



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

April 2, 2024

Town Hall – Auditorium – 7:30 p.m.

SPECIAL REMINDERS: Annual Town Meeting – May 4, 2024

1. **Minutes:** March 12, 2024 & March 19, 2024
2. **Form A:**
3. **Matters of Appointment**
 - 7:30 p.m. – 7:35 p.m. Public Hearing – 203 Lowell Street - Map 48 Parcel 73
Sign Special Permit #24-02
David Roache for 203 Lowell St Owner LLC, Applicant
 - 7:35 p.m. – 7:40 p.m. Public Hearing – 203 Lowell Street – Map 48 Parcel 73
Sign Special Permit #24-03, Sean McGlone for Serrato Signs, Applicant
 - 7:40 p.m. – 7:45 p.m. Public Hearing – 619 Main Street – Map 40 Parcel 2B
Site Plan Review #24-05, Stormwater Management Permit #24-05
and Groundwater Protection District Special Permit #24-03
Jose Santos, Applicant
Site Plan Review Action Deadline – May 12, 2024
Stormwater Management Permit Action Deadline – May 12, 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 – April 30, 2024
Stormwater Management Permit Action Deadline – April 30, 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. Continued Public Hearing – 100-110 Fordham Road - Map 91 Parcel 121
Sign Special Permit #24-01
Jill Elmstrom Mann for Fordham Park LLC, Applicant
 - 8:00 p.m. – 8:10 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 – April 30, 2024
Stormwater Management Permit Action Deadline April 30, 2024

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8:10 p.m. – 8:20 p.m. Continued Public Hearing – 181 & 187 Ballardvale Street
REQUEST TO CONTINUE Map R2 Parcels 20A & 20G - Site Plan Review #24-01,
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 – April 30, 2024
Stormwater Management Permit Action Deadline – April 30, 2024

8:20 p.m. – 8:25 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 4-24 for 208 Main Street – Map 44 Parcels 178B & 178C
ALRIG USA Development, LLC, Applicant

Case 5-24 for 208 Main Street – Map 44 Parcels 178B & 178C
ALRIG USA Development, LLC, Applicant

5. **Old Business**

None

6. **New Business**

Decisions for 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

Decision for 708R Woburn Street Conservation Subdivision Special Permit #23-01
Map 57 Parcel 54E - S&K Associates, Applicant

Request to endorse plan for 773 Salem Street - Site Plan Review #23-14 - Map R1 Parcel 23
T-Mobile Northeast LLC, Applicant

Discussion

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

Update on Construction Projects

Adjourn

Next Planning Board meeting: May 7, 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.