



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

121 GLEN ROAD, WILMINGTON, MA 01887 www.wilmingtonma.gov (978) 658-8238

**PLANNING BOARD
MEETING AGENDA
February 4, 2020
Town Hall, Auditorium - 7:30 p.m.**

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1. **Minutes:** November 5, 2019

2. **Form A:** None

3. **Matters of Appointment**

7:30 p.m. – 7:40 p.m. Continued Public Hearing – Conservation Subdivision Design
REQUEST TO Special Permit #19-01 for 79 Nichols Street – Map 35 Parcel 29
CONTINUE Attorney Jill Elmstrom Mann for Golden Realty Trust, Applicant

7:40 p.m. – 7:45 p.m. Public Hearing – Non-Conforming Lot Special Permit #20-01 for
11 Forest Street – Map 8 Parcel 4 – Michael Tkachuk, Applicant

7:45 p.m. – 8:00 p.m. Continued Public Hearing – Site Plan Review #18-15, Stormwater
Management Permit #18-13 & Multi-Family Special Permit #18-01
635 Main Street – Map 40 Parcel 1 – Massachusetts Equity Investors,
LLC, Applicant
SPR Action Deadline – February 28, 2020
SMP Action Deadline – February 28, 2020

8:00 p.m. – 8:15 p.m. Continued Public Hearing – Definitive Subdivision #19-03 &
REQUEST TO Stormwater Management Permit #19-13 for Jackie Drive
EXTEND DEADLINE 635 Main Street – Map 40 Parcel 1 – Art Hayden, Applicant
& CONTINUE **Def. Sub. Action Deadline – February 4, 2020**
PUBLIC HEARING **SMP Action Deadline – February 4, 2020**

8:15 p.m. – 8:30 p.m. Continued Public Hearing – Site Plan Review #19-17, Stormwater
Management Permit #19-14 & Parking Relief Special Permit #20-01 for
228 Andover Street – Map R1 Parcel 18C – Richard Penna,
Arrow Paper, Applicant
SPR Action Deadline – February 28, 2020
SMP Action Deadline – February 28, 2020

8:30 p.m. – 8:45 p.m. Continued Public Hearing – Site Plan Review #19-18 & Stormwater
Management Permit #19-15 for 100-110 Fordham Road
Map 91 Parcel 121 – Fordham Park LLC, Applicant
SPR Action Deadline – February 28, 2020
SMP Action Deadline – February 28, 2020

- 8:45 p.m. – 8:55 p.m. Continued Public Hearing – Definitive Subdivision #19-04 & Stormwater Management Permit #19-17 for 203 Lowell Street – Map 48 Parcel 73
William Yetman, Applicant
Def. Sub. Action Deadline – February 24, 2020
SMP Action Deadline – February 24, 2020
- 8:55 p.m. – 9:10 p.m. Public Hearing – Site Plan Review #20-01, Stormwater Management Permit #20-01, Multi-Family Special Permit #20-01 & Inclusionary Housing Special Permit #20-01 for 168 Lowell Street – Map 58 Parcel 1
Joseph Langone, Applicant
SPR Action Deadline – March 13, 2020
SMP Action Deadline – March 13, 2020
- 9:10 p.m. – 9:20 p.m. Public Hearing – Site Plan Review #20-02 & Stormwater Management Permit #20-02 for 330 Ballardvale Street – Map R3 Parcel 29
Edward O'Connor, C.E. Cyr Construction Co., Inc., Applicant
SPR Action Deadline – March 13, 2020
SMP Action Deadline – March 13, 2020
- 9:20 p.m. – 9:30 p.m. Public Hearing – Site Plan Review #20-03 & Stormwater Management Permit #20-03 for 72 Jonspin Road – Map R1 Parcel 306F
Paul Dionne, PJ Dionne Company, Inc., Applicant
SPR Action Deadline – March 14, 2020
SMP Action Deadline – March 14, 2020

4. **Board of Appeals**

- Case 3-20 for 30 North Street – Map 78 Parcel 29B – Rory and Elizabeth Desmond, Applicants
- Case 4-20 for 70 West Street – Map 73 Parcel 4 – Francis Downs, Jr., Applicant

5. **Old Business**

None

6. **New Business**

Draft decisions for Site Plan Review #18-15, Stormwater Management Permit #18-13 & Multi-Family Special Permit #18-01 – 635 Main Street, Map 40 Parcel 1
Massachusetts Equity Investors, LLC, Applicant

Draft decisions for Site Plan Review #19-18 & Stormwater Management Permit #19-15
100-110 Fordham Road, Map 91 Parcel 121 – Attorney Jill Elmstrom Mann for
Fordham Park, LLC, Applicant

Draft decision for Non-Conforming Lot Special Permit #20-01 – 11 Forest Street
Map 8 Parcel 4 – Michael Tkachuk, Applicant

Request to endorse plans for Site Plan Review #19-06 – 613 Main Street
Map 29 Parcel 11S – Brian McCarthy, RJ O'Connell & Associates for
Bryan Blake, The Seyon Group, Applicant

Request to endorse plans for Site Plan Review #19-15 – 4 & 6 Waltham Street
Map 79 Parcels 31C & 31D – Adam F. Braillard, Esq., Prince Lobel Tye LLP, Applicant

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76
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Request to waive Site Plan Review #20-01 for 36 Nassau Ave – Map 31 Parcel 59
Ed Pare, Esq. for Cellco Partnership d/b/a Verizon Wireless, Applicant

Request to waive Site Plan Review #20-02 for 36 Nassau Ave – Map 31 Parcel 59
Ed Pare, Esq. for New Cingular Wireless PCS, LLC (AT&T), Applicant

Request to waive Site Plan Review #20-03 for 36 Nassau Ave – Map 31 Parcel 59
Adam Brillard, Esq. for T-Mobile Northeast LLC, Applicant

Adjourn

Next meeting: March 10, 2020

This agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However, the agenda does not necessarily include all matters which may be taken up at this meeting.

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76