



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

May 7, 2024

Town Hall – Auditorium – 7:30 p.m.

RECEIVED
TOWN CLERK
2024 MAY -3 PM 1:01
TOWN OF WILMINGTON, MA

1. **Minutes:** February 6, 2024, March 12, 2024, March 19, 2024 & April 2, 2024
2. **Form A:**
3. **Matters of Appointment**
 - 7:30 p.m. – 7:35 p.m. Public Hearing – 196 Ballardvale Street - Map R2 Parcel 7E
Sign Special Permit #24-04
Jilian Arsenault for Mapvale LLC, Applicant
 - 7:35 p.m. – 7:45 p.m. Continued Public Hearing – 271 Main Street – Map 43 Parcel 4
REQUEST TO WITHDRAW
Site Plan Review #24-03, Stormwater Management Permit #24-03 and Ground Water Protection District Special Permit #24-02
Matt McGovern for MAG RE Holdings – Wilmington, LLC, Applicant
Site Plan Review Action Deadline – May 31, 2024
Stormwater Management Permit Action Deadline – May 31, 2024
 - 7:35 p.m. – 7:45 p.m. Public Hearing – 271 Main Street – Map 43 Parcel 4
Site Plan Review #24-09, Stormwater Management Permit #24-07 and Ground Water Protection District Special Permit #24-05
Matt McGovern for MAG RE Holdings – Wilmington, LLC, Applicant
Site Plan Review Action Deadline – June 16, 2024
Stormwater Management Permit Action Deadline – June 16, 2024
 - 7:45 p.m. – 8:00 p.m. Continued Public Hearing – 619 Main Street – Map 40 Parcel 2B
REQUEST TO WITHDRAW
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. – 8:00 p.m. Public Hearing – 619 Main Street – Map 40 Parcel 2B
Site Plan Review #24-10, Stormwater Management Permit #24-08 and Groundwater Protection District Special Permit #24-06
Jose Santos, Applicant
Site Plan Review Action Deadline – June 16, 2024
Stormwater Management Permit Action Deadline – June 16, 2024

8:00 p.m. – 8:05 p.m. Continued Public Hearing – Eagleview Drive off Marion Street
REQUEST TO WITHDRAW 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 – May 31, 2024
Stormwater Management Permit Action Deadline May 31, 2024

8:05 p.m. – 8:15 p.m. Continued Public Hearing – 181 & 187 Ballardvale Street
REQUEST TO WITHDRAW 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 – May 31, 2024
Stormwater Management Permit Action Deadline – May 31, 2024

8:05 p.m. – 8:15 p.m. Public Hearing – 181 & 187 Ballardvale Street
Map R2 Parcels 20A & 20G - Site Plan Review #24-06, Stormwater Management Permit #24-06 and Ground Water Protection District Special Permit #24-04 Christopher Neelon, Ballardvale Owner, LLC, Applicant
Site Plan Review Action Deadline – June 16, 2024
Stormwater Management Permit Action Deadline – June 16, 2024

8:15 p.m. – 8:25 p.m. Public Hearing - 99 Fordham Road - Map 99 Parcel 135
REQUEST TO WITHDRAW 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

8:25 p.m. – 8:30 p.m. Public Hearing – 36 Nassau Avenue - Map 31 Parcel 59
Site Plan Review #24-07 – Carolyn Seeley for Smartlink (AT&T), Applicant
Site Plan Review Action Deadline – June 16, 2024

8:30 p.m. – 8:40 p.m. Public Hearing – 6 Waltham Street - Map 79 Parcel 31D
Site Plan Review #24-08 - David Walsh for Smartlink (AT&T), Applicant
Site Plan Review Action Deadline – June 16, 2024

4. **Board of Appeals**
None

5. **Old Business**

6. **New Business**
Request to extend front patios – Spruce Farm – Hensley Way - Board of Trustees, Applicant

Discussion

7 Cross Street Building Permit Application

Update on Construction Projects

Election of Officers – Chair and Clerk

Adjourn

Next Planning Board meeting: June 4, 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.