



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

June 7, 2022

Town Hall Auditorium – 7:30 p.m.

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TOWN OF WILMINGTON, MA

1. **Minutes:** May 3, 2022
2. **Form A:**
 - 14 & 16R Hillside Way – “Plan of Land in Wilmington, MA”, David & Lynne Marshall, Applicant
 - 326 Ballardvale Street – “Lot 3, 326 Ballardvale Street, Assessors Map R3, Lot 25A, Wilmington, MA”, Shawn Smith for R.J. Kelley Co., Applicant
3. **Matters of Appointment**
 - 7:35 p.m. – 7:40 p.m. Public Hearing – Site Plan Review #22-11, Stormwater Management Permit #22-09, and Parking Relief Special Permit #22-02, Groundwater Protection District Special Permit #22-02 and Parking Relief Special Permit #22-02 for 225 Andover Street - Map R1 Parcel 108 Pack Self Storage, LLC, Applicant
Site Plan Review Action Deadline – July 17, 2022
Stormwater Management Permit Action Deadline – July 17, 2022
 - 7:40 p.m. – 7:45 p.m. Continued Public Hearing – Site Plan Review #21-18 for 773 Salem Street Map R1 Parcel 23 – Ellen Freyman, Esq. for Verizon, Applicant
Site Plan Review Action Deadline – June 30, 2022
 - 7:45 p.m. – 7:50 p.m. Continued Public Hearing – 81G Application #21-01 and Stormwater Management Permit #21-14 for 11 Commonwealth Avenue Map 40 Parcel 168A – S & K Associates, LLC, Applicant
81G Application Action Deadline – June 30, 2022
Stormwater Management Permit Action Deadline – June 30, 2022
 - 7:50 p.m. – 8:00 p.m. Continued Public Hearing – Definitive Subdivision #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street - Map 5 Parcels 2J, 3, 3A, 3C, 3D, & 3E - Craig Newhouse, Applicant
Definitive Subdivision Action Deadline – June 30, 2022
Stormwater Management Permit Action Deadline – June 30, 2022
 - 8:00 p.m. – 8:15 p.m. Continued Public Hearing – Site Plan Review #22-02 and Stormwater Management Permit #22-02 for 30 Upton Drive - Map R1 Parcel 18H Stephen Albano, Applicant
Site Plan Review Action Deadline – June 30, 2022
Stormwater Management Permit Action Deadline – June 30, 2022

8:15 p.m. – 8:30 p.m. Continued Public Hearing – Site Plan Review #22-07 and Stormwater Management Permit #22-04 for 278 Lowell Street – Map 72 Parcel 1B Keith Ronan, Applicant

Site Plan Review Action Deadline – June 9, 2022

Stormwater Management Permit Action Deadline – June 9, 2022

Public Hearing – Parking Relief Special Permit #22-01 for 278 Lowell Street – Map 72 Parcel 1B - Keith Ronan, Applicant

8:30 p.m. – 8:40 p.m. Continued Public Hearing – Site Plan Review #22-09 and Stormwater Management Permit #22-06 for 46 & 53 Jonspin Road Map R1 Parcels 306C & 3055 - Todd Morey, Beals Associates for Northbridge Partners, Applicant

Site Plan Review Action Deadline – June 10, 2022

Stormwater Management Permit Action Deadline – June 10, 2022

8:40 p.m. – 8:55 p.m. Public Hearing – Site Plan Review #22-12 and Stormwater Management Permit #22-10 for 100-110 Fordham Road Map 91 Parcel 121 – Fordham Park LLC, Applicant

Site Plan Review Action Deadline – July 17, 2022

Stormwater Management Permit Action Deadline – July 17, 2022

8:55 p.m. – 9:10 p.m. Public Hearing – Site Plan Review #22-10 and Stormwater Management Permit #22-08 for 910 Salem Street - Map R1 Parcel 28 – Benevento Family Ltd. Partnership, Applicant

Site Plan Review Action Deadline – July 17, 2022

Stormwater Management Permit Action Deadline – July 17, 2022

9:10 p.m. – 9:15 p.m. Public Hearing – Site Plan Review #22-13 for 26 Upton Drive Map R1 Parcel 18G – Cellco Partnership dba Verizon, Applicant

Site Plan Review Action Deadline – July 17, 2022

Stormwater Management Permit Action Deadline – July 17, 2022

9:15 p.m. – 9:20 p.m. Public Hearing – Site Plan Review #22-14 for 26 Upton Drive Map R1 Parcel 18G – T-Mobile Northeast, Applicant

Site Plan Review Action Deadline – July 17, 2022

Stormwater Management Permit Action Deadline – July 17, 2022

4. **Board of Appeals**

Continued – Case 6-22 for 100-104 West Street – Map 71 Parcels 3 & 5
100 West Street, LLC, Applicant

Case 7-22 for 4 Dorothy Avenue – Map 90 Parcel 100 – Michael Rotondi, Applicant

5. **Old Business**

None

6. **New Business**

Request to release building lot 16 (Assessor's Map 10 Lot 50 for 3 Darby Lane)
Highland Estates Definitive Subdivision #19-02 - James Castellano, Applicant

Request to endorse plan for Site Plan Review #22-05 for 201 Lowell Street - Map 48 Parcel 73A (Lot B) ND Acquisitions, LLC, Applicant and Site Plan Review #22-08 for 201 Lowell Street Map 48 Parcel 73A (Lot A) Textron Systems, Applicant

Request to Waive Site Plan Review #22-02 for 77 Eames Street – Map 24 Parcel 34-C - Natale Brothers Realty, LLC

Request to Waive Site Plan Review #22-03 for 195 Main Street – Map 44 Parcel 4 – Antonio Fontes, Applicant

Request to Waive Site Plan Review #22-04 for 40-50 Fordham Road – Map 91 Parcels 131 & 131A – HRP Fordham, LLC, Applicant

Discussion

40B Proposal for 79 Nichols Street

Adjourn

Next Planning Board meeting: July 5, 2022

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.