



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

April 4, 2023

Town Hall – Auditorium – 7:30 p.m.

RECEIVED
TOWN CLERK
2023 MAR 31 PM 4:04
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
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.