



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

January 2, 2024

Town Hall – Auditorium – 7:30 p.m.

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TOWN OF WILMINGTON, MA

1. **Minutes:** December 5, 2023
2. **Form A:**
230, 234, & 240 Ballardvale Street - Map R2 Parcels 23E, 23F & 23G – “230 Ballardvale Street, (Assessors Map R2 Parcels 23E) 234 Ballardvale Street (Assessors Ma R2 Parcel 23F) 240 Ballardvale Street (Assessors Map R2 Parcel 23G), Wilmington, MA” – Atlantic Oliver Ballardvale, LLC, Jonathan O’Donnell, Applicant
3. **Matters of Appointment**
7:30 p.m. – 7:35 p.m. Continued Public Hearing - 211 Lowell Street – Map 57 Parcel 52 – Sign Special Permit #23-05, Jenn Robichaud, Barlo Signs, Applicant

7:35 p.m. – 7:40 p.m. Continued 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
REQUEST TO CONTINUE
Definitive Subdivision Action Deadline – January 31, 2024
Stormwater Management Permit Action Deadline – January 31, 2024

7:40 p.m. – 7:45 p.m. Continued Public Hearing – 208 Main Street - Map 44 Parcel 178B Site Plan Review #22-16, Stormwater Management Permit #22-13 and Ground Water Protection District Special Permit #22-05 Gabriel Schuchman, Alrig USA Development, LLC, Applicant
Site Plan Review Action Deadline – January 31, 2024
Stormwater Management Permit Action Deadline – January 31, 2024

7:50 p.m. – 7:55 p.m. Continued Public Hearing – 708R Woburn Street – Map 57 Parcel 54E
REQUEST TO CONTINUE Conservation Subdivision Special Permit #23-01 – S&K Associates, Applicant

7:55 p.m. – 8:00 p.m. Continued Public Hearing – Eagleview Drive off Marion Street
REQUEST TO CONTINUE Map 5 Parcels 2J, 3, 3A, 3C, 3D, & 3E - Definitive Subdivision #21-01 and Stormwater Management Permit #21-15 - Craig Newhouse, Applicant
Definitive Subdivision Action Deadline – January 31, 2024
Stormwater Management Permit Action Deadline January 31, 2024

8:00 p.m. – 8:10 p.m. Public Hearing – 773 Salem Street - Map R1 Parcel 23 Site Plan Review #23-14 – T-Mobile Northeast LLC, Applicant
Site Plan Review Action Deadline – February 8, 2024

Board of Appeals

Case 20-23 for Lee Avenue – Map 58 Parcel 25 – Joseph Shamon, Applicant

5. **Old Business**

Board of Appeals Case 4-23 for 79 Nichols Street – Map 35 Parcel 29

Golden Realty Trust, Applicant

Board of Appeals Case 19-23 for 409 Salem Street – Map 95 Block 8 Parcel 17J
Angelo Ciano, Applicant

6. **New Business**

Request to initiate the procedure for street acceptance for Green Meadow Drive - Garden of Eden
Definitive Subdivision #16-01 and Amendment #17-01 - Map 2 Parcels 201-206, 223-225;
Map 3 Parcels 207-222, Joseph A. Langone, Applicant

Site Plan Review Waiver Request #23-10 – 269 Main Street – Map 43 Parcel 4C
Wilmington Main Realty LP, Applicant

Discussion

As Of Right Multi-Family Zoning District - MBTA Communities Zoning Requirement (Section 3A)

Update on Construction Projects

Adjourn

Next Planning Board meeting: February 6, 2024

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.