



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

March 7, 2023

Town Hall – Auditorium – 7:30 p.m.
Originally posted March 3, 2023 at 11:47 a.m.)
(Revised posted March 7, 2023)

RECEIVED
TOWN CLERK
2023 MAR - 7 PM 2:19
TOWN OF WILMINGTON, MA

SPECIAL REMINDERS: Joint Public Hearing with Finance Committee
March 21, 2023 – 7:00 p.m.
Annual Town Meeting – April 29, 2023

1. **Minutes:** February 7, 2023
2. **Form A:**
None
3. **Matters of Appointment**
 - 7:30 p.m. – 7:35 p.m. Public Hearing – 37 Upton Drive - Map R1 Parcel 18J
Sign Special Permit #23-01 – Jason Parillo, Poblocki Sign Co.,
Applicant
 - 7:35 p.m. – 7:40 p.m. Public Hearing – 362 Middlesex Avenue - Map 89 Parcel 6A
Sign Special Permit #23-02, Jilian Arsenault, Spectrum Signs, Applicant
 - 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. Continued Public Hearing – 230, 234, & 240 Ballardvale Street – Map R2
REQUEST TO CONTINUE 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. – 8:00 p.m. Continued Public Hearing – Birch Street Definitive Subdivision #22-01 and
REQUEST TO CONTINUE 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, 2023
Stormwater Management Permit Action Deadline – March 31, 2023
 - 8:00 p.m. – 8:05 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 – March 31, 2023
Stormwater Management Permit Action Deadline – March 31, 2023

- 8:05 p.m. – 8:15 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, 2023
- 8:15 p.m. – 8:25 p.m. Continued Public Hearing – 885 & 889 Woburn Street
REQUEST TO
CONTINUE
Map 37 Parcel 4 & 4A - Site Plan Review #23-04 and
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
- 8:25 p.m. – 8:30 p.m. Continued Public Hearing – 208 Main Street - Map 44 Parcel 178B
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 – March 31, 2023
Stormwater Management Permit Action Deadline – March 31, 2023
- 8:30 p.m. – 8:40 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 and Sign Special Permit #22-02
David Wilkinson for WCV-800 Salem LLC, Applicant
Site Plan Review Action Deadline – March 31, 2023
Storm Water Management Permit Action Deadline – March 31, 2023
- 8:40 p.m. – 8:45 p.m. Continued Public Hearing – 326 Ballardvale Street - Map R3 Parcel 25A
Site Plan Review #22-24, Stormwater Management Permit #22-18 and
Parking Relief Special Permit #22-04
Hamid Jaffari for Reading Municipal Light Department, Applicant
Site Plan Review Action Deadline – March 31, 2023
Stormwater Management Permit Action Deadline – March 31, 2023
- 8:45 p.m. – 8:50 p.m. Public Hearing – 773 Salem Street - Map R1 Parcel 23
Site Plan Review #23-07, Kristina Cottone Robinson for
Smartlink, AT&T, Applicant
Site Plan Review Action Deadline – April 15, 2023
- 8:50 p.m. – 9:00 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 – March 31, 2023
- 9:00 p.m. – 9:05 p.m. Continued Public Hearing – 30 Upton Drive - Map R1 Parcel 18H
Site Plan Review #23-06, Stormwater Management Permit #23-05 and
Groundwater Protection District Special Permit #23-01
Stephen Albano, Applicant
Site Plan Review Action Deadline – March 19, 2023
Stormwater Management Permit – March 19, 2023

9:05 p.m. – 9:15 p.m. Continued 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

9:15 p.m. – 9:25 p.m. Continued 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 6-23 for 9 Allen Park Drive – Map 49 Parcel 134 – Scott F. Nolan, Applicant

5. **Old Business**

None

6. **New Business**

Decision for 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

Decision for 800 Salem Street - Map R1 Parcel 24 - Site Plan Review #22-22, Stormwater Management Permit #22-16 - Ground Water Protection District #22-07 and Sign Special Permit #22-02 - David Wilkinson for WCV-800 Salem LLC, Applicant

Decision for 30 Upton Drive - Map R1 Parcel 18H - Site Plan Review #23-06, Stormwater Management Permit #23-05 and Groundwater Protection District Special Permit #23-01
Stephen Albano, Applicant

Decision for 326 Ballardvale Street - Map R3 Parcel 25A - Site Plan Review #22-24, Stormwater Management Permit #22-18 and Parking Relief Special Permit #22-04 - Hamid Jaffari for Reading Municipal Light Department, Applicant

Decision for Tobin Drive - Map 16 Parcel 22A - Definitive Subdivision #22-02
Khalib Khan, Applicant

Site Plan Review Waiver #23-02 – 844 Woburn Street – Map 46 Parcel 1 – Troy Morrell for Baystate Workgroup LLC, Applicant

Site Plan Review Waiver #23-03 – 269 Main Street – Map 43 Parcel 4C – Daniel Brennan for Starbucks, Applicant

Endorse plan for 377 Ballardvale Street – Map R3 Parcel 50B – Attorney Michael R. Dolan for DISH Wireless L.L.C., Applicant

Endorse plan for 625 Main Street – Map 40 Parcel 2A – Attorney Michael R. Dolan for DISH Wireless L.L.C., Applicant

Discussion

Request to reconsider vote and recommendation for ZBA Case 1-23 for 12 Polk Street
Map 6 Parcel 40 – Mark Nelson, Applicant

Request for Planning Board members to visit site for ZBA Case 1-23 for 12 Polk Street
Map 6 Parcel 40 – Mark Nelson, Applicant

Adjourn

Joint Public Hearing - Finance Committee and Planning Board meeting: March 21, 2023

Next Regular Planning Board meeting: April 4, 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.