



# 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  
MEETING AGENDA  
July 9, 2019  
Town Hall, Room 9 - 7:30 p.m.**

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1. **Minutes:** June 4, 2019

2. **Form A**  
None

3. **Matters of Appointment**  
7:30 p.m. – 7:40 p.m.

7:40 p.m. – 7:45 p.m. Public Hearing – Definitive Subdivision Amendment #19-01  
North Wilmington Estates – McDonald Road & Sgt. Veloza Way  
Map R2 Parcels 35, 36, 38, 39, 40, 41, 42, 43, 44, 45 & 46  
Carlos Pereira, Applicant  
**Amendment to Definitive Subdivision Action Deadline  
September 11, 2019**

7:45 p.m. – 7:50 p.m. Continued Public Hearing – Preliminary Subdivision #19-02 for  
635 Main Street – Map 40 Parcel 1 - Richard L. Williams, Williams  
& Sparages for Art Hayden, Applicant  
**Preliminary Subdivision Action Deadline – July 31, 2019**

7:50 p.m. – 8:00 p.m. Public Hearing – Site Plan Review #19-09 for 250 Ballardvale Street  
Map R2 Parcel 23B – Anne Marie Zsamba, Crown Castle for  
AT&T, Applicant  
**SPR Action Deadline – August 17, 2019**

8:00 p.m. – 8:10 p.m. Continued Public Hearing – Site Plan Review #18-15, Stormwater  
Management Permit #18-13 & Multi-Family Special Permit #18-01 for  
635 Main Street, Map 40 Parcel 1 - Massachusetts Equity Investors,  
LLC, Applicant  
**SPR Action Deadline – July 31, 2019  
SMP Action Deadline – July 31, 2019**

8:10 p.m. – 8:15 p.m. Public Hearing - Site Plan Review #19-07 for 773 for Salem Street  
Map R1 Parcel 23, Ryan Burgdorfer, Smartlink LLC for  
AT&T, Applicant  
**SPR Action Deadline – August 7, 2019**

8:15 p.m. – 8:20 p.m. Continued Public Hearing – Site Plan Review #18-16, Stormwater  
Management Permit #18-14 & Multi-Family Special Permit #18-02  
**REQUEST TO  
CONTINUE**  
203 Lowell Street, Map 48 Parcel 73 - Massachusetts Equity  
Investors, LLC, Applicant  
**SPR Action Deadline – July 31, 2019  
SMP Action Deadline – July 31, 2019**

- 8:20 p.m. – 8:30 p.m. **REQUEST TO CONTINUE** Continued Public Hearing - Preliminary Subdivision #19-01 for 203 Lowell Street – Map 48 Parcel 73 - Doug Lees, Land Engineering & Environmental Services for Michael A. Howland, Applicant  
**Preliminary Subdivision Action Deadline – July 31, 2019**
  
- 8:30 p.m. – 8:45 p.m. **REQUEST TO CONTINUE** Continued Public Hearing – Conservation Subdivision Design Special Permit #19-01 for 79 Nichols Street - Map 35 Parcel 29 Attorney Jill Elmstrom Mann for Golden Realty Trust, Applicant
  
- 8:45 p.m. – 9:00 p.m. Continued Public Hearing – Site Plan Review #19-04 & Stormwater Management Permit #19-03 – 36 & 38 Upton Drive Map R1 Parcels 18 & 18L – PGA Realty Co., Applicant  
**SPR Action Deadline – July 31, 2019**  
**SMP Action Deadline – July 31, 2019**
  
- 9:00 p.m. – 9:15 p.m. Continued Public Hearing – Site Plan Review #19-05 & Stormwater Management Permit #19-04 for 100 Research Drive Map R3 Parcel 401 – Michael J. Juliano, Eaglebrook Engineering & Surveying, LLC for Joseph Martignetti, Applicant  
**SPR Action Deadline – July 13, 2019**  
**SMP Action Deadline – July 13, 2019**
  
- 9:15 p.m. – 9:20 p.m. **REQUEST TO CONTINUE** Continued Public Hearing – Site Plan Review #19-06, Stormwater Management Permit #19-05 & Parking Special Permit #19-01 for 613 Main Street – Map 29 Parcel 11A - Brian McCarthy, RJ O’Connell & Associates for Bryan Blake, The Seyon Group, Applicant  
**SPR Action Deadline – July 13, 2019**  
**SMP Action Deadline – July 13, 2019**
  
- 9:20 p.m. – 9:30 p.m. Public Hearing – Site Plan Review #19-08 & Stormwater Management Permit #19-06 for 269 Ballardvale Street Map R2 Parcel 27A - Brian Timm, RJ O’Connell & Associates for James Cavalieri, 16 Robin LLC, Applicant  
**SPR Action Deadline – August 16, 2019**  
**SMP Action Deadline – August 16, 2019**

3. **Board of Appeals**

- Case 14-19 for 17 Hathaway Road – Map 94 Parcel 63 – Patricia Robinson, Applicant
  
- Case 15-19 for 8 Freeport Drive – Map 100 Parcel 631 – Philip Angelone, Jr., Applicant
  
- Case 16-19 for 5 Faneuil Drive – Map 44 Parcel 181 – New House Investments, LLC, Applicant

5. **Old Business**

Discussion – Subdivision Regulations

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6. **New Business**

Request to waive Site Plan Review for 850 Main Street – Map 38 Parcel 1 - Jym Bagtaz, Spec Process Engineers for Koch Membrane Systems, Applicant

Request to waive Site Plan Review for 21 Industrial Way – Map 46 Parcel 104 – Arthur W. Kanavos for DiCenso Trust, Applicant

Request to waive Site Plan Review for 299 Ballardvale Street – Map R3 Parcel 26 AeroVironment, Inc., Kimberly Kohlheppe, Applicant

Request to extend completion deadline for Murray Hill Definitive Subdivision #14-01 Map 4 Parcels 7 & 7A – C.S. Newhouse Builders, Inc., Applicant

Election of Officers – Chair and Clerk

**Adjourn**

**Next meeting: August 6, 2019**

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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