



TOWN of WILMINGTON  
DEPARTMENT OF PLANNING & CONSERVATION  
121 GLEN ROAD, WILMINGTON, MA 01887 [www.wilmingtonma.gov](http://www.wilmingtonma.gov) (978) 658-8238

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TOWN OF WILMINGTON, MA

**Planning Board Minutes  
August 3, 2021**

The Planning Board met on Tuesday August 3, 2021 at 7:30 p.m. in the Town Hall Auditorium. The following members were present: Michael Sorrentino, Chair; Randi Holland, Angela Marcolina, Sean Hennigan and Terence Boland. Valerie Gingrich, Director of Planning & Conservation, was also present.

**Minutes**

July 13, 2021

Upon motion duly made and seconded, with four in favor and one abstention (S. Hennigan) it was

VOTED: To approve the July 13, 2021 minutes as written.

**Form A**

**18 & 20 Wilson Street – Map 62 Parcels 27 & 28 - “#18 & #20 Wilson Street, Wilmington, Massachusetts” - Tammy Marino, Applicant**

PRESENT IN INTEREST: Robert G. Peterson, Esq.

**MATERIALS CONSIDERED:**

PLAN “#18 & 20 Wilson Street, Wilmington, Massachusetts”, dated April 23, 2021

V. Gingrich said the lots are a combination of the skinny lots shown on the plan. She said they are taking a portion of lot 2 and transferring it to lot 1. V. Gingrich said the plan was reviewed and some changes made and it's fine to approve and sign.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-09 for 18 & 20 Wilson Street – Map 62 Parcels 27 & 28, “#18 & #20 Wilson Street, Wilmington, Massachusetts”, dated April 23, 2021

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-09 for 18 & 20 Wilson Street – Map 62 Parcels 27 & 28, “#18 & #20 Wilson Street, Wilmington, Massachusetts”, dated April 23, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, "#21-09 for 18 & 20 Wilson Street – Map 62 Parcels 27 & 28, "#18 & #20 Wilson Street, Wilmington, Massachusetts", dated April 23, 2021

**867, 885 and 889 Woburn Street – Map 37 Parcels 5, 4 and 4A – "Approval Not Required Plan, Record of Owners: 867 Woburn Street, LLC & 887 Woburn Street, LLC" - Attorney Robert G. Peterson for Anthony Martignetti, Applicant**

PRESENT IN INTEREST: Robert G. Peterson, Jr., Esq.  
Michael Joyce, Joyce Consulting

**MATERIALS CONSIDERED:**

PLAN "Approval Not Required Plan, Record of Owners: 867 Woburn Street, LLC & 887 Woburn Street, LLC", dated July 30, 2021

Attorney R. Peterson, Jr. told the Board the plan is for two lots known as 887 & 867 Woburn Street. V. Gingrich said they are erasing the old lot line and creating a new lot line to make lot 1 a little smaller. She said the lot 1 structure meets all the setbacks. V. Gingrich said Lot 1 building will remain. T. Boland asked if it's 3 lots going to one and R. Peterson, Jr. said yes. V. Gingrich said Engineering reviewed the plan. There were some minor changes, and the plan was revised.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-10 for 867 & 887 Woburn Street Map 37 Parcels 5, 4 & 4A, "Approval Not Required Plan, Record of Owners: 867 Woburn Street, LLC & 887 Woburn Street, LLC", dated July 30, 2021

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-10 for 867 & 887 Woburn Street Map 37 Parcels 5, 4 & 4A, "Approval Not Required Plan, Record of Owners: 867 Woburn Street, LLC & 887 Woburn Street, LLC", dated July 30, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, "Approval Not Required Plan, Record of Owners: 867 Woburn Street, LLC & 887 Woburn Street, LLC", dated July 30, 2021

**905 Main Street – Map 25 Parcel 5 – "Proposed Division of Land, 905 Main Street" Jonathan & Sonia LaRock, Applicant**

PRESENT IN INTEREST: Tracy Starky, Guaranteed Builders

**MATERIALS CONSIDERED:**

PLAN "Proposed Division of Land, 905 Main Street", dated August 3, 2021

T. Starky told the Board she submitted a plan and it was reviewed but needed changes. She said she submitted a revised plan today and Scott from Engineering reviewed them. M. Sorrentino asked for clarification as to what happened once the application was received. V.

Gingrich told the Board the original plan was submitted and needed changes. She said it had 4 lots and was reduced down to 3. She said they reduced those to meet zoning and made a couple other corrections to the plan. She said the zone is split between R20 and R60. She said Engineering did review the plan and there were some minor things that don't affect the substance so it's appropriate to sign the plan. V. Gingrich said the setback for the existing dwelling is supposed to be at the nearest point in a straight line, but it clearly meets setbacks. V. Gingrich said the line between R20 and R60 was moved up closer to main street.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #21-11 for 905 Main Street - Map 25 Parcel 5, "Proposed Division of Land, 905 Main Street", dated August 3, 2021

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #21-11 for 905 Main Street - Map 25 Parcel 5, "Proposed Division of Land, 905 Main Street", dated August 3, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, "Proposed Division of Land, 905 Main Street", dated August 3, 2021

#### **Matters of Appointment**

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

PRESENT IN INTEREST: Robert G. Peterson, Esq.  
Michael Joyce, Joyce Consulting

#### **MATERIALS CONSIDERED:**

PLANS: "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887" dated February 25, 2021 and last revised June 29, 2021, "Preliminary Landscape Plan" dated November 10, 2020, "Lighting Plan" dated July 7, 2021, Floor Plans and Elevations dated June 15, 2021 and "Truck Turning Template" dated June 26, 2021  
STORMWATER REPORT dated August 12, 2020 and last revised  
TRAFFIC ASSESSMENT dated June 15, 2021  
HYDRAULIC ANALYSIS REPORT dated July 22, 2021  
PLANNING REVIEW LETTER dated August 3, 2021  
ENGINEERING MEMO dated August 3, 2021

Attorney R. Peterson, Sr. told the Board plans have been revised and they are proposing a self-storage facility. He said the size of the building was reduced and the number of parking spaces have been increased based on the original comments from the CDTR meeting. He introduced M. Joyce and told the Board he would provide an overview of the revisions. M. Joyce told the Board the lot is a triangular and intersects Andover Street and Rte. 125. There is currently a slab foundation and parking with access off Andover Street. The high point of the northern corner of the site slopes and drains towards a wetland on the Rte. 125 side. The lot

is 87,500 sq.ft. and the applicant is proposing to construct a self-storage facility and the access will remain the same as the current access. The applicant is going to construct a self-storage with driveway around the building and handicap parking at the entrance of the building. There is currently no stormwater system on site. The applicant is proposing a series of catch basins and the rooftop runoff will be directed towards infiltration systems. Stormwater for the catch basins will be treated by an oil/grit separator. He said there will be no increase or runoff from the site. He said initially there was only a driveway on three sides but for additional safety access it was requested to have a perimeter ring around the building. He said the building was decreased in size and the ADA parking spaces have been relocated to be directly across from the office and they removed some of the exterior storage bay areas, so they can have parking without any conflict. In addition, they redesigned stormwater system. M. Sorrentino said there are a lot of comments and asked if they were provided after the last submission and M. Joyce said he just received the comments earlier in the day and briefly reviewed them. R. Peterson said he will reach out to VHB for a more detailed analysis. M. Sorrentino asked if the applicant was okay with him not reading all the comments into the record since the applicant was in receipt of them and R. Peterson said they are more than happy to have them allowed into the record without being read.

Upon motion duly made and seconded with four in favor and one abstention, (S. Hennigan) it was unanimously

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

Upon motion duly made and seconded with four in favor and one abstention, (S. Hennigan) it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-05, Stormwater Management Permit #21-05 for 225 Andover Street to September 14, 2021 at 7:30 p.m.

Upon motion duly made and seconded with four in favor and one abstention, (S. Hennigan) it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-05, Stormwater Management Permit #21-05 and Parking Relief Special Permit #21-01 for 225 Andover Street to September 14, 2021 at 7:30 p.m.

**Continued Public Hearing - Site Plan Review #21-09, Stormwater Management Permit #21-07 and GWPD Special Permit #21-02 for 201 Lowell Street (Parcel A) – Map 48 Parcel 73A  
Michael Kieran for Textron Systems Corp, Applicant**

**Continued Public Hearing - Site Plan Review #21-10, Stormwater Management Permit #21-08 and GWPD Special Permit #21-02 for 201 Lowell Street (Parcel B) – Map 48 Parcel 73A  
Andrew Gallino for ND Acquisitions LLC, Applicant**

PRESENT IN INTEREST: Dave Fenstermacher, VHB  
Evan Miller, VHB Landscape Architect  
Sherry Clancy, National Development

**MATERIALS CONSIDERED:**

PLAN "Textron Building Remodel and Proposed Warehouse", dated May 6, 2021 and last revised June 18, 2021, "Existing Conditions Plan of Land" dated May 4, 2021 and last revised June 2, 2021

PLANNING REVIEW LETTER dated July 23, 2021

ENGINEERING & FIRE DEPARTMENT MEMO dated July 23, 2021

RESPONSE TO TRAFFIC COMMENTS from Dave Fenstermacher dated August 6, 2021

S. Clancy introduced E. Miller from VHB and said since they don't have a screen to share their presentation, she will e-mail the Board a copy. She said they have not received all the peer review remarks but they received remarks from Planning and Engineering, and she said they answered everything satisfactorily for Department of Water & Sewer and they are starting to address some traffic issues. She said they will focus on architecture and landscaping for this meeting. M. Sorrentino asked if they will have responded to everyone by the September 14<sup>th</sup> meeting and S. Clancy said yes. D. Fenstermacher said the feedback from TEC was great and there are technical matters that can be worked out together. S. Clancy asked if they can submit a response for stormwater on a separate day from traffic and V. Gingrich said that can be discussed. D. Fenstermacher said one of the comments that came from Engineering, Planning, as well as TEC was to align driveways with roadways across the street. He said they shifted the Textron entrance to line up with Birch Street, the warehouse truck entrance lines up with Bay Street, the warehouse employee parking lines up with 168 Lowell Driveway. He said they looked at the 168 Lowell Street plans to make T intersections. He said they worked with their highway group for the restriping. They created safer turning entrances for all the locations. He said there are still plenty of trees. S. Clancy asked him to tell the Board how much green space they are creating and D. Fenstermacher said 2 acres. S. Clancy said they are taking pavement and rooftops and adding 2 acres of greenspace. She wanted to address a buffer along the front of the parking lot. M. Sorrentino asked them to show the fire circulation. D. Fenstermacher said they are good with respect to circulation. S. Clancy said the Fire department asked that the main connection be moved to the Main Street side of the property which is part of Textron property. She said when the lot is subdivided they will need two addresses and Textron said they would like a Main Street address so the new Building will have a Lowell Street address. S. Clancy told D. Fenstermacher to talk about trees and plantings. E. Miller, VHB landscape architect told the Board the approach taken was to preserve and enhance. He said there is currently a great rhythm of street trees now. He said behind that there will be evergreen, some deciduous and flowering ornamentals that provide secondary plant materials. He said they are providing additional trees in the parking area. They are adding about 125 new trees. They are removing some parking and seeding within the stormwater detention basins with native grasses and flowering perennials which also

provide habitat for honeybees. S. Clancy said now that they are making the new driveways, they are making monument signs so people will know where to turn since they have three choices. She said in response to a comment letter that was read at the last meeting, she said that's a long stretch if someone is walking so they can put benches and trash receptacles. She said all security measures are going to be removed and set back so it will be more welcoming with a nice curb appeal. S. Clancy said there is rehabilitation going on in the existing Textron parking lot now. They are doing plantings and adding some stormwater improvements. It's also getting lighting and she said they are also putting plantings in there to meet the bylaw which is a huge transformation. E. Miller said they are introducing three different types of trees in case one type is affected by an insect. V. Gingrich said she received their PowerPoint and shared it with the Board. S. Clancy said on Lowell Street there is an office component that is 2-stories about 19,000 sq.ft. and said it makes a nice appearance. She said they incorporated subtle changes in color, a sunshade attachment to the front of the building which cuts down on solar glare. She said there is also a roof plan locating where the HVAC units are and showing that each unit will be screened. They measured and it is 250' to the closest point to the building in the other development. S. Clancy said they have a three-story building and the difference in height compared to her project is around 12'. She said the roof will be solar ready. She said there will be charging stations in the parking lot for electric vehicles, and they are thinking about what will make the building sustainable going forward. M. Sorrentino asked if there will be a generator and S. Clancy said not unless they get a tenant that has one. M. Sorrentino asked about signage. S. Clancy said there will be something with the name of the tenant like an educational sign and some sort of monument sign. M. Sorrentino asked if Textron has their own sign and S. Clancy said they will have their own sign at their driveway. She said the property will be polished up after a long period of not having updates. There will be a big transformation. T. Boland asked about the parking area and what proposed plantings will be along the parking area. S. Clancy said that's where they are planning to plant 25 new trees. E. Miller said he decided to do small size for transplanting. He said the likelihood of larger trees surviving is poor and typically street trees go in with 2 to 2 ½ caliper. He said they are proposing a mix of ornamental and evergreen trees. S. Clancy said they are hoping to receive more feedback and then they will respond and be ready for the September 14<sup>th</sup> meeting.

Upon motion duly made and seconded with four in favor and one abstention, (S. Hennigan) it was unanimously

VOTED: To extend the action deadline for Site Plan Review #21-09 & #21-10 and Stormwater Management Permit #21-07 & #21-08 for 201 Lowell Street to September 30, 2021.

Upon motion duly made and seconded with four in favor and one abstention, (S. Hennigan) it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-09 & #21-10, Stormwater Management Permit #21-07 & #21-08 for 201 Lowell Street to September 14, 2021 at 7:45 p.m.

Upon motion duly made and seconded with four in favor and one abstention, (S. Hennigan) it was unanimously

VOTED: To continue the public hearing for GWPDP Special Permit #21-03 for 201 Lowell Street to September 14, 2021 at 7:45 p.m.

**Public Hearing – Site Plan Review #21-11, Stormwater Management Permit #21-09 for 100 Research Drive - Map R3 Parcel 401 – Robert G. Peterson, Jr., Applicant**

PRESENT IN INTEREST: Robert G. Peterson, Jr. Esq.  
Michael Juliano, Eaglebrook Engineering  
John Paul Martignetti, Martignetti Real Estate

**MATERIALS CONSIDERED:**

PLAN “Proposed Permit Site Plan, 100 Research Drive, July 30, 2021” dated June 28, 2021 and last revised July 30, 2021  
TOTAL PHOSPHORUS CALCULATIONS dated July 28, 2021  
ELEVATIONS dated June 3, 2021  
CONCEPT FLOOR PLAN dated June 2, 2021  
ENGINEERING MEMO dated August 3, 2021

Attorney R. Peterson, Jr. told the Board the site is located in the Highway Industrial District and has 14.93 acres and currently has a commercial building with associated parking. He said the applicant is looking to construct a 19,950 sf. commercial industrial building. He said they received approval from the Board in August 2019. He said since then the owner/applicant has been unable to have any substantial construction completed and therefore is before the Board now. Attorney R. Peterson, Jr. said there are a couple of minor changes to what was approved in 2019 that have to do with the elevation of the building. He said the 2021 concept elevation plan has more glass windows with decorative canopies. The 2021 elevation concept plan removes 2 ground height overhead doors when the 2019 plan had 4 doors. The 2021 elevation plan has 2 pedestrian entrances and the 2019 plan had 4 pedestrian doors. The 2021 elevation concept plan adds 3 feet to the parapet/elevation whereas the 2019 plan showed a top of a parapet elevation of 30 feet.

M. Juliano said the site plan has not changed, the only change is the elevation and façade of the building itself. He showed plans showing the building. He talked about the engineering comments and said one was a drafting error which was corrected. He said the other question was with respect to truck turning and he said the fire truck will not have an issue maneuvering on or off site. He said a fire-truck is 46'-55' and the radius is much larger. He said there were some overhead doors missing on the site plan and he now shows them. M. Sorrentino asked if the change in the building will affect stormwater and M. Juliano said the only thing changing from the original approval is the elevations.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Site Plan Review #21-11 and Stormwater Management Permit #21-09 to September 30, 2021

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #21-11, Stormwater Management Permit #21-09 for 100 Research Drive to September 14, 2021 at 8:00 p.m.

**Board of Appeals**

There were no Board of Appeals

**Old Business**

There was no Old Business

**New Business**

There was no New Business

**Discussion**

**Housing Choice Legislation Multi-Family District**

V. Gingrich asked the Board if they have thoughts. V. Gingrich said since we have multi-family in the Central Business currently, at a relatively medium density, it's by Special Permit but we can make it As-of-Right and it's already within the ½ mile radius rather than trying to create a new district somewhere else. The Board members were all in support.

M. Sorrentino asked if there is a plan for the outside seating of restaurants since the reopening following COVID and V. Gingrich said it has been extended through this season. M.

Sorrentino asked if it will go through the end of September and V. Gingrich said she believed it will be longer. M. Sorrentino expressed his concern. V. Gingrich said the Board of Health Director is letting restaurant owners know if they want to extend beyond fall, they will need to file Site Plan review. M. Sorrentino said some establishments don't have enough parking as it is.

**Election of Officers – Chair and Clerk**

Upon motion duly made and seconded, it was unanimously

VOTED: To elect Michael Sorrentino as Chair and Sean Hennigan as Clerk

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

VOTED: To adjourn the meeting at 8:54 p.m.

NEXT PLANNING BOARD MEETING: September 14, 2021

Respectfully submitted,



Cheryl Licciardi  
Recording Clerk