



## TOWN of WILMINGTON

### DEPARTMENT OF PLANNING & CONSERVATION

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

#### Planning Board Minutes September 13, 2022

The Planning Board met on Tuesday September 13, 2022 at 7:30 p.m. in the Town Hall Auditorium. The following members were present: Terence Boland, Chair, Randi Holland, Angela Marcolina and Peter Moser. Valerie Gingrich, Director of Planning & Conservation was also present. Sean Hennigan and Jayne Wierzbicki, Planner/Economic Development Coordinator were absent.

#### Minutes

The Planning Board reviewed the July 5, 2022 minutes.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the July 5, 2022 minutes as written.

There were no August 2, 2022 minutes to review.

#### Form A

There were no ANR plans to review.

#### Matters of Appointment

**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:

PLAN "Definitive Subdivision Plan, Eagleview Subdivision, Marion Street, Wilmington, Massachusetts" dated December 8, 2021 and last revised September 4, 2022

STORMWATER MANAGEMENT REPORT dated December 8, 2021 and last revised September 4, 2022

TRAFFIC STUDY from GPI dated September 6, 2022

RESPONSE TO COMMENTS from Craig Newhouse dated September 6, 2022

E-MAIL from Kristen Costa dated September 9, 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 October 31, 2022.

Upon motion duly made and seconded it was unanimously

RECEIVED  
TOWN CLERK  
2022 OCT 11 PM 3:20  
TOWN OF WILMINGTON, MA

VOTED: To continue the public hearing for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive to October 4, 2022 at 8:25 p.m. in the Town Hall Auditorium.

**Continued Public Hearing – Site Plan Review #22-15, Stormwater Management Permit #22-11, Ground Water Protection District Special Permit #22-03, Inclusionary Housing Special Permit #22-01 and Multi-Family Special Permit #22-01 for Cross Street - Map 40 Parcel 11 – One Cross, LLC, Applicant**

**MATERIALS CONSIDERED:**

Plan “Proposed Permit Site Plans, Cross Street, Wilmington, Massachusetts” dated May 11, 2022 and last revised August 25, 2022

RENDERINGS received August 19, 2022

STORMWATER ANALYSIS & CALCULATIONS dated May 11, 2022 and last revised August 31, 2022

LETTER from Attorney Robert G. Peterson, Jr. dated September 13, 2022

A request to extend the action deadline Site Plan Review #22-15, and Stormwater Management Permit #22-11 and continue the public hearing for Site Plan Review #22-15, Stormwater Management Permit #22-11, Groundwater Protection District Special Permit #22-03, Multi-Family Special Permit #22-01 and Inclusionary Housing Special Permit #22-01 for Cross Street was received.

Upon motion duly made and seconded it was unanimously

VOTED: To extend the action deadline to October 31, 2022 for Site Plan Review #22-15, and Stormwater Management Permit #22-11.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #22-15, Stormwater Management Permit #22-11, Groundwater Protection District Special Permit #22-03, Multi-Family Special Permit #22-01 and Inclusionary Housing Special Permit #22-01 for Cross Street to October 4, 2022 at 8:15 p.m. in the Town Hall Auditorium.

**Public Hearing – Birch Street Definitive Subdivision #22-01 and Stormwater Management Permit #22-12 – Map 49 Parcels 4, 4A, 5, 6, 7, 8, 9, & 11 Haralambos Katsikis, Applicant**

**MATERIALS CONSIDERED:**

REQUEST TO CONTINUE LETTER dated September 9, 2022

ENGINEERING MEMO dated August 17, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Definitive Subdivision Application #22-01 and Stormwater Management Permit #22-12 for Birch Street, Map 49 Parcels 4, 4A, 5, 6, 7, 8, 9, & 11 to September 13, 2022 at 8:05 p.m. in the Town Hall Auditorium.

## **Board of Appeals**

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

V. Gingrich said there was a transportation workshop and they talked to the applicant team about some of the improvements about Lowell Street and West Street intersection. They discussed them providing a fair share contribution for future upgrades to that intersection. She said our consultant came up with what they thought was an appropriate number. V. Gingrich said the main thing is the right turn going north from West Street going towards the highway, there is a little bit of a right turn lane that doesn't go far back so it's blocked all the time. Years ago Global proposed extending the right turn lane. She said their development would need to push back along their frontage to provide room to make that right turn lane, bike lane and sidewalk. She said they received a sewer peer review back. She said there are a couple options. They can do a gravity line to Windsor Place which would get pumped to 168 Lowell Street and comes back up to Woburn Street. She said there is a 4" line that would have to be upgraded as well as the pumps having to be upgraded. V. Gingrich said the other option is to have holding tanks on the development parcel and a pump station there that would pump off-peak, middle of the night to Windsor Place. She said because there is not a lot of flow overnight, there might be adequate capacity. She said the consultants have asked for more information. She said there are a lot of questions as to who runs and maintains that pump station. V. Gingrich said they may look at getting rid of the townhomes in the front. She said DPW thought it might be an interesting idea to see if the actual flow in the night would accommodate and one reason is Woburn/Lowell Street is going to be redone next year and they don't want them tearing up Woburn Street to put in a new sewer line following the construction. They are waiting for more information. T. Boland asked who owns the pump station at Winsor Place and V. Gingrich said the Town maintains it. T. Boland said it is unclear whose problem it becomes. V. Gingrich said Arcadis has the model of all current and all the planned work, so they are looking at flow today to make sure there is capacity for all of it. R. Holland asked if work is being done to the sewer lines at that intersection or traffic improvement and V. Gingrich said no. R. Holland asked what is happening with 203 Lowell Street and V. Gingrich said that is planned to go into the sewer and that number has been accounted for in the model. V. Gingrich said that Rachel's Way, 168 Lowell Street is also planned in the model.

### **Old Business**

Request to release building lots 11 (Assessor's Map 10 Lot 5J for 13 Darby Lane), 12 (Assessor's Map 10 Lot 5K for 11 Darby Lane), 14 (Assessor's Map 10 Lot 5M 7 Darby Lane), 15 (Assessor's Map 5N for 5 Darby Lane) Highland Estates Definitive Subdivision #19-02 - James Castellano, Applicant

### **MATERIALS CONSIDERED:**

E-MAIL from Jim Castellano dated August 24, 2024

V. Gingrich said there are approved septic plans for lots 11, 14, and 15 so lots can be released because we received surety.

Upon motion duly made and seconded it was

VOTED: To release lots 11, 14 & 15 (Assessor's Map 10 Lots 5J, 5M & 5N for 13, 7 & 5 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.

**New Business**

**Endorse plan for Site Plan Review #22-11 for 225 Andover Street - Map R1 Parcel 108  
Pack Self Storage, LLC, Applicant**

**MATERIALS CONSIDERED:**

PLAN "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887" dated May 12, 2022 and last revised June 18, 2022

Upon motion duly made and seconded with four in favor and one abstention (P. Moser) it was

VOTED: To endorse plan entitled "Proposed Site Development, 225 Andover Street, Wilmington, MA 01887", dated May 12, 2022, last revised June 18, 2022, prepared by Michael G. Joyce, P.E., Joyce Consulting Group, Civil Engineers, 439 Washington Street, 3<sup>rd</sup> Floor, Braintree, MA 02184 and James J. Abely, P.L.S., Vineyard Engineering & Environmental Services Inc., 17 Salem Street, Medford, MA 02155. Said property is located at 225 Andover Street, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcel 108.

**Endorse plan for Site Plan Review #22-02, Stormwater Management Permit #22-02 and  
Ground Water Protection District Special Permit #22-04 for 30 Upton Drive  
Map R1 Parcel 18H, Stephen Albano, Applicant**

**MATERIALS CONSIDERED:**

PLAN "Plans to Accompany Permit Documents for Upton Park, 30 Upton Drive, Wilmington, Massachusetts" dated January 5, 2022 and last revised September 9, 2022

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled "Plans to Accompany Permit Documents for Upton Park, 30 Upton Drive, Wilmington Massachusetts", dated January 5, 2022, last revised September 9, 2022, prepared by Todd P. Morey, PE, Beals Associates Inc., 2 Park Plaza, Suite 200, Boston, MA 02116, and Michael A. Pustizzi, P.L.S., Precision Land Surveying, Inc., 32 Turnpike Road, Southborough, MA 01772. Said property is located at 30 Upton Drive, Wilmington, MA 01887 and shown on Assessor's Map R1 Parcel 18H.

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

VOTED: To adjourn the meeting at 8:00 p.m.

NEXT PLANNING BOARD MEETING: September 13, 2022

Respectfully submitted,



Cheryl Licciardi  
Recording Clerk