



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  
December 3, 2019  
Town Hall, Room 9 - 7:30 p.m.

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1. **Minutes:** November 5, 2019
2. **Form A**  
471 Salem Street – Map 102 Parcel 5, “Plan of Land in Wilmington, MA, 471 Salem Street”, Sherry Iuliano, Applicant **ANR Action Deadline – December 16, 2019**
3. **Matters of Appointment**
  - 7:30 p.m. – 7:40 p.m. **REQUEST TO WITHDRAW** Continued Public Hearing – Site Plan Review #19-11 & Stormwater Management Permit #19-08 for 225 Andover Street Map R1 Parcel 108 - Timothy J. MacDonald for American Maplewood Properties, LLC, Applicant  
**SPR Action Deadline – December 31, 2019**  
**SMP Action Deadline – December 31, 2019**
  - 7:40 p.m. – 7:45 p.m. Continued Public Hearing – Site Plan Review #19-07 773 Salem Street - Map R1 Parcel 23 Ryan Lynch, Smartlink LLC for AT&T, Applicant  
**SPR Action Deadline – December 3, 2019**
  - 7:45 p.m. – 8:00 p.m. Continued Public Hearing - Site Plan Review #19-13 & Stormwater Management Permit #19-11 for 900 Main Street Map 24 Parcel 33A – Michael Scully, M. J. Scully & Co., Applicant  
**SPR Action Deadline – December 31, 2019**  
**SMP Action Deadline – December 31, 2019**
  - 8:00 p.m. – 8:15 p.m. Continued Public Hearing – Definitive Subdivision #19-02 & Stormwater Management Permit #19-09 for Highland Estates Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 49, 50, 51, and 52A James V. Castellano, Lily Oak Hill, LLC, Applicant  
**Def. Sub. Action Deadline – December 31, 2019**  
**SMP Action Deadline – December 31, 2019**
  - 8:15 p.m. – 8:20 p.m. 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 11S - Brian McCarthy, RJ O’Connell & Associates for Bryan Blake, The Seyon Group, Applicant  
**SPR Action Deadline – December 31, 2019**  
**SMP Action Deadline – December 31, 2019**

- 8:20 p.m. – 8:30 p.m. Continued Public Hearing – Site Plan Review #18-15, Stormwater Management Permit #18-13 & Multi-Family Special Permit #18-01  
635 Main Street, Map 40 Parcel 1 - Massachusetts Equity Investors, LLC, Applicant  
**SPR Action Deadline – December 31, 2019**  
**SMP Action Deadline – December 31, 2019**
- 8:30 p.m. – 8:45 p.m. 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 – December 31, 2019**
- 8:45 p.m. – 9:00 p.m. 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
- 9:00 p.m. – 9:10 p.m. Continued Public Hearing - Site Plan Review #19-15 & Stormwater Management Permit #19-16 for 4 & 6 Waltham Street  
Map 79 Parcels 31C & 31D - Attorney Adam Braillard, Prince Lobel Tye LLP for Eco-Site Inc., Applicant  
**SPR Action Deadline – December 14, 2019**  
**SMP Action Deadline – December 14, 2019**
- 9:10 p.m. – 9:20 p.m. Public Hearing - Site Plan Review #19-17 & Stormwater Management Permit #19-14 for 228 Andover Street  
Map R1 Parcel 18C – Richard Penna, Arrow Paper, Applicant  
**SPR Action Deadline – January 11, 2020**  
**SMP Action Deadline – January 11, 2020**
- 9:20 p.m. – 9:30 p.m. Public Hearing – Definitive Subdivision #19-03 & Stormwater Management Permit #19-13 for Jackie Drive, 635 Main Street  
Map 40 Parcel 1 – Art Hayden, Applicant  
**Def. Sub. Action Deadline – February 3, 2020**  
**SMP Action Deadline – February 3, 2020**
- 9:30 p.m. – 9:40 p.m. Public Hearing - Site Plan Review #19-18 & Stormwater Management Permit #19-15 for 100-110 Fordham Road  
Map 91 Parcel 121 – Fordham Park LLC, Applicant  
**SPR Action Deadline – January 12, 2020**  
**SMP Action Deadline – January 12, 2020**

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4. **Board of Appeals**

Case 21-19 for 3 Royal Street – Map 84 Parcel 21, Attorney Robert Peterson for Debra Ann Goldberg, Trustee, Golden Realty Trust, Applicant

Case 22-19 for 2 King Street Ext. – Map 53 Parcel 10B, John and Cicely Sullivan, Applicant

5. **Old Business**

Discuss Stormwater Bylaw changes and potential zoning changes

6. **New Business**

Draft decisions for Site Plan Review #19-06, Stormwater Management Permit #19-05 & Parking Special Permit #19-01 for 613 Main Street – Map 29 Parcel 11S - Brian McCarthy, RJ O’Connell & Associates for Bryan Blake, The Seyon Group, Applicant

Draft decision for Preliminary Subdivision #19-01 for 203 Lowell Street – Map 48 Parcel 73 Doug Lees, Land Engineering & Environmental Services for Michael A. Howland, Applicant

Draft decisions for Site Plan Review #19-13 & Stormwater Management Permit #19-11 900 Main Street - Map 24 Parcel 33A – Michael Scully, M. J. Scully & Co., Applicant

Draft decision for Definitive Subdivision #19-02 & Stormwater Management Permit #19-09 Highland Estates - Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 49, 50, 51, and 52A James V. Castellano, Lily Oak Hill, LLC, Applicant

Request to extend approval for Site Plan Review #16-03 and Stormwater Management Permit #16-07 for 66-68 Industrial Way to June 6, 2020 - Michael S. Field, Esq. for Michael Cronin, Dagle Electric Construction Corp., Applicant

**Adjourn**

**Next meeting: January 7, 2020**

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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