



# 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

July 11, 2023

Town Hall – Auditorium – 7:30 p.m.

RECEIVED  
TOWN CLERK  
2023 JUL -7 PM 3:29  
TOWN OF WILMINGTON, MA

1. **Minutes:** May 2, 2023 and June 6, 2023
2. **Form A:**  
13-15 Boutwell Street – Map 18 Parcels 13, 13A – “Plan of Land in Wilmington, MA 13 & 15 Boutwell Street” Jacqueline Welch, Applicant
3. **Matters of Appointment**  
7:30 p.m. – 7:35 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 – July 31, 2023**  
**Stormwater Management Permit Action Deadline – July 31, 2023**  
  
7:35 p.m. – 7:40 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  
**REQUEST TO CONTINUE**  
**Definitive Subdivision Action Deadline – July 31, 2023**  
**Stormwater Management Permit Action Deadline – July 31, 2023**  
  
7:40 p.m. – 7:45 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 – July 31, 2023**  
**Stormwater Management Permit Action Deadline July 31, 2023**  
  
7:45 p.m. – 7:50 p.m. Continued Public Hearing – 208 Main Street - Map 44 Parcel 178B  
**REQUEST TO CONTINUE** 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 – July 31, 2023**  
**Stormwater Management Permit Action Deadline – July 31, 2023**  
  
7:50 p.m. – 7:55 p.m. Continued Public Hearing – 26 Upton Drive - Map R1 Parcel 18G  
Site Plan Review #22-25 - DISH Wireless L.L.C., Applicant  
**Site Plan Review Action Deadline – July 31, 2023**  
  
7:55 p.m. – 8:00 p.m. Continued Public Hearing – 100-110 Fordham Road - Map 91 Parcel 121  
**REQUEST TO CONTINUE** Site Plan Review #23-08 and Stormwater Management Permit #23-06  
Fordham Park LLC, Applicant  
**Site Plan Review Action Deadline – July 31, 2023**

- 8:00 p.m. – 8:05 p.m. Continued Public Hearing – 15 Nickerson Avenue – Map 72 Parcel 20  
Non-conforming Special Permit #23-01  
Northeastern Development Corp., Applicant
- 8:05 p.m. – 8:10 p.m. Continued Public Hearing – 12 Industrial Way – Map 46 Parcel 134 – Site  
Plan Review #23-09, Stormwater Management Permit #23-01 and Parking  
Relief Special Permit #23-02 – Keith Edwards, Applicant  
**Site Plan Review Action Deadline – July 16, 2023**  
**Stormwater Management Permit Action Deadline – July 16, 2023**
- 8:10 p.m. – 8:15 p.m. Public Hearing – 200 Ballardvale Street – Map R2 Parcel 7  
Sign Special Permit #23-03 – Vasu Patel, Applicant
- 8:15 p.m. – 8:25 p.m. Public Hearing – 708R Woburn Street – Map 57 Parcel 54E  
Conservation Subdivision Special Permit #23-01 – S&K Associates,  
Applicant
- 8:25 p.m. – 8:35 p.m. Public Hearing – 190 Main Street – Map 44 Parcel 178 – Site Plan Review  
#23-10, Stormwater Management Permit #23-08, Groundwater Protection  
District #23-02 and Parking Relief Special Permit #23-03 – Richard  
Gallant for Gallant Memorial Arena LLC, Applicant  
**Site Plan Review Action Deadline – August 20, 2023**  
**Stormwater Management Permit Action Deadline – August 20, 2023**
- 8:35 p.m. – 8:45 p.m. Public Hearing – 203 Lowell Street – Map 48 Parcel 73 – Site Plan Review  
#23-11, Stormwater Management Permit #23-09, and Multi-Family Special  
Permit #23-02 – David Roache for 203 Lowell St. Owner LLC, Applicant  
**Site Plan Review Action Deadline – August 20, 2023**  
**Stormwater Management Permit Action Deadline – August 20, 2023**

### **Board of Appeals**

Case 10-23 for 6 Waltham Street – Map 79 Parcel 31D - Jessica Eubanks, Applicant

Case 11-23 for 1 St. Paul Street – Map 53 Parcel 31 – Matthew Davison, Applicant

### 5. **Old Business**

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

### 6. **New Business**

Request to release building lot 6 & 10 (Assessor's Map 10 Lots 5F & 5I for 12 & 15 Darby Lane)  
Highland Estates Definitive Subdivision #19-02 - James Castellano, Applicant

Request to release surety for Amendment to McGrane Woods Definitive Subdivision #09-1 and  
Stormwater Management Permit #12-8 - Map 84 Parcels 10 & 52 - Kristen Costa for James  
Mangano, Applicant

Decision for 26 Upton Drive - Map R1 Parcel 18G - Site Plan Review #22-25  
DISH Wireless L.L.C., Applicant

Endorse plan for 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

Request to Waive Site Plan Review #23-06 – 155 West Street – Map 56 Parcel 3B  
Michael McCormack, Quality Systems Integration, Applicant

**Discussion**

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

Update on Construction Projects

**Adjourn**

**Next Planning Board meeting: August 1, 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.*