



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD

MEETING AGENDA

March 12, 2024

Town Hall – Auditorium – 7:30 p.m.

SPECIAL REMINDERS: Joint Public Hearing with Finance Committee - March 19, 2024 – 7:00 p.m.
Annual Town Meeting – May 4, 2024

1. **Minutes:** February 6, 2024

2. **Form A:**

3. **Matters of Appointment**

7:30 p.m. – 7:35 p.m. Continued 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 31, 2024
Stormwater Management Permit Action Deadline – March 31, 2024

7:35 p.m. – 7:45 p.m. Public Hearing – 271 Main Street – Map 43 Parcel 4
Site Plan Review #24-03, Stormwater Management Permit #24-03 and
Ground Water Protection District Special Permit #24-02
Matt McGovern for MAG RE Holdings – Wilmington, LLC, Applicant
Site Plan Review Action Deadline – April 21, 2024
Stormwater Management Permit Action Deadline – April 21, 2024

7:45 p.m. – 7:50 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 – March 31, 2024
Stormwater Management Permit Action Deadline – March 31, 2024

7:50 p.m. – 7:55 p.m. Continued Public Hearing – 708R Woburn Street – Map 57 Parcel 54E
Conservation Subdivision Special Permit #23-01 – S&K Associates,
Applicant

7:55 p.m. – 8:00 p.m. Public Hearing – 100-110 Fordham Road - Map 91 Parcel 121
Sign Special Permit #24-01
Jill Elmstrom Mann for Fordham Park LLC, Applicant

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TOWN CLERK
2024 MAR - 8 AM 11:56
TOWN OF WILMINGTON, MA

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 – March 31, 2024
Stormwater Management Permit Action Deadline March 31, 2024

8:05 p.m. – 8:10 p.m. Continued Public Hearing – 773 Salem Street - Map R1 Parcel 23
Site Plan Review #23-14 – T-Mobile Northeast LLC, Applicant
Site Plan Review Action Deadline – March 29, 2024

8:10 p.m. – 8:20 p.m. Continued Public Hearing – 181 & 187 Ballardvale Street
REQUEST TO Map R2 Parcels 20A & 20G - Site Plan Review #24-01,
CONTINUE Stormwater Management Permit #24-01 and
Ground Water Protection District Special Permit #24-01
Christopher Neelon, Ballardvale Owner, LLC, Applicant
Site Plan Review Action Deadline – March 16, 2024
Stormwater Management Permit Action Deadline – March 16, 2024

8:20 p.m. – 8:25 p.m. Continued Public Hearing - 99 Fordham Road - Map 99 Parcel 135
REQUEST TO Site Plan Review #24-02 and Stormwater Management Permit #24-02
WITHDRAW Richard O’Connell, Kearsarge Fordham FSS LLC, Applicant
Site Plan Review Action Deadline – March 16, 2024
Stormwater Management Permit Action Deadline – March 16, 2024

8:25 p.m. – 8:35 p.m. Public Hearing - 99 Fordham Road - Map 99 Parcel 135
Site Plan Review #24-04 and Stormwater Management Permit #24-04
Richard O’Connell, Kearsarge Fordham FSS LLC, Applicant
Site Plan Review Action Deadline – April 21, 2024
Stormwater Management Permit Action Deadline – April 21, 2024

4. **Board of Appeals**

Case 2-24 for 28 Kenwood Avenue – Map 59 Parcel 27 – Derek Santini, Applicant

Case 3-24 for 800 Salem Street – Map R1 Parcel 24 – WCV – 800 Salem, LLC c/o Camber
Development, Applicant

5. **Old Business**

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

6. **New Business**

Request to endorse plan for Lee Avenue – Map 58 Parcel 25 - 81G Roadway Improvement Plan
Application #23-01 - Joseph Shamon, Applicant

Request to endorse plan for 208 Main Street - Map 44 Parcel 178B - Site Plan Review #22-16
Gabriel Schuchman, Alrig USA Development, LLC, Applicant

Discussion

As Of Right Multi-Family Zoning District - MBTA Communities Zoning Requirement (Section 3A)

Update on Construction Projects

Adjourn

Joint Public Hearing - Finance Committee and Planning Board meeting: March 19, 2024

Next Planning Board meeting: April 2, 2024

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.