



TOWN OF WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

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**Planning Board Minutes
September 6, 2016**

The Planning Board met on Tuesday, September 6, 2016 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

The Planning Board reviewed minutes from August 2, 2016.

Upon motion duly made and seconded it was unanimously

VOTED: To approve the August 2, 2016 minutes as written.

Form A

205 Aldrich Road - Map 9 Parcel 54 "Plan of Land in Wilmington, MA" – James A. Newhouse, Sr., Applicant

PRESENT IN INTEREST – Kristen Costa, L.A. Associates

MATERIALS CONSIDERED:

PLAN "Plan of Land in Wilmington, MA" dated January 25, 2016.

K. Costa told the Board the property was rezoned at this year's Annual Town Meeting. She said the Town received approval from the Attorney General's office.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #16-03 for 205 Aldrich Road, plan entitled, "Plan of Land in Wilmington, MA" dated July 12, 2016, James A. Newhouse, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #16-03 for 205 Aldrich Road, plan entitled, "Plan of Land in Wilmington, MA" dated July 12, 2016, James A. Newhouse, Applicant

The Board endorsed the plan.

Boutwell Street - Map 18 Parcel 9 "Plan of Land in Wilmington, MA" – James Mangano for Asset Re-Development Co., Applicant

PRESENT IN INTEREST – Kristen Costa, L.A. Associates

MATERIALS CONSIDERED:

PLAN "Plan of Land in Wilmington, MA" dated August 23, 2016.

K. Costa was present but V. Gingrich told the Board that the parcel is a frontage exception lot.

Upon motion duly made and seconded it was

VOTED: To receive the ANR Plan and Application #16-04 for 27 Boutwell Street, plan entitled, "Plan of Land in Wilmington, MA" dated August 23, 2016, James Mangano, Applicant

Upon motion duly made and seconded it was

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #16-04 for 27 Boutwell Street, plan entitled, "Plan of Land in Wilmington, MA" dated August 23, 2016, James Mangano, Applicant

The Board endorsed the plan.

Matters of Appointment

Continued Public Hearing - Definitive Subdivision #16-02 and Stormwater Management Permit #16-02 for Nelson Acres - Map 57 Parcel 54E- James Brothers & George Brothers, Applicant

PRESENT IN INTEREST – James Brothers
George Medeiros, Esq.
Steve Dresser, Dresser, Williams & Way, Inc.

MATERIALS CONSIDERED:

PLANS "Ava Lane, Wilmington, MA" dated January 19, 2016

DRAINAGE REPORT dated February 4, 2016

ELEVATIONS dated December 31, 2015

LETTER from Richard W. Stuart dated February 23, 2016

COMMENTS from DPW dated March 7, 2016

S. Dresser introduced the applicant and his attorney. He told the Board the applicant had to continue the hearing because of issues with the sewer. He explained to the Board there will be a private pump station. S. Dresser told the Board there are wetlands onsite and the applicant has filed with the Conservation Commission. He said he has reviewed the Town

Engineer's concerns and believes he can meet all recommendations. S. Dresser explained his revised plan to the Board and showed the drainage areas. He told the Board five homes are proposed with rain gardens are proposed for each home.

M. Sorrentino read DPW comments into the record. M. Sorrentino asked what kind of pump station is proposed. S. Dresser answered a small gravity system that flows to a pump chamber.

Engineering comment 22A reads the utility plan shows an existing house on Woburn Street is proposed to have a new sewer connection which was not approved by the Water and Sewer Commission nor is it acceptable to DPW. Water and Sewer and DPW do not allow sewer connections across private property unless a hardship exists. J. Brothers said he added that to the plan to appease R. Stuart.

R. Holland asked why the applicant is requesting a waiver for the sidewalk requirement when a 4' sidewalk is not needed everywhere and wider sidewalks could be provided. D. Shedd asked that S. Dresser to read all waiver requests and explain why each one is needed. He asked that they be listed, both required and proposed on the plan.

M. Sorrentino asked what size houses are proposed and J. Brothers said he proposes to how big the houses are going to be. J. Brothers said the proposed homes would be four bedrooms about 2,500 sq.ft. to 2,700 sq. ft.

Resident, B. Churchill, 708 Woburn Street, asked about the culvert. J. Brothers said he will put a culvert on her property. S. Dresser said a culvert will eliminate water from her property. B. Churchill told the Board and applicant there is standing water on her property right now. She said she is not confident that water will flow through the culvert. D. Shedd asked what size storm event was used and S. Dresser said the proposed box culvert size is based on a 100 year storm.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for the Planning Board to November 2, 2016.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing for Nelson Acres Definitive Subdivision and Stormwater Management Permit to November 1, 2016 at 7:45 p.m. in Room 9 of the Town Hall.

Public Hearing - Sign Special Permit #16-03 for 99 Fordham Road - Map 99 Parcel 135 Ernest Pearlstein for Aleppo Shriners, Applicant

V. Gingrich explained that The Shriners are requesting two directional signs on Fordham Road so that people can find them easier.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Sign Special Permit #16-03 for 99 Fordham Road.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve with conditions the Sign Special Permit #16-03 for two 24" by 30" directional signs along Fordham Road on the Shriners' property (one sign to be located across from 340 Fordham Rd. and one to be located across from 1 Cornell Place), filed with the Planning Board on August 10, 2016. Said property is located at 99 Fordham Road and shown on Assessor's Map 99 Parcel 135.

The public hearing was opened on September 6, 2016 and closed on September 6, 2016. By a motion duly made and seconded, the Board voted to approve the Special Permit, as presented, under the provisions of Section 6.3.2 of the Zoning By-Laws of the Town of Wilmington. Approval is subject to the following Findings and Conditions:

MATERIALS:

The following materials in addition to the Sign Specifications were submitted into the public record:

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

FINDINGS:

1. The signage to be erected is on a parcel on Map 99 Parcel 135 on the Town of Wilmington's Assessor's Map.
2. The Planning Board determined that the directional signs should be permitted in the public interest.
3. The sign proposal as set forth in the Special Permit application and ancillary materials submitted by the Applicant complies with the provisions, requirements, standards and guidelines of Section 6.3 of the Wilmington Zoning By-Laws and the Board's Special Permit 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 Special Permit.
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 the signs have not been erected within two (2) years of a special permit approval, the approval shall lapse and then a new application, fees and public hearing will be required, provided that if there is an appeal to the Land Court within twenty (20) days after the decision has been filed in of the office of the Town Clerk, and/or the two-year period shall run from the date of the final decision on the appeal.
4. This decision in no way invalidates any of the previous conditions required by the Planning Board on this property through Site Plan Review or other Special Permits.

5. The provisions of this conditional approval shall apply to and be binding upon the applicant, its employees and all tenants. The permit expires upon transfer of the property.
6. Bylaw Exceptions: (Section 6.3.6.2.) "Granted" two (2) 24" by 30" directional signs where allowed square footage and height have been exceeded.
7. All provisions of the Wilmington Zoning Bylaw pertaining to signage (Section 6.3) will be met unless an exception is specifically provided in this decision.

Public Hearing – Site Plan Review #16-02, Parking Relief Special Permit #16-02 and Stormwater Management Permit #16-06 for 804 Woburn Street, Map 47 Parcel 2, Brian Lawlor, SMMA for Analog Devices, Applicant

MATERIALS CONSIDERED:

PLANS "Analog Devices, Proposed Building #7, 804 Woburn Street, Wilmington, MA 01887" dated August 6, 2016

TRANSPORTATION IMPACT ASSESSMENT: Proposed R&D Expansion dated August 2016

HYDROCAD CALCULATIONS: Stormwater Report dated August 5, 2016

LETTER from Brian Lawlor dated August 11, 2016

COMMENTS from DPW dated August 31, 2016

PRESENT IN INTEREST – Brian Lawlor, SMMA
Dana Watts, SMMA

B. Lawlor told the Board the proposed project is a three-story office building similar to buildings one and six. He said it will be a two phase project. Phase one will be for the first floor occupancy and the second phase will be for stories two and three. B. Lawlor explained the location of the site. He said this building will be adjacent to buildings one and six. B. Lawlor explained there are other buildings close to Oxbow Drive but this one is further away. He reminded the Board about the approval they received in 2004 for a new building but that has since expired. B. Lawlor showed the Board the first phase of the plan for the building with a redesign and additional parking area. M. Sorrentino asked if access is off Woburn Street. B. Lawlor said there is no plan to change the basic traffic pattern. He said the first floor will be a 500-seat cafeteria to serve all the buildings and in the second phase, the parking structure would be constructed with second and third floor occupancy.

D. Watts explained the renderings. He said there will be a main entrance lobby, elevators, boilers and the café. D. Watts explained the floor plan to the Board. He said a portion will be dedicated for testing products in laboratories. D. Watts showed the Board the elevations. He said there is glass and metal panels. He pointed out there will be rooftop equipment. M. Sorrentino asked if there was a bridge from the garage to the building and D. Watts said there will be a raised pedestrian way and they were looking at possibility of pedestrian bridge to adjacent building.

M. Sorrentino read comments into the record.

D. Shedd asked how much traffic will be generated and B. Lawlor said Vanasse & Associates studied intersections and the impact was mostly less than 5% at peak hours. M. Sorrentino asked how many more employees are proposed to be hired. D. Watts answered approximately 600. M. Sorrentino asked how many shifts there will be and D. Watts said there will not be shifts and it will be no different than any other professional office.

V. Gingrich said 45 Industrial Way is a new project in the area and they contributed funds for traffic mitigation. She said both 90 Eames Street, and 203 Lowell Street, which was recently permitted for two restaurants and doggie daycare, also contributed funds. V. Gingrich told the applicant that the Town has some funds to start designing improvements. She said a traffic engineer has looked at the intersections.

M. Sorrentino asked if Analog is getting away from production /manufacturing. B. Lawlor said the main manufacturing is being conducted in buildings 2 & 4. He said, Analog is at a point of renovation.

D. Watts said this expansion is expected to take several years. The parking garage will be three levels. The net increase is 500 spaces total. R. Holland asked what the occupancy would be and D. Watts said 600 employees.

Resident, J. Lyons told the Board she has lived at 776 Woburn Street for 36 years and has seen many changes. She said she is tired of the traffic and tired of hearing ambulances. L. Lyons said she has no problem with what Analog does but when it interferes with her life, she does have a problem with it. She asked for structure. M. Sorrentino asked what she meant about structure. J. Lyons said she wanted Analog to be neighbors. Resident, J. Amato, 11 Oxbow Drive told the Board he is concerned about the noise. He asked if the new building will have noise and D. Watts said the heating and cooling system will be on the roof and will be for office not manufacturing. D. Watts said there will be deliveries to the building. B. Lawlor said Analog will have standard office use. J. Lyons said he would like to see a soundproof wall put up along the Oxbow Drive side because the noise is unbearable. He also said at the intersection, there should be turning lanes. R. Holland said it is preferred that trucks turn right from Eames Street and travel towards Presidential.

Resident, C. Parece, 17 Oxbow Drive, said her concern is noise and Analog is a 24/7 operation. She is also concerned about traffic.

C. Parece said she had concerns that the trees along the Oxbow side will come down with the next storm. M. Sorrentino said that V. Gingrich will walk the site with the Conservation Agent.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the Public Hearing to October 4, 2016 at 7:45 p.m. in Room 9 of the Town Hall.

Board of Appeals

September 6, 2016 the Planning Board voted to recommend as follows:

Case 21-16: 12 Plymouth Ave.

Upon motion duly made and seconded, it was unanimously

VOTED: To recommend approval.

Old Business

There was no Old Business to discuss.

New Business

Request to release surety for Whispering Pines – 195 Salem Street - Kristen Costa for HPI, Applicant

A request to release surety for Whispering Pines was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To release the remaining surety for Whispering Pines in the amount of seventy-five thousand, seven hundred forty dollars and zero cents (\$75,740.00). Surety is in the form of a Tri-party Agreement among Whispering Pines, LLC, a Massachusetts Limited Liability Company, having an address of 20 Middlesex Avenue, Wilmington, Massachusetts 01887, and Town of Wilmington, having an address at 121 Glen Road, Wilmington, Massachusetts 01887, and Enterprise Bank having an address of 8 High Street, Andover, MA 01810.

Request to release surety for Cheyenne Definitive Subdivision #04-01 - Map 85 Parcel 7 Elm Tree Development LLC, Applicant

A request to release surety for Cheyenne Definitive Subdivision was received.

Request to release surety for Cheyenne Definitive Subdivision #04-01 - Map 85 Parcel 7 Elm Tree Development LLC, Applicant

Upon motion duly made and seconded, it was unanimously

VOTED: To reduce surety for Cheyenne Estates by twenty-one thousand, nine hundred dollars and zero cents (\$21,900.00) for work from STA 0+00 (intersection of Concord Street to Cheyenne Drive) to STA 5+28.41(end of cul-de-sac) . The remaining surety of thirteen thousand, seven hundred thirty-six dollars and zero cents (\$13,736.00) consists of the remaining 10% to be withheld by the Planning Board for eighteen months (warranty period) or until the street is accepted by the Town as a public way.

Surety was presented in the form of a Tri-Party Agreement among Cheyenne Estates Realty Trust, Stoneham Bank-A Co-operative Bank, and the Town of Wilmington through its Planning Board.

Request to waive Site Plan Review for 210 Ballardvale Street - Map R2 Parcel 21 Scott Kronberger for Target Corporation, Applicant

A request to waive Site Plan Review for 210 Ballardvale Street was received.

PRESENT IN INTEREST – Carson Mislick, Greenskies

C. Mislick told the Board he is requesting a waiver for Site Plan Review to install solar panels on the Target roof on Ballardvale Street. He said he is doing this with all Targets throughout the United States. C. Mislick told the Board it will be seen slightly from the highway but not from other locations. He said the panels are 1' to 1½' and are setback 20' from the inner parapet of the roof. He said there will just be the weight of the panels. C. Mislick said L

brackets and a PVC membrane is used to secure the panels to the roof. He said Target replaces its roof every 15/20 years. He told the Board he is the owner of the system. C. Mislick said he ties into Target's electric and the excess goes back to the grid to Reading Light. M. Sorrentino asked if there is a reflection from the panels and C. Mislick said about 2%.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review and filing fees for Target at 210 Ballardvale Street for the the installation of utility interactive solar photovoltaic system on the rooftop of the existing Wilmington Target. As proposed, all rooftop equipment will be installed at a minimum of 20' from the inner parapet of the roof and shall not be visible to the public eye.

**Request to waive Site Plan Review for 10 Jewel Drive – Map 24 Parcel 208B
James McManus for Howland Development Corporation, Applicant**

PRESENT IN INTEREST – James. McManus, Howland Development

J. McManus told the Board there is a prospect looking to lease 10,000 sq.ft. of the 25,000 sq.ft so Howland will be demising the building into two suites and in doing so an additional staircase egress needs to be constructed in order to comply with the building code.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to waive Site Plan Review and filing fees for 10 Jewel Drive. The project involves constructing a third egress staircase in order to comply with building codes.

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

VOTED: To adjourn the meeting at 9:50 p.m.

NEXT MEETING is October 4, 2016

Respectfully submitted,

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

Cheryl Licciardi
Recording Clerk