



TOWN OF WILMINGTON, MASSACHUSETTS

PLANNING & CONSERVATION
DEPARTMENT

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**Planning Board Minutes
September 8, 2015**

The Planning Board met on Tuesday, September 8, 2015 at 7:30 p.m. in Room 9 of the Town Hall. The following members were present: Michael Sorrentino, Chairman; Randi Holland; Terence Boland; and Sean Hennigan. Valerie Gingrich, Director of Planning & Conservation, and Michael Vivaldi, Assistant Planner, were also present. D. Shedd was absent.

Minutes

The Planning Board reviewed Minutes of August 4, 2015.

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

VOTED: To approve the August 4, 2015 minutes as amended.

Form A

There were no ANR Plans to review.

Matters of Appointment

Continued Public Hearing – Site Plan Review #15-02 and Stormwater Management Permit #15-02 for 319A Andover Street - Map R1 Parcel 118 - G&D Realty Trust, Applicant

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

MATERIALS CONSIDERED:

PLAN "Proposed Building, 319 Andover Street, Wilmington, MA" dated January 7, 2015

STORM DRAINAGE MANAGEMENT REPORT dated January 5, 2015

COMMENTS – DPW memo dated February 2, 2015 and Deputy Fire Chief dated January 28, 2015

LETTERS from Eugene T. Sullivan dated February 6, 2015 & July 21, 2015, September 8, 2015

E-MAIL from Eugene T. Sullivan dated March 27, 2015

Upon motion duly made and seconded with three in favor and one abstention (Sean Hennigan) it was

VOTED: To extend the deadline for action for Stormwater Management Permit #15-02 for 319A Andover Street - Map R1 Parcel 118 to November 30, 2015.

Upon motion duly made and seconded with three in favor and one abstention (Sean Hennigan) it was

VOTED: To continue the public hearing for Site Plan Review #15-02 and Stormwater Management Permit #15-02 - Map R1 Parcel 118 to November 3, 2015 at 7:30 p.m.

Continued Public Hearing – Site Plan Review #15-09 and Stormwater Management Permit #15-04 for 269 Ballardvale Street - Map R2 Parcel 27A - William & Anne Saurman, Applicant

MATERIALS CONSIDERED:

PLAN "269 Ballardvale Street, Site Plan Improvements, Wilmington, Massachusetts" dated June 11, 2015 and last revised August 24, 2015

BUILDING ELEVATIONS June 2014 and last revised June 2015

STORMWATER MANAGEMENT REPORT dated June 11, 2015 and last revised August 24, 2015

LETTERS from Christopher Iannuzzi dated July 24, 2015, August 24, 2015

PRESENT IN INTEREST – Christopher Iannuzzi, TTI Environmental, Inc.

C. Iannuzzi told the Board the applicant is an orthodontic business looking to expand. He showed a colored plan with the addition. C. Iannuzzi said the project meets the bylaw requirements.

V. Gingrich asked C. Iannuzzi to discuss the drainage on the site. C. Iannuzzi told the Board there is old drainage that discharges to Ballardvale Street. He said the applicant will be replacing all the old structures and redirecting all runoff to a small detention pond. Now, all runoff flows into the street. He said one of the biggest improvements is capturing roof runoff.

C. Iannuzzi said Engineering's concerns have been satisfied. He said the addition meets all setback requirements.

R. Holland asked how many dumpsters are on the site and C. Iannuzzi answered two.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the action deadline for Site Plan Review #15-09 and Stormwater Management Permit #15-04 for 269 Ballardvale Street - Map R2 Parcel 27A to October 30, 2015

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #15-09 and Stormwater Management Permit #15-04 for 269 Ballardvale Street - Map R2 Parcel 27A

**Continued Public Hearing – Site Plan Review #15-07 for 110 Eames Street - Map 47
Parcel 17 - Eames Street Realty Trust, Applicant**

MATERIALS CONSIDERED:

PLAN "110 Eames Street, Wilmington, MA" dated May 7, 2015, last revised August 24, 2015
LETTER from Attorney Robert G. Peterson, dated May 7, 2015
LETTERS from Eugene T. Sullivan, dated December 6, 2014, July 31, 2015, and August 31, 2015
LETTER from Planning Department dated May 27, 2015
E-MAIL from Eugene T. Sullivan dated June 29, 2015
STORM DRAINAGE MANAGEMENT REPORT dated August 24, 2015

V. Gingrich explained the plan saying the applicant will file with Conservation. She said they will be required to plant trees along the wetlands. She said more snow storage was requested. V. Gingrich said there will be conditions with the approval.

M. Sorrentino read comments into the record.

Upon motion duly made and seconded, it was unanimously

VOTED: To extend the deadline for action for Site Plan Review #15-07 for 110 Eames Street, Map 47 Parcel 17 to October 30, 2015.

Upon motion duly made and seconded, it was unanimously

VOTED: To close the public hearing for Site Plan Review #15-07 for 110 Eames Street, Map 47 Parcel 17.

**Continued Public Hearing - Conservation Subdivision Design Special Permit #15-01 for
Garden of Eden - Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222**

MATERIALS CONSIDERED:

PLAN "Wilmington, Massachusetts, Chestnut Street" dated June 11, 2015 and last revised July 15, 2015 and August 13, 2015
SUMMARY SHEET received July 6, 2015
LETTER from Joseph A. Langone, Northeastern Development Corporation dated May 7, 2015
COMMENTS - DPW dated July 30, 2015,
LETTER from Doug Lees dated August 13, 2015
LETTER from Attorney Daniel J. Brown dated August 17, 2015
E-MAIL from Paul Alunni dated September 8, 2015

PRESENT IN INTEREST – Joseph Langone, Northeastern Development Corporation
Steve Erickson, Norse Environmental

S. Erickson handed out plans. He told the Board there was a previously approved Subdivision and one lot was added and three lots shifted. He said there are a number of questions that have been addressed. S. Erickson said there is a DEP Superseding OOC and under the the State's Permit Extension Act, it is valid until 2016. He talked about the parking area and said there is an easement for the drainage. The septic systems were moved away from the slope. S. Erickson said 16 acres are in riverfront. The roadway is limited and the original showed 60,000 sq.ft. lots and this plan brings them down 20,000 sq.ft. He said there will be a great

amount of open space. He talked about the trails and said there are three detention ponds for collecting water. He said this project is good for the developer, the town and abutting residents.

V. Gingrich said the Town Engineer questioned the validity of the 1990 yield plan. She said she is waiting to hear back from Town Counsel. S. Erickson read Attorney Brown's letter to the Board. V. Gingrich said the Board agrees the applicant recorded the original subdivision plan but she questioned whether the yield plan is appropriate since it does not comply with current regulations. She said she hopes to have a response by the next Planning Board meeting. R. Holland questioned why another lot was added after the 1990 approval.

M. Sorrentino said Town Engineering is satisfied except for the yield plan issue.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Conservation Subdivision Design Special Permit #15-01 for Garden of Eden - Map 2 Parcels 201-206, 223-225 and Map 3 Parcels 207-222 to October 6, 2015 at 7:45 p.m.

Public Hearing - Conservation Subdivision Design Special Permit #15-02 for Nelson Acres - Map 57 Parcel 54E - James R. Brothers, Trustee of JRB Realty, Applicant

MATERIALS CONSIDERED:

PLAN "Nelson Acres, Ava Lane, Wilmington, MA" dated August 10, 2015

PROJECT NARRATIVE

LETTER from Stephen R. Dresser dated August 12, 2015

LETTER to Planning Board from Stephen R. Dresser dated August 10, 2015

COMMENTS - DPW dated September 1, 2015

PRESENT IN INTEREST – Jamie Brothers
Attorney George Medeiros
Steve Dresser, Dresser, Williams & Way, Inc.

Attorney G. Medeiros told the Board the applicant is proposing a Conservation Subdivision Design of five lots off Woburn Street. There is a 30' buffer from wetlands in the rear. G. Medeiros said there are several comments received from the town that will be addressed. He said the applicant is requesting to reduce the pavement of the roadway to 24'. He told the Board the applicant has received a sewer permit for 14 homes (5 new lots and 9 existing homes). He said there will be gravity sewer and stub 9 houses along the way. With request to the Conservation Subdivision, Attorney G. Medeiros said the applicant is requesting sidewalk only on one side of the street and will agree to no parking in the loop.

S. Dresser said a lot of information was taken under advisement. The right-of-way is 40'. He said the applicant needs a waiver for the 30' vegetative buffer in back. He said most concerns will be addressed in the definitive plan. S. Dresser said when the Town requires the road to be accepted, the applicant will do whatever the Town wants.

M. Sorrentino read DPW comments.

S. Dresser explained there is a scribblers errors on one figure of the plan. He said he had a discussion with the Town Engineer.

V. Gingrich asked what was planned for the open space. J. Brothers said the center circle is wooded and he would like to leave it natural with some benches. S. Dresser said the idea of a Conservation Subdivision Design is to make better buffers. He said most of the neighbor's concerns are with respect to sewer and the applicant received permission for nine additional homes to be tied in.

The Board opened the meeting up for public comments.

Resident, D. Fahey, 710 Woburn Street, told the Board he is on septic and J. Brothers agreed to connect his home to sewer. J. Brothers said the soils would not perk so he got 14 sewer permit approvals. Resident, G. Burke, 715 Woburn Street, also requested to be hooked to sewer and S. Dresser said he believes his property would be stubbed as well, but he would have to double check.

Resident, B. Churchill, 708 Woburn Street told the Board she has many concerns because of water problems and nine houses in her area have water problems. She said in March 2010, she had FEMA at her house. She said there are sinkholes in the spring. B. Churchill told the Board she had a nice yard but could not have a pool. She said her pump runs from March until November. There is a current in her back yard. She showed the Board how it flows and said the neighborhood kids used to skate all winter in the back of that property because it was so wet. She provided the Board with a picture of standing water in her back yard.

S. Dresser said a large drainage study will be conducted during the Definitive stage. He said he can help make her property drier. S. Dresser said with this project, her water could flow into his drainage system which will help her water problems. B. Churchill asked where the snow will be stored and S. Dresser answered in the center. She told the Board she has to pay flood insurance and had to file a claim in March 2010. D. Fahey told the Board when Cardillo constructed the road, the water problem was created because the road was altered. B. Churchill said there is a creek that runs under her house. She and her neighbor would call each other when their pumps started.

Resident, B. Koerber, 725 Woburn Street, asked if there would only be one way in and out of the street and S. Dresser said yes.

M. Sorrentino asked S. Dresser to take some grades along the back of abutting properties and asked that the outline of each abutting home be listed on the plan. He asked that pins be shown on all properties. J. Brothers said he brought the Planning Department drawings of the type of house he is proposing to build. M. Sorrentino asked what type of house B. Churchill has and she answered a Jackson ranch.

V. Gingrich said plans that were submitted late last week will be reviewed.

Upon motion duly made and seconded, it was unanimously

VOTED: To continue the public hearing for Conservation Subdivision Design Special Permit #15-02 for Nelson Acres - Map 57 Parcel 54E to October 6, 2015 at 8:00 p.m.

Board of Appeals

There were no Board of Appeals to discuss.

Old Business

There was no old business to discuss

New Business

Decision for Sign Special Permit #15-03 for 201 Lowell Street - Map 48 Parcel 73A Northstar for Textron, Applicant

MATERIALS CONSIDERED:

PLAN "Textron Systems, Environmental Graphics, 205 Lowell Street, Wilmington, MA" dated June 16, 2015

MEMORANDUM from Northstar dated July 8, 2015

Upon motion duly made and seconded, it was unanimously

VOTED: To table the decision for Special Permit for 201 Lowell Street due to the fact the same four members of the Board were not in attendance.

Decision for Site Plan Review #15-10 for 13-15 Church Street - Map 41 Parcels 108 & 109 Joseph Langone, Applicant

MATERIALS CONSIDERED:

PLAN "Proposed Site Plan, 13 & 15 Church Street, Wilmington, Mass" dated March 17, 2008 and last revised December 29, 2008

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

VOTED: To approve Site Plan Review #15-10 for 13-15 Church Street - Map 41 Parcels 108 & 109 as an amendment the use of the first floor of the above referenced building, from three (3) residential units and one (1) retail/office unit to four (4) residential units, making a total of twelve (12) residential units.

All conditions of approval of 13-15 Church Street for Site Plan Review #08-04 shall remain in full force and effect.

Decision for Multi-Family Special Permit #15-02 for 13-15 Church Street - Map 41 Parcels 108 & 109 - Joseph Langone, Applicant

MATERIALS CONSIDERED:

PLAN "Proposed Site Plan, 13 & 15 Church Street, Wilmington, Mass" dated March 17, 2008 and last revised December 29, 2008

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

VOTED: To table the Multi-Family Special Permit #15-02 for 13-15 Church Street Map 41 Parcels 108 & 109 due to the fact the same four members of the Board were not in attendance.

**Request to waive Site Plan Review for Water Tower/Nassau Avenue/Eagle Road
Map 31 Parcel 59 - Attorney Edward D. Pare, Jr. for AT & T, Applicant**

A letter requesting to waive Site Plan Review was received.

PRESENT IN INTEREST – Michael Dolan

M. Dolan said his client, AT&T already has existing antennas on the Water Tank and would like to upgrade by replacing three antennas. The antennas will be painted to match the tank. He referenced the Passage of Spectrum Act signed 2012 which makes this is an eligible location. He said the government is trying to streamline improvements.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to wave Site Plan Review and filing fees for Water Tower/Nassau Avenue/Eagle for AT&T located at 36 Nassau Avenue. The proposal is to replace three (3) of the existing antennas on the water tank as shown on plan entitled "AT&T Site Number : MA3119, Site Name: Wilmington" dated July 31, 2015 and last revised August 18, 2015. It is understood that AT&T has a total of nine (9) antennas on the water tank.

**Request to establish surety for Rhode Island Road Definitive Subdivision #08-01
Map 36 Parcel 186 - Kristen Costa for James Mangano, Applicant**

A letter requesting to establish surety for Rhode Island Road Definitive Subdivision #08-01 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to establish surety for for the completion of Rhode Island Road in the amount of sixty-five thousand eighty-five dollars and zero cents (\$65,085.00).

Request to extend completion deadline for Amendment to McGrane Woods Definitive Subdivision #09-1 and Stormwater Management Permit #12-8 - Map 84 Parcels 10 & 52 - Kristen Costa for James Mangano, Applicant

A letter requesting to extend completion deadline for Amendment to McGrane Woods Definitive Subdivision #09-1 and Stormwater Management Permit #12-8 was received.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the request to extend completion deadline for Amendment to McGrane Woods Definitive Subdivision #09-1 and Stormwater Management Permit #12-8 completion deadline to September 1, 2016.

Planning Director's Comments

V. Gingrich talked to the Board about the Town's plan for senior housing and the survey for senior housing that was released. She asked them to let their friends and family know about it and request they take the survey. V. Gingrich told the Board paper copies are available.

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

VOTED: To adjourn the meeting at 10:30 p.m.

NEXT MEETING is October 6, 2015

Respectfully submitted,

Cheryl Licciardi
Recording Clerk