



## 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 16, 2021

Virtual (ZOOM) format - 7:00 p.m.

Pursuant to Governor Baker's Orders Suspending Certain Provisions of the Open Meeting Law, G.L.c. 30A, §18, and imposing strict limitations on the number of people that may gather in one place, this meeting of the Wilmington Planning Board is being conducted via remote participation. **No in-person attendance of members of the public will be permitted**, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. Members of the public who would like to listen to this meeting while in progress may do so via telephone by dialing 1-646-558-8656 and enter meeting ID 823 9330 7261 and then pressing # on their keypad. A voice prompt will then ask the caller for a participant ID. This can be ignored by pressing # again to continue. The meeting will be broadcast on WCTV (Channel 9 –Comcast/xFinity or Channel 37 Verizon FiOS) and live streamed on [wctv.org/live](http://wctv.org/live). Members of the public wishing to offer questions or comments as part of the public hearing can do so by dialing the previously stated number and pressing \*9 on the keypad. The Zoom meeting facilitator will be notified that a caller is seeking to comment. Callers will be unmuted in the order they indicated a desire to speak. Once the caller has completed their comments they will be muted and the next caller will have an opportunity to speak. Everyone wishing to speak will be accommodated to allow full access to this important public hearing.

Following the review of zoning articles and taking public comment of said articles, the Planning Board members will be continuing into their own Zoom meeting to discuss recommendations. This meeting will be broadcast on WCTV (Channel 22 -Comcast/xFinity or Channel 38 Verizon FiOS) and live streamed on [wctv.org/meetings](http://wctv.org/meetings). Members of the public wishing to listen to the audio of the Planning Board meeting by phone may do so by dialing 1-646-558-8656, entering Meeting ID 856 6091 8787 and then pressing # on their keypad. A voice prompt will then ask the caller for a participant ID. This can be ignored by pressing # again to continue. There will be no public participation.

#### 1. Appointments

7:00 p.m. Joint Public Hearing with Finance Committee to discuss the following Articles:

Article 46 Amend the Zoning Bylaws by amending Table 1 Principal Use Regulations and creating a new Section 3.5.21 for a Brew Pub use

Article 47 Amend the Zoning Bylaw by deleting Section 3.8.4 and allowing General Service Restaurants as of right in the Neighborhood Mixed Use District, Central Business District, General Business District, and Highway Industrial District

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- Article 48: Amend the Zoning Bylaw by amending Section 6.6.8.1 to designate the Planning Board as the special permit granting authority for Section 6.6.7.7 for non-residential uses
- Article 49: Rezone from Residence 20 (R20) to Residence 10 (R10)  
Map 9 Multiple Parcels : 13A, 13B, 13C, 13D, 13E, 14, 15, 16A, 17A, 17B, 18, 18A, 18B, 18C, 18D, 21, 22, 22A, 22B, 22C, 22D, 22E, 23A
- Article 50: Disposition of Town-owned land – Map 40 Parcels 100 &101  
(petitioned)
- Article 52: Disposition of Town-owned land – Lake Street - Map 55 Parcel 228A  
(petitioned)
- Article 54: Rezone from Residence 60 (R60) to Residence 20 (R20)  
417 Andover Street - Map R3 Parcel 15  
(petitioned)
- Article 55: Disposition of Town-owned land – behind 12 Ohio Street  
(petitioned)
- Article 56: Disposition of Town-owned land – Map 6 Parcels 149 & 150  
(petitioned)
- Article 57: Disposition of Town-owned land – 848 Woburn Street  
(petitioned)
- Article 58: Rezone from General Business (GB) to Neighborhood Mixed-Use (NM)  
Map 40 Parcels 11 & 13  
(petitioned)
- Article 59: Disposition of Town-owned land – Aldrich Road - Map 9 Parcel 56  
(petitioned)
- Article 60: Rezone from Residence 60 (R60) and General Industrial (GI) to Highway Industrial (HI), Map R1 Parcel 2A, Map R2 Parcel 19A  
Map 103 Parcels 24 & 24A  
(petitioned)
- Article 62: Amend Table 1 of the Principal Use Regulations by allowing Funeral Home use by special permit from the Planning Board in the Residence 10 (R10)  
(petitioned)
- Article 63: Rezone from Residence 10 (R10) to Neighborhood Mixed Use (NM)  
Map 66 Parcel 15  
(petitioned)
- Article 64: Amend Table 1 of the Principal Use Regulations, Section 3.5.19, and Section 3.8.14 regarding Pet Care Facilities  
(petitioned)

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2. **Discuss and Vote** – Warrant Articles for 2021 Annual Town Meeting as identified above.

- Article 46: Amend the Zoning Bylaws by amending Table 1 Principal Use Regulations and creating a new Section 3.5.21 for a Brew Pub use
- Article 47: Amend the Zoning Bylaw by deleting Section 3.8.4 and allowing General Service Restaurants as of right in the Neighborhood Mixed Use District, Central Business District, General Business District, and Highway Industrial District
- Article 48: Amend the Zoning Bylaw by amending Section 6.6.8.1 to designate the Planning Board as the special permit granting authority for Section 6.6.7.7 for non-residential uses
- Article 49: Rezone from Residence 20 (R20) to Residence 10 (R10)  
Map 9 Multiple Parcels : 13A, 13B, 13C, 13D, 13E, 14, 15, 16A, 17A, 17B, 18, 18A, 18B, 18C, 18D, 21, 22, 22A, 22B, 22C, 22D, 22E, 23A
- Article 50: Disposition of Town-owned land – Map 40 Parcels 100 & 101  
(petitioned)
- Article 52: Disposition of Town-owned land – Lake Street - Map 55 Parcel 228A  
(petitioned)
- Article 54: Rezone from Residence 60 (R60) to Residence 20 (R20)  
417 Andover Street - Map R3 Parcel 15  
(petitioned)
- Article 55: Disposition of Town-owned land – behind 12 Ohio Street  
(petitioned)
- Article 56: Disposition of Town-owned land – Map 6 Parcels 149 & 150  
(petitioned)
- Article 57: Disposition of Town-owned land – 848 Woburn Street  
(petitioned)
- Article 58: Rezone from General Business (GB) to Neighborhood Mixed-Use (NM)  
Map 40 Parcels 11 & 13  
(petitioned)
- Article 59: Disposition of Town-owned land – Aldrich Road - Map 9 Parcel 56  
(petitioned)
- Article 60: Rezone from Residence 60 (R60) and General Industrial (GI) to Highway Industrial (HI), Map R1 Parcel 2A, Map R2 Parcel 19A  
Map 103 Parcels 24 & 24A  
(petitioned)
- Article 62: Amend Table 1 of the Principal Use Regulations by allowing Funeral Home use by special permit from the Planning Board in the Residence 10 (R10)  
(petitioned)

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- Article 63: Rezone from Residence 10 (R10) to Neighborhood Mixed Use (NM)  
Map 66 Parcel 15 (petitioned)
- Article 64: Amend Table 1 of the Principal Use Regulations, Section 3.5.19, and Section  
3.8.14 regarding Pet Care Facilities (petitioned)

**Adjourn**

**NEXT REGULAR PLANNING BOARD MEETING: April 6, 2021**

**SPECIAL REMINDERS:** Annual Town Meeting – May 1, 2021 – 9:00 a.m.  
Shriners Auditorium

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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