



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

February 7, 2023

Town Hall – Auditorium – 7:30 p.m.

Originally posted February 3, 2023 at 3:38 p.m.)

(Revised posted February 7, 2023)

RECEIVED
TOWN CLERK
2023 FEB - 7 PM 3:59
TOWN OF WILMINGTON, MA

1. **Minutes:** December 6, 2022 & January 3, 2023
2. **Form A:**
Pershing Street –“Plan of Land, Pershing Street, Wilmington, Massachusetts”, Kevin E. Danahy, Ryan P. Donnell and Kerrie A. Malloy, Applicants
3. **Matters of Appointment**
 - 7:30 p.m. – 7:35 p.m. Continued 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. Continued 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 28, 2023
 - 7:40 p.m. – 7:45 p.m. Continued Public Hearing – Tobin Drive - Map 16 Parcel 22A
Definitive Subdivision #22-02 – Khalib Khan, Applicant
Definitive Subdivision Action Deadline – April 23, 2023
 - 7:45p.m. – 7:50 p.m. Public Hearing – 230, 234, & 240 Ballardvale Street – Map R2
Parcels 23E, 23F and 23G – Site Plan review #23-03 and Stormwater
Management Permit #23-02 – Atlantic Oliver Ballardvale LLC, Applicant
Site Plan Review Action Deadline – March 19, 2023
Stormwater Management Permit Action Deadline – March 19, 2023
 - 7:50 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
Definitive Subdivision Action Deadline – February 28, 2023
Stormwater Management Permit Action Deadline – February 28, 2023
 - 7:55 p.m. – 8:00 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 – February 28, 2023
Stormwater Management Permit Action Deadline – February 28, 2023

- 8:00 p.m. – 8:05 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 – February 28, 2023
- 8:05 p.m. – 8:10 p.m. Public Hearing – 885 & 889 Woburn Street - Map 37 Parcel 4 & 4A
Site Plan Review #23-04, Stormwater Management Permit #23-03
887 Woburn, LLC, Anthony C. Martignetti, Applicant
Site Plan Review Action Deadline – March 19, 2023
Stormwater Management Permit Action Deadline – March 19, 2023
- 8:10 p.m. – 8:20 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 – February 28, 2023
Stormwater Management Permit Action Deadline – February 28, 2023
- 8:20 p.m. – 8:30 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 – February 28, 2023
Storm Water Management Permit Action Deadline – February 28, 2023
- 8:30 p.m. – 8:40 p.m. Continued Public Hearing – 326 Ballardvale Street - Map R3 Parcel 25A
REQUEST TO Site Plan Review #22-24, Stormwater Management Permit #22-18 and
CONTINUE Parking Relief Special Permit #22-04
Hamid Jaffari for Reading Municipal Light Department, Applicant
Site Plan Review Action Deadline – February 28, 2023
Stormwater Management Permit Action Deadline – February 28, 2023
- 8:35 p.m. – 8:40 p.m. Public Hearing – 90 Eames Street - Map 38 Parcel 3A
Site Plan Review #23-01, Stormwater Management Permit #23-01
Eames Street LLC, Applicant
Site Plan Review Action Deadline – March 19, 2023
Stormwater Management Permit Action Deadline – March 19, 2023
- 8:40 p.m. – 8:45 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 – February 28, 2023
- 8:45 p.m. – 8:50 p.m. Public Hearing – 30 Upton Drive - Map R1 Parcel 18H
Site Plan Review #23-06 and Stormwater Management Permit #23- 05
Stephen Albano, Applicant
Site Plan Review Action Deadline – March 19, 2023
Stormwater Management Permit – March 19, 2023

8:50 p.m. – 9:00 p.m. Public Hearing – 38 Upton Drive - Map R1 Parcel 18
Site Plan Review #23-05 and Stormwater Management Permit #23- 04
Michael Cantalupa, Applicant
Site Plan Review Action Deadline – March 19, 2023
Stormwater Management Permit – March 19, 2023

9:00 p.m. – 9:10 p.m. Public Hearing – 203 Lowell Street - Map 48 Parcel 73
Site Plan Review #23-02, Multi-Family Special Permit #23-01
203 Lowell Street owner LLC, Applicant
Site Plan Review Action Deadline – March 19, 2023

4. **Board of Appeals**

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

Case 5-23 for 38 Upton Drive – Map R1 Parcel 18 – Matthew Costa, Beals Associates, Inc., Applicant

5. **Old Business**

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

6. **New Business**

Endorse plan for 40-50 Fordham Road - Map 91 Parcels 131 &131A - Map 99 Parcel 1
Anne R. Garr for HRP Fordham, LLC, Applicant

Endorse plan for 353 Middlesex Avenue - Map 79 Parcel 31B - John O'Donnell, Applicant

Site Plan Review Waiver #23-01 – 65 Industrial Way – Map 56 Parcel 122 – Catherine Conklin for AT&T, Applicant

Discussion

North Wilmington Estates Definitive Subdivision – Schedule for completion

Adjourn

Next Planning Board meeting: March 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.