



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

November 1, 2022

Town Hall – Room 9 – 7:30 p.m.

RECEIVED
TOWN CLERK
2022 OCT 28 PM 3:01
TOWN OF WILMINGTON, MA

1. **Minutes:** October 4, 2022
2. **Form A:**
82 Lowell Street – “82 Lowell Street in Wilmington, Massachusetts”, Stephen and Kelsey Downs, Applicants
3. **Matters of Appointment**
 - 7:30 p.m. – 7:35 p.m. Public Hearing – Sign Special Permit #22-01 for 374 Main Street Map 42 Parcel 11 – John Peterson, Applicant
 - 7:35 p.m. – 7:40 p.m. Continued Public Hearing – Site Plan Review #22-16, Stormwater Management Permit #22-13 and Ground Water Protection District Special Permit #22-05 for 208 Main Street - Map 44 Parcel 178B
REQUEST TO CONTINUE
Gabriel Schuchman, Alrig USA Development, LLC, Applicant
Site Plan Review Action Deadline – November 13, 2022
Stormwater Management Permit Action Deadline – November 13, 2022
 - 7:40 p.m. – 7:45 p.m. Public Hearing – Site Plan Review #22-19 and Stormwater Management Permit #22-15 for 40-50 Fordham Road - Map 91 Parcels 131 & 131A, Map 99 Parcel 1 - Anne R. Garr for HRP Fordham, LLC, Applicant
REQUEST TO CONTINUE
Site Plan Review Action Deadline – December 11, 2022
Stormwater Management Permit Action Deadline – December 11, 2022
 - 7:45 p.m. – 7:55 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 – November 20, 2022
Stormwater Management Permit Action Deadline – November 20, 2022
 - 7:55 p.m. – 8:00 p.m. Continued Public Hearing – 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 for Cross Street - Map 40 Parcel 11 One Cross, LLC, Applicant
REQUEST TO CONTINUE
Site Plan Review Action Deadline – November 30, 2022
Stormwater Management Permit Action Deadline – November 30, 2022
 - 8:00 p.m. – 8:10 p.m. Public Hearing – Site Plan Review #22-20 and Ground Water Protection District Special Permit #22-06 for 700 Main Street – Map 44 Parcel 73A Jim Glowacki for Textron Systems Corp., Applicant
Site Plan Review Action Deadline – December 11, 2022

8:10 p.m. – 8:20 p.m. Public Hearing – Site Plan Review #22-21n for 175 Lowell Street
Map 48 Parcel 73C – Daniel Mora for Wilmington Lowell Owner LLC,
Applicant
Site Plan Review Action Deadline – December 11, 2022

8:20 p.m. – 8:30 p.m. Public Hearing - Non-Conforming Lot Special Permit #22-01
for 41 Westdale Avenue -Map 72 Parcel 5 & 16
Northeastern Development Corp., Applicant

8:30 p.m. – 8:40 p.m. Public Hearing – Site Plan Review #22-22, Stormwater Management Permit
#22-16, Ground Water Protection District #22-07 & Sign Special Permit #22-
02 for 800 Salem Street - Map R1 Parcel 24
David Wilkonson for WCV-800 Salem LLC, Applicant
Site Plan Review Action Deadline – December 11, 2022
Storm Water Management Permit Action Deadline – December 11, 2022

8:40 p.m. – 8:50 p.m. Public Hearing – Site Plan Review #22-23 and Stormwater Management
Permit #22-17 for 38 Upton Drive – Map R1 Parcel 18
Michael Cantalupa for DIV 36-38 Upton, LLC c/o The Davis Co. Applicant
Site Plan Review Action Deadline – December 11, 2022
Stormwater Management Permit Action Deadline – December 11, 2022

8:50 p.m. – 9:00 p.m. Public Hearing – Site Plan Review #22-24, Stormwater Management Permit
#22-18 and Parking Relief Special Permit #22-04 for 326 Ballardvale Street
Map R3 Parcel 25A - Hamid Jaffari for Reading Municipal, Applicant
Site Plan Review Action Deadline – December 11, 2022
Stormwater Management Permit Action Deadline – December 11, 2022

Board of Appeals

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

Case 11-22 for 278 Lowell Street – Map 72 Parcel 1B – Ronald Reppuci and Andrew Thain,
Applicants

5. **Old Business**

6. **New Business**

Site Plan Waiver Request #22-07 for 335 Main Street – Map 42 Parcel 24
John Johnston, Applicant

Site Plan Review Waiver Request #22-08 for 1 Progress Way – Map 56 Parcel 110A
Guy Compagnone, Applicant

Site Plan Waiver Request #22-09 for 200 Research Drive – Map R3 Parcel 402
Scott Foberg for P.S.I., Applicant

Discussion

Multi-Family Zoning District Requirement for MBTA Communities - Section 3A Zoning

Adjourn

Next Planning Board meeting: December 6, 2022

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.