



## 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 6, 2022

Town Hall – Auditorium – 7:30 p.m.

RECEIVED  
TOWN CLERK  
2022 DEC -2 PM 3:00  
TOWN OF WILMINGTON, MA

1. **Minutes:** November 1, 2022
2. **Form A:**
3. **Matters of Appointment**
  - 7:30 p.m. – 7:35 p.m. Public Hearing – 66 Concord Street - Map 91 Parcel 122  
Sign Special Permit #22-03 – Batten Brothers, Inc., Applicant
  - 7:35 p.m. – 7:45 p.m. Continued Public Hearing – 353 Middlesex Avenue - Map 79 Parcel 31B  
Site Plan Review #22-17, Parking Relief Special Permit #22-03 and  
Stormwater Management Permit #22-19 - John O'Donnell, Applicant  
**Site Plan Review Action Deadline – December 31, 2022**  
**Stormwater Management Permit Action Deadline – December 31, 2022**
  - 7:45 p.m. – 7:50 p.m. Continued Public Hearing – Eagleview Drive off Marion Street - Map 5  
**REQUEST TO CONTINUE**  
Parcels 2J, 3, 3A, 3C, 3D, & 3E Definitive Subdivision #21-01 and  
Stormwater Management Permit #21-15 - Craig Newhouse, Applicant  
**Definitive Subdivision Action Deadline – December 31, 2022**  
**Stormwater Management Permit Action Deadline – December 31, 2022**
  - 7:50 p.m. – 8:00 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 – December 31, 2022**  
**Stormwater Management Permit Action Deadline – December 31, 2022**
  - 8:00 p.m. – 8:10 p.m. Continued Public Hearing – 40-50 Fordham Road - Map 91 Parcels 131  
& 131A, Map 99 Parcel 1 - Site Plan Review #22-19 and  
**REQUEST TO CONTINUE**  
Stormwater Management Permit #22-15  
Anne R. Garr for HRP Fordham, LLC, Applicant  
**Site Plan Review Action Deadline – December 11, 2022**  
**Stormwater Management Permit Action Deadline – December 11, 2022**
  - 8:10 p.m. – 8:20 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  
**Definitive Subdivision Action Deadline – December 31, 2022**  
**Stormwater Management Permit Action Deadline – December 31, 2022**

- 8:20 p.m. – 8:30 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 – December 31, 2022**  
**Stormwater Management Permit Action Deadline – December 31, 2022**
- 8:30 p.m. – 8:40 p.m. Continued Public Hearing – 41 Westdale Avenue - Map 72 Parcel 5 & 16  
Non-Conforming Lot Special Permit #22-01  
Northeastern Development Corp., Applicant
- 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 Wilkonson for WCV-800 Salem LLC, Applicant  
**Site Plan Review Action Deadline – December 11, 2022**  
**Storm Water Management Permit Action Deadline – December 11, 2022**
- 8:50 p.m. – 9:00 p.m. Continued Public Hearing – 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  
**Site Plan Review Action Deadline – December 11, 2022**  
**Stormwater Management Permit Action Deadline – December 11, 2022**
- 9:00 p.m. – 9:10 p.m. Continued Public Hearing – 326 Ballardvale Street - Map R3 Parcel 25A  
**REQUEST TO**  
**CONTINUE**  
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 – December 11, 2022**  
**Stormwater Management Permit Action Deadline – December 11, 2022**
- 9:10 p.m. – 9:20 p.m. 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**

4. **Board of Appeals**

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

Case 12-22 for 278 Lowell Street – Map 72 Parcel 1B – Ronald Reppuci and Andrew Thain,  
Applicants

5. **Old Business**

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

6. **New Business**

Request to release surety for Garden of Eden Definitive Subdivision #16-01 and Amendment #17-01 - Map 2 Parcels 201-206, 223-225; Map 3 Parcels 207-222  
Joseph Langone, Northeastern Development Corp., Applicant

Site Plan Waiver Request #22-10 for 101 Main Street – Map 45 Parcel 119 – EZ Pizza, Applicant

**Discussion**

99 Fordham Road Parking Relief Special Permit #21-03 Amendment

**DISCUSS 2023 PLANNING BOARD MEETING DATES**

**Adjourn**

**Next Planning Board meeting: January 3, 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.*