



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  
March 1, 2022  
Town Hall Auditorium – 7:30 p.m.

RECEIVED  
TOWN CLERK  
2022 FEB 24 PM 2:11  
TOWN OF WILMINGTON, MA

1. **Minutes:** December 7, 2021, January 4, 2022, & February 1, 2022
2. **Form A:**  
None
3. **Matters of Appointment**
  - 7:30 p.m. – 7:40 p.m. Public Hearing – Ground Water Protection District Special Permit #21-01 for 225 Andover Street - Map R1 Parcel 108 – American Maplewood Properties LLC, Applicant
  - 7:40 p.m. – 7:50 p.m. Continued Public Hearing – 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue Map 40 Parcel 168A – S & K Associates, LLC, Applicant  
**81G Application Action Deadline – March 31, 2022**  
**Stormwater Management Permit Action Deadline – March 31, 2022**
  - 7:50 p.m. – 8:00 p.m. Continued Public Hearing – Definitive Subdivision #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street - Map 5 Parcels 2J, 3, 3A, 3C, 3D, & 3E  
Craig Newhouse, Applicant  
**Definitive Subdivision Action Deadline – April 24, 2022**  
**Stormwater Management Permit Action Deadline – April 24, 2022**
  - 8:00 p.m. – 8:15 p.m. Continued Public Hearing – Site Plan Review #21-18 for 773 Salem Street Map R1 Parcel 23 – Ellen Freyman, Esq. for Verizon, Applicant  
**Site Plan Review Action Deadline – March 31, 2022**
  - 8:15 p.m. – 8:25 p.m. Continued Public Hearing – Site Plan Review #22-01 and Stormwater Management Permit #22-01 for 5 Cornell Place - Map 99 Parcel 143 Andy Pojasek for Ferro-Ceramic Grinding Inc., Applicant  
**Site Plan Review Action Deadline – March 13, 2022**  
**Stormwater Management Permit Action Deadline – March 13, 2022**
  - 8:25 p.m. – 8:35 p.m. Continued Public Hearing – Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive - Map R1 Parcel 18H  
Stephen Albano, Applicant  
**Site Plan Review Action Deadline – March 13, 2022**  
**Stormwater Management Permit Action Deadline – March 13, 2022**

4. **Board of Appeals**

None

5. **Old Business**

None

6. **New Business**

Draft decision for Site Plan Review #21-16 and Stormwater Management Permit #21-13 for 36 & 38 Upton Drive - Map R1 Parcels 18 & 18L – Michael A. Cantalupa, Applicant

Request to release building lots 13, 15, 18, 19, 20, 23 & 24 for McDonald Road Definitive Subdivision #09-02 and McDonald Road Definitive Subdivision #19-01  
Carlos Pereira, Applicant

Request to endorse plan for Multi-Family Special Permit #20-01 and Inclusionary Housing Special Permit #20-01 and amendment Multi-Family Special Permit #21-01 and Inclusionary Housing Special Permit #21-01 for 168 Lowell Street – Map 58 Parcel 1  
168 Lowell Street LLC, Applicant

Draft decision Site Plan Review #22-01 and Stormwater Management Permit #22-01 for 5 Cornell Place - Map 99 Parcel 143 Andy Pojasek for Ferro-Ceramic Grinding Inc., Applicant

Request to endorse plan for decision Site Plan Review #22-01 for 5 Cornell Place  
Map 99 Parcel 143 Andy Pojasek for Ferro-Ceramic Grinding Inc., Applicant

**Discussion**

Zoning changes proposed for 2022 Annual Town Meeting

Housing Choice Act – DHCD Guidelines for Multi-Family Districts

100 West Street 40B Proposal

**Adjourn**

**Next Planning Board meeting: April 5, 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.*