



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

January 3, 2023

Town Hall – Auditorium – 7:30 p.m.

RECEIVED
TOWN CLERK
2022 DEC 29 PM 4:01
TOWN OF WILMINGTON, MA

1. **Minutes:** November 1, 2022 & December 6, 2022
2. **Form A:**
3. **Matters of Appointment**
 - 7:30 p.m. – 7:35 p.m. Public Hearing – 38 Upton Drive - Map R1 Parcel 18
Sign Special Permit #22-04 – DIV 36-38 Upton, LLC, Applicant
 - 7:35 p.m. – 7:40 p.m. Public Hearing – 99 Fordham Road - Map 99 Parcel 135
Site Plan Review #22-28, Parking Relief Special Permit #22-05
Carlisle Capital Corporation, Applicant
Site Plan Review Action Deadline – February 12, 2023
 - 7:40 p.m. – 7:45 p.m. Public Hearing – 6 Tobin Drive - Map 16 Parcel 22A
Definitive Subdivision #22-02 – Khalib Khan, Applicant
Definitive Subdivision Action Deadline – April 23, 2023
 - 7:45 p.m. – 7:55 p.m. Continued Public Hearing – 40-50 Fordham Road - Map 91 Parcels 131
& 131A, Map 99 Parcel 1 - Site Plan Review #22-19 and
Stormwater Management Permit #22-15
Anne R. Garr for HRP Fordham, LLC, Applicant
Site Plan Review Action Deadline – January 31, 2023
Stormwater Management Permit Action Deadline – January 31, 2023
 - 7:55 p.m. – 8:05 p.m. Continued Public Hearing – Birch Street Definitive Subdivision #22-01 and
REQUEST TO CONTINUE Stormwater Management Permit #22-12 – Map 49 Parcels 4, 4A, 5, 6, 7,
8, 9, & 11 - Haralambos Katsikis, Applicant
Definitive Subdivision Action Deadline – January 31, 2023
Stormwater Management Permit Action Deadline – January 31, 2023
 - 8:05 p.m. – 8:15 p.m. Continued Public Hearing – Cross Street - Map 40 Parcel 11
Site Plan Review #22-15, Stormwater Management Permit #22-11
Ground Water Protection District Special Permit #22-03
Inclusionary Housing Special Permit #22-01 and
Multi-Family Special Permit #22-01 - One Cross, LLC, Applicant
Site Plan Review Action Deadline – January 31, 2023
Stormwater Management Permit Action Deadline – January 31, 2023

8:15 p.m. – 8:30 p.m. Continued Public Hearing – Eagleview Drive off Marion Street
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, 2023
Stormwater Management Permit Action Deadline – January 31, 2023

8:30 p.m. – 8:40 p.m. Continued Public Hearing – 208 Main Street - Map 44 Parcel 178B
REQUEST TO CONTINUE 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, 2023
Stormwater Management Permit Action Deadline – January 31, 2023

8:40 p.m. – 8:50 p.m. Continued Public Hearing – 800 Salem Street - Map R1 Parcel 24
Site Plan Review #22-22, Stormwater Management Permit #22-16
Ground Water Protection District #22-07 & Sign Special Permit #22-02
David Wilkinson for WCV-800 Salem LLC, Applicant
Site Plan Review Action Deadline – January 31, 2023
Storm Water Management Permit Action Deadline – January 31, 2023

8:50 p.m. – 8:55 p.m. Continued Public Hearing – 326 Ballardvale Street - Map R3 Parcel 25A
Site Plan Review #22-24, Stormwater Management Permit #22-18 and
Parking Relief Special Permit #22-04
Hamid Jaffari for Reading Municipal, Applicant
Site Plan Review Action Deadline – January 31, 2023
Stormwater Management Permit Action Deadline – January 31, 2023

8:55 p.m. – 9:00 p.m. Public Hearing – 625 Main Street – Map 40 Parcel 2A
Site Plan Review #22-27 – Attorney Michael R. Dolan for DISH Wireless
L.L.C., Applicant
Site Plan Review Action Deadline – February 8, 2023

9:00 p.m. – 9:10 p.m. Continued Public Hearing – 26 Upton Drive - Map R1 Parcel 18G
Site Plan Review #22-25 - DISH Wireless L.L.C., Applicant
Site Plan Review Action Deadline – January 14, 2023

9:10 p.m. – 9:20 p.m. Public Hearing – 377 Ballardvale Street – Map R3 Parcel 50B
Site Plan Review #22-26 – Attorney Michael R. Dolan for DISH Wireless
L.L.C., Applicant
Site Plan Review Action Deadline – February 8, 2023

4. **Board of Appeals**

Case 6-22 for 100-104 West Street – Map 71 Parcels 3 & 5
100 West Street, LLC, Applicant

Case 1-23 for 12 Polk Street – Map 6 Parcel 40 – Mark Nelson, Applicant

Case 2-23 for 353 Middlesex Avenue – Map 79 Parcels 31B & 31E – Atlantic Oliver 353
Middlesex Avenue, LLC, Applicant

5. **Old Business**

6. **New Business**

Decision for 38 Upton Drive – Map R1 Parcel 18 - Site Plan Review #22-23 and Stormwater Management Permit #22-17 - Michael Cantalupa for DIV 36-38 Upton, LLC c/o The Davis Co. Applicant

Endorse plan for 41 Westdale Avenue - Map 72 Parcel 5 & 16 - Non-Conforming Lot Special Permit #22-01 - Northeastern Development Corp., Applicant

Request to initiate street acceptance for Green Meadow Drive - Joseph Langone, Northeastern Development Corp., Applicant

Adjourn

Next Planning Board meeting: February 7, 2023

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.