions of the decision.

M. Sorrentino read the comments into record.

V. Gingrich pointed out the conditions that would affect the plan that will be endorsed.

Upon motion duly made and seconded, it was unanimously

VOTED: To close close the public hearing for Site Plan Review #17-09 for 40-50 Fordham Road as shown on plan entitled, "Wilmington Kearsarge Solar, 40 & 50 Fordham Rd., Wilmington, MA" prepared by Richard A. Volkin, PE; dated June 6, 2017.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions the Site Plan Review #17-09 for 40-50 Fordham Road as shown on plan entitled, "Wilmington Kearsarge Solar, 40 & 50 Fordham Rd., Wilmington, MA" prepared by Richard A. Volkin, PE; dated June 6, 2017. They also voted to waive Stormwater Management requirements. Said property is located at 40-50 Fordham Road, Wilmington, MA 01887 and shown on Assessor's Map 91 Parcels 131 & 131A.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening and closing on July 11, 2017, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Frank Darden, Esq., under the provisions of Section 6.5 of the Zoning By-Laws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 40-50 Fordham Rd. (Assessors Map 91, Parcels 131 & 131A, as shown on plan set entitled: "Wilmington Kearsarge Solar, 40 & 50 Fordham Rd., Wilmington, MA" prepared by Richard A. Volkin, PE; dated June 6, 2017, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

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

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

FINDINGS:

1. The Project site is located at Map 31 Parcels 131 & 131A.
2. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards and guidelines of

Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.

3. The development of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
4. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.
5. A waiver from Stormwater Management requirements was granted.

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. If there is an appeal, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
5. 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.

PRIOR TO ENDORSEMENT OF THE PLANS:

6. Plans shall be revised to include all conditions of Site Plan approval.
7. Plans shall be revised to clarify whether or not a fence will be installed.
8. Plans shall be revised to include planting types and quantities for the green screening, including a planting detail.
9. Plans shall be revised to include protective bollards around the pad, including a bollard spacing plan and detail specification.
10. Plans shall be revised to include a Planning Board signature block.
11. Plans shall be revised to show the locations of safety shut off switches.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

12. A plan showing the locations of safety shut off switches shall be submitted for the Fire Department.

PRIOR TO CONSTRUCTION:

13. Prior to the commencement of construction, erosion controls shall be installed and shall be inspected by the Department of Planning & Conservation at least two business days prior to the start of construction.

PRIOR TO THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:

14. As-Built Plans in form(s) and format(s) acceptable to the Town shall be submitted to the Engineering Director and Director of Planning and Conservation.
15. 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.
16. All site work shall be substantially completed in accordance with the approved site plans prior to issuance of a Certificate of Occupancy. In the event that winter season conditions prohibit final landscaping and/or finish paving course from being installed prior to tenant occupancy, the Applicant may post a bond, in a form and amount acceptable to the Planning Board and Town Engineering Director, covering the cost of completion. This will be considered on a case by case basis. The Applicant must have received all other required Department sign off on Occupancy prior to eligibility.

POST OCCUPANCY:

17. The Applicant shall maintain or replace landscaping as shown on the approved Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping in presentable and healthy condition.

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

PRESENT IN INTEREST: Jeffrey Brem, Meisner Brem Corporation
Anuj Mohan

MATERIALS CONSIDERED:

PLANS "Proposed Site Plan Building Addition, Chemgenes, 33 Industrial Way, Wilmington, MA" dated March 2, 2017, Pre-Development Map "Chemgenes" dated March 2, 2017, "Site Lighting" dated April 25, 2017, "Addition to Chemgenes Corporation, 33 Industrial Way" dated March 3, 2017 and "Turning Template" dated April 11, 2017
STORMWATER MANAGEMENT REPORT dated March 2, 2017
LETTER from Jeffrey Brem, dated March 7, 2017
Engineering memo dated April 2, 2017 & May 3, 2017

J. Brem told the Board he last appeared before the Board in April and since then they have addressed a number of concerns. He said all concerns have been addressed with the Engineering Department. J. Brem said the lighting plan was submitted as well as a turning template. J. Brem told the Board he also made changes to the front of the building. There will be one handicap parking spot in a garage and the elevator can be ridden to the upper level. He said the parking lot did not increase. J. Brem said he made changes to the drainage and the floor drain is connected to the sewer. He told the Board the crushed sewer pipe will be replaced.

M. Sorrentino read comments into the record.

D. Shedd asked if there is a UPS delivery and how the truck will access the site. J. Brem told the Board there is a loading dock for deliveries. R. Holland pointed out on the plan there are two parking spaces that you would not be able to get out of in the garage. J. Brem said he will move the handicap parking space to provide more room. He pointed out that the site is tight now and his plan improves it. J. Brem told the Board 46 parking spaces are required but the applicant is only using 20. R. Holland asked for a few compact parking spaces. J. Brem said he would add some.

V. Gingrich reviewed the draft conditions of approval.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for both the Site Plan Review #17-02 and Stormwater Management Permit #17-03.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions Site Plan Review #17-02 for 33 Industrial Way as shown on plan entitled, "Proposed Site Plan - Building Addition, 'Chemgenes', 33 Industrial Way, Wilmington, MA" prepared by Jeffrey A. Brem, PE; Meisner Brem Corporation, 142 Littleton Rd., Suite 16, Westford, MA, 01886; dated March 2, 2017 and last revised June 26, 2017. Said property is located at 33 Industrial Way, Wilmington, MA 01887 and shown on Assessor's Map 46 Parcel 109.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening on April 4, 2017 and closing on July 11, 2017, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by Anuj Mohan, under the provisions of Section 6.5 of the Zoning By-Laws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 33 Industrial Way (Assessors Map 49, Parcel 109, as shown on plan set entitled: "Proposed Site Plan - Building Addition, 'Chemgenes', 33 Industrial Way, Wilmington, MA" prepared by Jeffrey A. Brem, PE; Meisner Brem Corporation, 142 Littleton Rd., Suite 16, Westford, MA, 01886; dated March 2, 2017 and last revised June 26, 2017, submitted on March 10, 2017, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

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

- | | <u>Date submitted</u> | <u>Description</u> |
|----|-----------------------|--|
| 1. | April 20, 2017 | "Turning Template, 'Chemgenes,' 33 Industrial Way" prepared by Meisner Brem Corporation, 142 Littleton Rd., Suite 16, Westford, MA 01886 dated April 11, 2017. |
| 2. | April 20, 2017 | "Site Lighting" prepared by Huth Architects, 313 Washington St., Suite 212, Newton, MA, 02458 dated April 25, 2017. |

3. April 20, 2017 "Stormwater Management Report" prepared by Meisner Brem Corporation, 142 Littleton Rd., Suite 16, Westford, MA 01886 dated March 2, 2017.
4. June 27, 2017 "Turning Template, "Chemgenes," 33 Industrial Way" (revised) prepared by Meisner Brem Corporation, 142 Littleton Rd., Suite 16, Westford, MA 01886 dated April 11, 2017.
5. May 9, 2017 "Addition to Chemgenes Corporation, 33 Industrial Way" prepared by Huth Architects, 313 Washington St., Suite 212, Newton, MA, 02458 dated March 3, 2017.

FINDINGS:

6. The Project site is located at Map 46 Parcel 109.
7. 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.
8. 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.
9. 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:

18. The Project shall be constructed and operated in accordance with the Site Plan.
19. 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.
20. 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. If there is an appeal, the two-year period shall run from the date of the final decision on the appeal.
21. The provisions of this approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
22. 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.

PRIOR TO ENDORSEMENT OF THE PLANS:

23. The plans shall be revised to include all conditions of Site Plan approval.

24. The plans shall be revised to remove the reference to an impermeable liner on the Bioretention Area detail.
25. Results of the CCTV work for the entire building sewer service lateral shall be submitted to the Engineering Division. Any changes to the sewer service shall be shown on the plan and reviewed by the Engineering Division.
26. Results of the CCTV work for the drain line that extends into the bordering vegetated wetland resource area shall be submitted to the Engineering Division. Any required changes to the drain pipe shall be shown on the plan and reviewed by the Engineering Division. Changes to this section of the drain line may require a filing with the Conservation Commission.
27. The plans shall be revised to convert two garage parking spaces into compact car spaces and to shift the garage handicap parking space to the north against the building.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

28. The Applicant shall submit confirmation of groundwater elevation at the proposed underground parking location to the Department of Planning & Conservation and the Engineering Division.

PRIOR TO CONSTRUCTION:

29. Prior to the commencement of construction, 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 business days prior to the start of construction.

PRIOR TO THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:

30. As-Built Plans in form(s) and format(s) acceptable to the Town shall be submitted to the Engineering Director and Director of Planning and Conservation.
31. 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.
32. All site work shall be substantially completed in accordance with the approved site plans prior to issuance of a Certificate of Occupancy. In the event that winter season conditions prohibit final landscaping and/or finish paving course from being installed prior to tenant occupancy, the Applicant may post a bond, in a form and amount acceptable to the Planning Board and Town Engineering Director, covering the cost of completion. This will be considered on a case by case basis. The Applicant must have received all other required Department sign off on Occupancy prior to eligibility.

POST OCCUPANCY:

33. The Applicant shall maintain or replace landscaping as shown on the approved Site Plan for the duration of the use. The Applicant shall use best practices to maintain the required landscaping in presentable and healthy condition.
34. The Applicant shall maintain the Project site in a clean and tidy condition clear of debris and trash. All dumpsters located on the Site shall be enclosed by a fence and be of a side entry design. Dumpsters shall remain closed and enclosures locked.
35. The Applicant shall use good housekeeping practices as outlined in the Operation and Maintenance Plan to maintain the site and keep it in good working condition. The Applicant

shall provide copies of completed maintenance and inspection logs for the construction period and copies of logs of the long term pollution prevention plan to the Department of Planning & Conservation.

36. The Project shall be operated in accordance with the Operation and Maintenance Plan. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Applicant's responsibility.
37. Snow in excess of the areas provided for snow storage on the Site Plan is to be removed from the site within five (5) days of a snow event. Snow shall not be pushed into stormwater management areas, and drainage structures shall remain clear of snow.
38. The operation, maintenance, repair and replacement of all drainage structures constructed pursuant to the Project and located within the site shall be the Owner's responsibility.

**Public Hearing – Conservation Subdivision Design #17-01 - Highland Estates
Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 50, 51 & 52 – Lily Oak Hill, LLC, Applicant**

PRESENT IN INTEREST: Jim Castellano
Jack Szemplinski, Benchmark Engineering

MATERIALS CONSIDERED:

PLANS "Highland Estates, Subdivision of Land in Wilmington, Massachusetts" dated May 16, 2017

LETTER from Jack Szemplinski dated June 9, 2017
Engineering memo dated July 10, 2017

J. Szemplinski told the Board they last were in front of the Board in December with a Preliminary Subdivision Plan. At that time the Board suggested the applicant submit a Conservation Subdivision. J. Szemplinski described the property. He described the wetlands and said the wetlands were disturbed many years ago. He said there will be seventeen new homes built.

The property is approximately 12 acres and will be served by septic. J. Szemplinski talked about the open space and wetlands.

M. Sorrentino read comments in the record.

V. Gingrich said she wanted to address the paper streets and the fact they are going through a process to be discontinued. J. Castellano said he is waiting for signatures.

D. Shedd suggested a wider roadway and J. Szemplinski asked if the Board would be receptive to eliminating sidewalks on one side. J. Castellano pointed out to the Board that other Conservation Subdivisions have street widths of 24'. The Board insisted on a wider roadway.

R. Holland asked what size the lots are and J. Castellano said about 20,000. R. Holland suggested cutting off the back of some lots and shifting the open space.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing to August 1, 2017 at 8:15 p.m. in Room 9 of the Town Hall.

Public Hearing – Site Plan Review #17-06 and Stormwater Management Permit #17-07 for 319A Andover Street - Map R1 Parcel 118 - Gregg Roberts, Applicant

PRESENT IN INTEREST: Andrew Pojasek, Dana Perkins
Gregg Roberts

MATERIALS CONSIDERED:

PLANS "Proposed Industrial Building, 319 Andover Street", dated May 11, 2017 and last revised July 17, 2017, "Existing Drainage Divide" dated April 24, 2017 & "Existing Drainage Divide" dated July 17, 2017, "Conceptual Building Plan" dated July 17, 2017
STORMWATER MANAGEMENT PLAN dated June 12, 2017
LETTER from Andrew Pojasek dated June 19, 2017 & July 17, 2017
HYDROLOGICAL ANALYSIS – EXISTING CONDITIONS

A. Pojasek introduced himself as from Dana Perkins representing G. Roberts. He said the property is on Andover Street north of Rte. 125. He said his client is proposing to keep stormwater on his site with underground chambers. A. Pojasek said he received comments from Planning Director and Town Engineer and will answer any questions.

M. Sorrentino read Engineering comments.

V. Gingrich asked that more information on lighting and snow storage be provided and revise the zoning summary table on the plan.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing to August 1, 2017 at 8:00 p.m. in Room 9 of the Town Hall.

Public Hearing – Site Plan Review #17-08 and request to waive Stormwater Management requirements for 220 Middlesex Avenue - Map 65 Parcel 2 – Attorney Edward Pare, Jr. for T-Mobile Northeast, LLC, Applicant

PRESENT IN INTEREST: Attorney Edward Pare, Jr.

MATERIALS CONSIDERED:

PLANS "Site Number: 4BN0334A, Site Name: BN334/Wilmington Congregational Church, 220 Middlesex Avenue, Wilmington, MA 01887" dated March 22, 2017 and last revised April 11, 2017, "Structural Assessment, 700 MHZ Antennas, T-Mobile Site Number 4BN0334A, 220 Middlesex Ave, Wilmington, MA 01887" dated March 22, 2017.

E. Pare told the Board T-Mobile will install three new antennas. He said that everything is in the steeple and will not be seen from the street. E. Pare told the Board back in 2006 the new cell tower in the steeple was approved by the Board of Appeals.

V. Gingrich said there are all standard conditions but no outside work is permitted and the Board can waive Stormwater Management Permit requirements.

Upon motion duly made and seconded, it was unanimously

VOTED: To close close the public hearing for Site Plan Review #17-08 for 220 Middlesex Avenue.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve approve with conditions the Site Plan Review #17-08 for 220 Middlesex Avenue as shown on plan entitled, "Site Number: 4BN0334A, Site Name: BN334/Wilmington Congregational Church, 220 Middlesex Avenue, Wilmington, MA 01887" prepared by Scott N. Adams, PE; Advanced Engineering Group, P.C., 500 North Broadway, East Providence, RI, 02914; dated March 22, 2017 and last revised April 11, 2017. The Board also voted to waive Stormwater Management requirements. Said property is located at 220 Middlesex Avenue, Wilmington, MA 01887 and shown on Assessor's Map 65 Parcel 2.

This is to certify, at a public hearing of the Wilmington Planning Board (Board) opening and closing on July 11, 2017, by a motion duly made and seconded, it was voted:

We, the Wilmington Planning Board, as requested by T-Mobile Northeast, LLC, under the provisions of Section 6.5 of the Zoning By-Laws of the Town of Wilmington and Board's Site Plan Review Rules and Regulations, to consider the contemplated site plan development for property addressed at 220 Middlesex Ave. (Assessors Map 65, Parcel 2, as shown on plan set entitled: "Site Number: 4BN0334A, Site Name: BN334/Wilmington Congregational Church, 220 Middlesex Avenue, Wilmington, MA 01887" prepared by Scott N. Adams, PE; Advanced Engineering Group, P.C., 500 North Broadway, East Providence, RI, 02914; dated March 22, 2017 and last revised April 11, 2017, (the "Site Plan") (the "Project"), do hereby vote to **APPROVE** the Site Plan and the Project, subject to the Findings and Conditions below.

MATERIALS:

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

<u>Date submitted</u>	<u>Description</u>
1. June 15, 2017	"Structural Assessment, 700 MHZ Antennas, T-Mobile Site Number 4BN0334A, 220 Middlesex Ave, Wilmington, MA 01887" prepared by Scott N. Adams, PE, of Advanced Engineering Group, P.C., 500 North Broadway, East Providence, RI, 02914 dated March 22, 2017.

FINDINGS:

1. The Project site is located at Map 65 Parcel 2.
2. The Site Plan contains a design that is sufficiently developed to provide the basis for the Board's determinations regarding the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.
3. The development of the site as set forth in the Site Plan and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.5 of the Wilmington Zoning Bylaws and the Board's Site Plan Review Rules and Regulations.

4. The Applicant satisfactorily addressed the comments made or submitted by the general public and various Town of Wilmington departments except as contained in specific conditions that follow.
5. A waiver from Stormwater Management requirements was granted since no exterior changes are proposed.

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. If there is an appeal, the two-year period shall run from the date of the final decision on the appeal.
4. The provisions of this approval shall apply to and be binding upon the applicant, its employees and all successors and assigns in interest or contract.
5. 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.
6. All work shall be contained to the interior of the existing structure. No exterior work is permitted.

Public Hearing – Site Plan Review #17-10 – Stormwater Management Permit #17-09, and Sign Special Permit #17-03 for 212 Main Street - Map 44 Parcel 178C – Bohler Engineering for McDonald's USA, LLC, James Meehan, Trustee of D.J. and J. W. Realty Trust, Applicant

PRESENT IN INTEREST: James Cranston, Bohler Engineering

MATERIALS CONSIDERED:

PLANS "Site Development Plans for proposed McDonald's with drive-thru, 212 Main Street", dated May 8, 2017

STORMWATER MEMO dated June 14, 2017

J. Cranston, Bohler Engineering told the Board he is here due to a remodeling of the Main Street McDonald's. He described the existing conditions. J. Cranston told the Board the McDonald's will have two ordering points like other McDonald's have. He said told the Board the Tewksbury McDonald's is doing the same improvements. The McDonald's will be made ADA compliant. J. Cranston told the Board McDonald's will be losing parking space but they have more than what is required.

M. Sorrentino asked the applicant about the proposed changes to the exterior of the building. J. Cranston said they will use earth tone colors. M. Sorrentino said he was on the Board when McDonald's first came before the Board. He said the Board wanted McDonald's to blend in

with the surrounding buildings. J. Cranston said it will look like a new restaurant and it will blend better with the area. He said it will be closed during construction which will be done in phases. He asked the Board for a copy of the architectural regulations. M. Sorrentino told the applicant there are no architectural regulations. M. Sorrentino asked him to explain the two lanes. J. Cranston said there are pull off spaces so that no one is blocked.

D. Shedd asked if there is a concrete pad near the trash. J. Cranston said yes but it is no different from any other site. M. Sorrentino asked where McDonald's employees park, and J. Cranston said in back. D. Shedd asked about the queueing and if it would block the handicap parking spaces. J. Cranston told the Board he will put together a queueing plan. There was a lot of discussion regarding queueing. V. Gingrich pointed out that one of the comments that came up at CDTR was to move the dumpster. D. Shedd asked about the size of delivery trucks and delivery times. J. Cranston told the Board semi-trailers make deliveries and the schedule will be the same as it is now making deliveries at off-hours. He said the sign on the front complies with zoning. The secondary sign would be 14'.

M. Sorrentino read comments into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue continue the Public Hearing to August 1, 2017 at 8:30 p.m. in Room 9 of the Town Hall.

Public Hearing – Site Plan Review #17-07 and Stormwater Management Permit #17-08 for 100, 102, & 104 West Street - Map 71 Parcels 3, 4, & 5 – Global Montello Group Corp., Applicant

PRESENT IN INTEREST: Michael J. Newhouse, Esq.
Michael Caira
A. Roscoe, Core States
Larry Strain, Sr. VP Real Estate & Development, Global
Stacey Hickey
Kevin Doyle
Rebecca Brown, GPI
David Berry
Jamie Cook, VP Maintenance & Environmental, Global
Joel Hershey, Environmental Consultant, ATC Group Services
John Diaz

MATERIALS CONSIDERED:

PLANS "Permit Site Plans for All Town Market, 100, 102 & 104 West Street, Wilmington, MA 01887", dated June 13, 2017

STORMWATER MANAGEMENT REPORT dated June 15, 2017

TRAFFIC IMPACT and ACCESS STUDY

Residents form letters (26)

M. Newhouse told the Board he is Counsel representing the applicant and he introduced the team he brought with him to answer questions.

M. Newhouse described the project as property being in the General Business and General Industrial zones. The entire development will be in the General Business district. M.

Newhouse said the project is surrounded by I-93 and property owned by MassDOT. The property to the right of the site is in the General Industrial zone. He said the proposed development would not be in the Groundwater Protection District. The proposed development will not be connected to municipal sewer. He said the site is across from the Mobil-on-the-Run, which has 5-gas islands, a Subway and a DunkinDonuts. Also across from the site is Windsor Place. M. Newhouse said the 1st Phase will be a one-story building for a convenience store and café style restaurant offering made to order food with a minimum of 30 seats, 10 inside and the rest outdoors on a patio. The 2nd Phase will be on the Rte. I-93 side. Global does not have a tenant, but if the 2nd Phase use is a restaurant, it will not have a drive-thru. There will be 10 pumps. M. Newhouse said this will not be a truck stop. He said the site is designed similar to 205 Main Street (Cumberland Farms). M. Newhouse explained the permitting process for the audience and said the applicant will be going before the Board of Appeals again for special permit uses. He said in April they had a hearing with the Board of Appeals and the Board of Appeals wanted the project to go before Site Plan Review first. M. Newhouse said the team met with the Town Engineer and Planning Director. He said the plans have already been revised based on the results of the CDTR meeting and revised plans will be ready to present for the September meeting. M. Newhouse said L. Strain and the environmental team will speak and traffic will be explained by R. Brown.

D. Shedd said that he checked with the ethics committee and since he works for MassDOT and the applicant will need a permit from MassDOT, and he deals with the traffic engineer GPI, he is recusing himself for this hearing. M. Sorrentino said there will not be a lot of time spent discussing the traffic concerns because the Board is requesting an independent traffic peer review. M. Newhouse said the applicant will be happy to pay for that. L. Strain told the Board and audience that Global has some of the best designers working on this project and it is designed with the consumers in mind. L. Strain explained the outside seating of the restaurant having a New England flair. He said customers can order food from a kiosk. He said there has been a lot of thought to create the best in class facility.

J. Hershey, the environmental consultant said the storage tanks are double wall and the designs have no emissions. He said they are designed to eliminate vapor and the system is inspected weekly. J. Cook said modern storage tanks eliminate vapor. He said if there is an alarm, there are people that respond and other backstops. R. Brown said the traffic study looked at Lowell Street, West Street, and the ramps coming off I-93 and looked at traffic operations, the queueing and safety. She said there were forty-three crashes at the intersection from people turning left off West Street. She said there were a number of side-swipe collisions. The applicant will be improving the site and for safety concerns, they looked at site distance and will be doing some clearing. She said they looked at queueing. R. Brown said they considered traffic generated by another development as well. She said it is unclear at this time what use will be in the rear of the site but it is assumed to be a restaurant. She said, during peak hours the intersection is tough with heavy traffic. She said the applicant is looking to widen the right turn area from West Street to Lowell Street an additional 250'.

A. Roscoe said they have been working with Global for a year. He said the site is approximately 4.5 acres. He said there is a right-turn in proposed from Lowell Street. He talked about wastewater and regional gas.

M. Sorrentino asked what is depicted for buildout. M. Newhouse said it is what the applicant proposed, not the exterior allowed. M. Sorrentino asked about the space at the pumps and asked if those spaces were included as part of the parking count and A. Roscoe said the spaces at the pump are being included in the counts. M. Caira pointed out it is consistent with

what other gas stations are doing. M. Sorrentino explained the process of Site Plan review to the audience and what the Planning Board's role is in the process.

M. Sorrentino read comments into the records.

M. Sorrentino asked how many different layouts for the site were looked at and L. Strain said no less than 30 but he will be happy to look at more. M. Sorrentino said trash is something that needs to be considered. M. Newhouse said the engineer has already started to address issues and M. Sorrentino suggested the applicant meet with Inspector of Buildings to make sure he agrees with the shared parking calculations. M. Sorrentino asked if the plan shows the houses across the street from the site. The applicant showed the Board a rendering.

S. Hennigan said he has a number of questions regarding the traffic but since there is going to be a Peer Review, he will wait to see the outcome. T. Boland asked about the entrance looking at West Street. He asked if Global had completed any projects similar to this and L. Strain said no.

Resident, R. Anderson, 89 West Street, said the team mentioned Mobil-On-The-Run and the nursing home but nobody mentioned the abutting residents or the daycare across the street. She said the abutting residents smell the fumes from the existing gas station and she pointed out there was a head-on accident in that area recently. M. Sorrentino asked the applicant if the proposed use is 24/7 and L. Strain said yes. T. DeFraia, 46 West Street, asked how high the canopy is and L. Strain said 13'6". T. DeFraia asked if tractor trailers will be getting fuel and L. Strain said the site is not designed for tractor trailers. D. Conde, 46 West Street, asked if they could get a copy of the plans and M. Sorrentino said they can get a copy in the Planning Department but he suggested waiting until the revised plans were submitted closer to the next public hearing.

Resident, S. Bouchie, 30 West Street, said they talked about the intersection if coming from I-93 onto Lowell Street making a left on West Street but they never addressed the street being narrow and it cannot handle the traffic. M. Sorrentino said there will be a Peer Review to see the impact of traffic. She is concerned there will be a significant increase. Resident, R. Peterson, 18 Stonehedge Drive, said he has comments on traffic but will wait until after the Peer Review. He said his concern is with traffic and making only a small improvement to the intersection. R. Peterson said that the previous approval was never constructed because of the conditions. There needed to be significant improvements to the intersection. He pointed out that the land along Lowell Street is residential so the proposed driveway would be prohibited. M. Newhouse said in 2001 it was approved and in 2007 Gutierrez submitted for Site Plan Review this Board issued an approval. M. Newhouse said he has read the Traffic Impact Study. R. Peterson said the only improvements made were by Avalon. M. Newhouse said he will review it again. R. Peterson asked that his analysis be reviewed by the applicant.

Resident, J. Bornstein, 12 Carolyn Road, said she is a lifelong Wilmington resident and agrees that there are safety concerns in that area. She said this project will bring unwelcome visitors. She pointed out there are already nine gas stations in town. She said she is afraid this project will invite problems. Resident, T. Petelle, 32 West Street, said his neighbor's property value will drop because of this project. He said a gas station should not be in a residential neighborhood and he said there is already a lot of traffic. T. Patelle said at 3:00 p.m. when the Industrial Way people get out of work he cannot drive to Reading because it takes an hour. Resident, D. Ferullo, 120 Eames Street, said that area is hard enough and traffic will increase.

Resident, K. MacDonald, 140 Andover Street, said with regard to the Traffic Study, because of the laws in Massachusetts, the Town will not hand pick the company doing the Peer Review. M. Sorrentino said the Town will send out at least three requests for quotes for Peer Review for the traffic study. K. MacDonald said he is concerned about the private wells in that area that they may become contaminated. He requested that all wells within a two-mile radius be shown on the plan. He talked about Cumberland Farms receiving three tanker trucks of gas a week and asked for if there will be an evacuation plan for the daycare and nursing home if something happens. Resident, B. Surran, 13 Crest Avenue, asked if it is an entrance and exit on Lowell Street and A. Roscoe said it will be right turn only out. B. Surran said tractor trailers are going to be a problem. He compared it to Wamesit Lanes and said that is detrimental. Resident, B. Calla, 8 Kenwood Avenue, ask how many deliveries they will get a day. She suggested to the Board to have the question answered. She asked if there is any rating worse than F. for intersections and there is not. Resident, L. Sacks, 28 West Street, asked if the intersection will be closed. L. Strain said it will not be closed. Resident, T. Dalton, 10 Suncrest Avenue, asked about light mitigation. M. Sorrentino said there will be a lighting plan submitted. T. Dalton wanted to point out that cars on the street have been broken into and there has been a lot of crime. Resident, P. Fiorenza, 13 Fiorenza Drive, said it is an Industrial area and the property is in an Industrial zone. He said he likes the project. A Suncrest Avenue resident said she lives on the corner and the parents wait in her driveway for their kids to get off the bus and it is unsafe. Resident, M. Bodner, 109 West Street, said the proponents are getting paid and the abutters are here to save their neighborhood. He said the M. Caira and M. Newhouse are former Town Employees that appointed the Board members. M. Sorrentino said he has been on the Board for seventeen years, volunteering his time. He told the resident he takes offense to that statement. T. Dalton wanted it to be known that he appreciates the Board. The resident directly across from the site entrance asked how she is supposed to get out of their driveway. She said the existing trees on the site block the Mobile-On-The-Run. She also asked about power lines. M. Newhouse said the speaker is R. Anderson from 89 West Street. He said we the applicant will locate your property on the plan. K. MacDonald said the title is under One West Street Limited and he asked if Global will own the property. There was a resident that talked about the proposed over 55 housing on Andover Street and she is for development and she has bought gas at Mobil and she said she does not believe this is a bad thing.

M. Sorrentino said there are thirty-nine form letters submitted to the Planning Board that will be discussed at the next meeting. M. Newhouse said the applicant has no problem continuing to the September Planning Board meeting.

Upon motion duly made and seconded, it was unanimously

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

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing to September 5, 2017 at 7:45 p.m. in the Town Hall Auditorium.

Board of Appeals

At its meeting on Tuesday, July 11, 2017 the Planning Board voted to recommend as follows:

Case 21-17: 9 Leonard Ln.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 22-17: 94 Glen Rd.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Case 23-17: 319A Andover St.

Upon motion duly made and seconded, it was unanimously

VOTED: The Planning Board is currently reviewing this Project through Site Plan Review. The Board recommends reducing the amount of impervious surface.

Old Business

There was no Old Business to review.

New Business

Request to endorse Site Plan for 40-50 Fordham Road - Map 91 Parcels 131 & 131A Richard O'Connell for Ronald A. Dardeno, Applicant

A request to endorse Site Plan for 40-50 Fordham Road - Map 91 Parcels 131 & 131A was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To endorse plans entitled, "Site Plan for Tenant Improvements, 40-50 Fordham Road, Wilmington, MA" prepared by Richard J. O'Connell, PE, RJ O'Connell & Associates, Inc., 80 Montvale Ave., Stoneham, MA, 02180; dated March 21, 2017 and last revised May 2, 2017.

Request to extend completion deadline for subdivision and Form H for Murray Hill Definitive Subdivision #14-01 - Map 4 Parcels 4K, 6 & 7, Craig S. Newhouse, C.S. Newhouse Builders, Inc., Applicant

A request to endorse Site Plan for 40-50 Fordham Road - Map 91 Parcels 131 & 131A was received.

V. Gingrich told the Board this is a second extension and the developer is requesting it be two years since there are two more phase of construction.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for completion of the Murray Hill Definitive Subdivision and Form H "Covenant to Secure the Construction of Ways" until August 5, 2019.

Request to endorse plans for Over 55 Housing Special Permit #17-01 for 401 Andover Street - Map R3 Parcels 8 & 10 – Luke J. Roy for Stephen Wright, Applicant

A request to endorse Site Plan for 40-50 Fordham Road - Map 91 Parcels 131 & 131A was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To table endorsing plans for the Special Permit to construct an Over 55 Housing project with 27 units at 401 Andover Street, plan entitled: "Site Plan, Over 55 Housing, Spruce Farm" dated March 6, 2017 and last revised June 26, 2017.

Request to release surety for Cheyenne Estates Definitive Subdivision #04-01, Northeastern Development Corp., Applicant

A request to release surety for Cheyenne Estates Definitive Subdivision #04-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release the remaining surety for Cheyenne Estates in the amount of thirteen thousand, seven hundred thirty-six dollars and zero cents (\$13,736.00). All work has been completed and the Town of Wilmington accepted Cheyenne Drive at its annual Town Meeting, April 29, 2017.

Planning Director Comments

V. Gingrich told the Board the Sean Collier tree will be planted in September 2017.

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

VOTED: To adjourn the meeting at 11:35 p.m.

NEXT MEETING is August 1, 2017

Respectfully submitted,


Cheryl Licciardi
Recording Clerk