



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

October 3, 2023

Town Hall – Auditorium – 7:30 p.m.

RECEIVED
TOWN CLERK
2023 SEP 29 PM 3:40
TOWN OF WILMINGTON, MA

1. **Minutes:** August 1, 2023 & September 5, 2023

2. **Form A:**

3. **Matters of Appointment**

7:30 p.m. – 7:35 p.m.

7:35 p.m. – 7:40 p.m. Continued Public Hearing – Lee Avenue – Map 58 Parcel 25
81G Roadway Improvement Plan Application #23-01 and Stormwater
Management Permit #23-10 – Joseph Shamon, Applicant
81G Roadway Improvement Plan Action Deadline – October 31, 2023
Stormwater Management Permit Action Deadline – October 31, 2023

7:40 p.m. – 7:50 p.m. Continued Public Hearing – Birch Street Definitive Subdivision #22-01 and
REQUEST TO Stormwater Management Permit #22-12 – Map 49 Parcels 4, 4A, 5, 6, 7,
CONTINUE 8, 9, & 11 - Haralambos Katsikis, Applicant
Definitive Subdivision Action Deadline – October 31, 2023
Stormwater Management Permit Action Deadline – October 31, 2023

7:50 p.m. – 7:55 p.m. Continued Public Hearing – 190 Main Street – Map 44 Parcel 178
REQUEST TO Site Plan Review #23-10, Stormwater Management Permit #23-08,
CONTINUE Groundwater Protection District Special Permit #23-02 and
Parking Relief Special Permit #23-03 – Richard Gallant for Gallant
Memorial Arena LLC, Applicant
Site Plan Review Action Deadline – October 31, 2023
Stormwater Management Permit Action Deadline – October 31, 2023

7:55 p.m. – 8:05 p.m. Continued Public Hearing – 250 Ballardvale Street – Map R2 Parcel 23B
Site Plan Review #23-12, Stormwater Management Permit #23-11 and
Parking Relief Special Permit #23-04 – James McManus, Applicant
Site Plan Review Action Deadline – Oct. 18, 2023
Stormwater Management Permit Action Deadline – Oct. 18, 2023

8:05 p.m. – 8:15 p.m. Continued Public Hearing – 250 Andover Street - Map R1 Parcel 302
REQUEST TO Site Plan Review #23-13 and Stormwater Management Permit #23-12
CONTINUE Stephen Albano, Applicant
Site Plan Review Action Deadline – Oct. 16, 2023
Stormwater Management Permit Action Deadline – Oct. 16, 2023

8:10 p.m. – 8:15 p.m. Continued Public Hearing – 708R Woburn Street – Map 57 Parcel 54E
REQUEST TO Conservation Subdivision Special Permit #23-01 – S&K Associates,
CONTINUE Applicant

8:15 p.m. – 8:20 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 – October 31, 2023
Stormwater Management Permit Action Deadline October 31, 2023

8:20 p.m. – 8:25 p.m. Continued Public Hearing – 208 Main Street - Map 44 Parcel 178B
REQUEST TO Site Plan Review #22-16, Stormwater Management Permit #22-13 and
CONTINUE Ground Water Protection District Special Permit #22-05
Gabriel Schuchman, Alrig USA Development, LLC, Applicant
Site Plan Review Action Deadline – Sept. 30, 2023
Stormwater Management Permit Action Deadline – Sept. 30, 2023

Board of Appeals

None

5. **Old Business**

Board of Appeals Case 4-23 for 79 Nichols Street – Map 35 Parcel 29
Golden Realty Trust, Applicant

6. **New Business**

Endorse plan for 203 Lowell Street – Map 48 Parcel 73, Mike Modoono for 203 Lowell St. Owner
LLC, Applicant

Decision for 250 Ballardvale Street – Map R2 Parcel 23B – Site Plan Review #23-12
Stormwater Management Permit #23-11 and Parking Relief Special Permit #23-04
James McManus, Applicant

Site Plan Review Waiver Request #23-09 - 386 Main Street – Map 42 Parcel 13
West Real Estate, Applicant

Discussion

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

Update on Construction Projects

Bruning Road Rezone

Adjourn

Next Planning Board meeting: November 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.