



# 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

April 4, 2023

Town Hall – Auditorium – 7:30 p.m.

(Originally posted March 31, 2023 at 4:04 p.m.)

(Revised posted April 3, 2023)

RECEIVED  
TOWN CLERK  
2023 APR -3 AM 11:14  
TOWN OF WILMINGTON, MA

**SPECIAL REMINDERS:** Annual Town Meeting – April 29, 2023

1. **Minutes:** February 7, 2023, March 7, 2023 & March 21, 2023
2. **Form A:**  
14 & 18 Liberty Street – “Plan of Land, 14 & 18 Liberty Street, Assessor’s Map 77 Parcels 22 & 23, Wilmington, Massachusetts (Middlesex County)”, John Gillis, Applicant
3. **Matters of Appointment**  
7:30 p.m. – 7:35 p.m. Public Hearing – Petitioned Zoning Article to Amend Section 4.1.9 of the Zoning Bylaw  
  
7:35 p.m. – 7:40 p.m. Continued Public Hearing – 37 Upton Drive - Map R1 Parcel 18J  
Sign Special Permit #23-01 – Jason Parillo, Poblocki Sign Co., LLC, Applicant  
  
7:40 p.m. – 7:45 p.m. Continued Public Hearing – 90 Eames Street - Map 38 Parcel 3A  
**REQUEST TO CONTINUE**  
Site Plan Review #23-01, Stormwater Management Permit #23-01  
Eames Street LLC, Applicant  
**Site Plan Review Action Deadline – April 28, 2023**  
**Stormwater Management Permit Action Deadline – April 28, 2023**  
  
7:45 p.m. – 7:50 p.m. Continued Public Hearing – 362 Middlesex Avenue - Map 89 Parcel 6A  
Sign Special Permit #23-02, Jilian Arsenault, Spectrum Signs, Applicant  
  
7:50 p.m. – 7:55 p.m. Continued Public Hearing – 230, 234, & 240 Ballardvale Street – Map R2  
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 – April 28, 2023**  
**Stormwater Management Permit Action Deadline – April 28, 2023**  
  
7:55 p.m. – 8:00 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, 2023**  
**Stormwater Management Permit Action Deadline – April 30, 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 – April 30, 2023**  
**Stormwater Management Permit Action Deadline – April 30, 2023**
- 8:05 p.m. – 8:15 p.m. Continued Public Hearing – Eagleview Drive off Marion Street  
**REQUEST TO CONTINUE** 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 28, 2023**
- 8:10 p.m. – 8:15 p.m. Continued Public Hearing – 885 & 889 Woburn Street  
**REQUEST TO CONTINUE** Map 37 Parcel 4 & 4A - Site Plan Review #23-04  
Stormwater Management Permit #23-03 & Parking Special Permit #23-01  
887 Woburn, LLC, Anthony C. Martignetti, Applicant  
**Site Plan Review Action Deadline – April 30, 2023**  
**Stormwater Management Permit Action Deadline – April 30, 2023**
- 8:15 p.m. – 8:20 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 – April 28, 2023**  
**Stormwater Management Permit Action Deadline – April 28, 2023**
- 8:20 p.m. – 8:25 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 & Sign Special Permit #22-02  
David Wilkinson for WCV-800 Salem LLC, Applicant  
**Site Plan Review Action Deadline – April 28, 2023**  
**Storm Water Management Permit Action Deadline – April 28, 2023**
- 8:25 p.m. – 8:30 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 – April 30, 2023**  
**Stormwater Management Permit Action Deadline – April 30, 2023**
- 8:30 p.m. – 8:35 p.m. Continued 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**
- 8:35 p.m. – 8:40 p.m. Continued Public Hearing – 26 Upton Drive - Map R1 Parcel 18G  
**REQUEST TO CONTINUE** Site Plan Review #22-25 - DISH Wireless L.L.C., Applicant  
**Site Plan Review Action Deadline – April 28, 2023**

8:40 p.m. – 8:45 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 – April 28, 2023**  
**Stormwater Management Permit – April 28, 2023**

8:45 p.m. – 8:50 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 – April 28, 2023**

8:50 p.m. – 8:55 p.m. Public Hearing – 100-110 Fordham Road - Map 91 Parcel 121  
Site Plan Review #23-08 and Stormwater Management Permit #23-06  
Fordham Park LLC, Applicant  
**Site Plan Review Action Deadline – May 13, 2023**

4. **Board of Appeals**

Case 7-23 for 1 Pond Street – Map 34 Parcel 151 – David Doherty, Applicant

5. **Old Business**

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

Decision for 37 Upton Drive - Map R1 Parcel 18J - Sign Special Permit #23-01  
Jason Parillo, Poblocki Sign Co., LLC, Applicant

Decision for 362 Middlesex Avenue - Map 89 Parcel 6A - Sign Special Permit #23-02  
Jilian Arsenault, Spectrum Signs, Applicant

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 and Ground Water Protection District #22-07 - David Wilkinson for  
WCV-800 Salem LLC, Applicant

Request to endorse plan for 800 Salem Street - Map R1 Parcel 24  
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

Request to endorse plan for 30 Upton Drive - Map R1 Parcel 18H - 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 203 Lowell Street - Map 48 Parcel 73 - Site Plan Review #23-02, Multi-Family Special Permit #23-01 - 203 Lowell Street owner LLC, Applicant

6. **New Business**

Request to establish surety for Tobin Drive - Map 16 Parcel 22A - Definitive Subdivision #22-02 Khalib Khan, Applicant

Request to endorse plan for Tobin Drive - Map 16 Parcel 22A - Definitive Subdivision #22-02 Khalib Khan, Applicant

Site Plan Review Waiver Request #23-04 for 2 Lowell Street, unit 6A – Map 41 Parcel 137A Charles Ashland LLC, Applicant

Site Plan Review Waiver Request #23-05 for 625 Main Street – Map 40 Parcel 2A Mike Capistran Athletics LLC, Applicant

Request to release building lot 17 (Assessor's Map 10 Parcel 6 for 47 Hopkins Street) Highland Estates Definitive Subdivision #19-02 - James Castellano, Applicant

**Discussion**

Supreme Judicial Court's decision in the case of Barron v. Kolenda

**Adjourn**

**Next Planning Board meeting: May 2, 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.*