



**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**

**August 1, 2023**

**Town Hall – Auditorium – 7:30 p.m.**

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2023 JUL 28 AM 10:46  
TOWN OF WILMINGTON, MA

1. **Minutes:** May 2, 2023, June 6, 2023 & July 11, 2023
2. **Form A:**
3. **Matters of Appointment**
  - 7:30 p.m. – 7:35 p.m. Public Hearing – 255 Ballardvale Street - Map R2 Parcel 26A  
Sign Special Permit #23-04, Sean Shah, Applicant
  - 7:35 p.m. – 7:40 p.m. Public Hearing – Lee Avenue – Map 58 Parcel 25  
81G Roadway Improvement Plan Application #23-01 and Stormwater Management Permit #23-10 – Joseph Shamon, Applicant  
**81G Roadway Improvement Plan Action Deadline – August 19, 2023**  
**Stormwater Management Permit Action Deadline – August 19, 2023**
  - 7:40 p.m. – 7:45 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 – August 31, 2023**  
**Stormwater Management Permit Action Deadline – August 31, 2023**
  - 7:45 p.m. – 7:50 p.m. Continued 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**
  - 7:50 p.m. – 7:55 p.m. Continued Public Hearing – 200 Ballardvale Street – Map R2 Parcel 7  
Sign Special Permit #23-03 – Vasu Patel, Applicant
  - 7:55 p.m. – 8:00 p.m. Continued Public Hearing – 15 Nickerson Avenue – Map 72 Parcel 20  
Non-conforming Special Permit #23-01  
Northeastern Development Corp., Applicant
  - 8:00 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 – August 31, 2023**  
**Stormwater Management Permit Action Deadline – August 31, 2023**

- 8:10 p.m. – 8:20 p.m. Continued Public Hearing – 190 Main Street – Map 44 Parcel 178  
Site Plan Review #23-10, Stormwater Management Permit #23-08,  
Groundwater Protection District Special Permit #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**
- 8:20 p.m. – 8:30 p.m. Continued Public Hearing – 708R Woburn Street – Map 57 Parcel 54E  
Conservation Subdivision Special Permit #23-01 – S&K Associates,  
Applicant
- 8:30 p.m. – 8:35 p.m. Continued Public Hearing – Eagleview Drive off Marion Street  
**REQUEST TO** Map 5 Parcels 2J, 3, 3A, 3C, 3D, & 3E Definitive Subdivision #21-01 and  
**CONTINUE** Stormwater Management Permit #21-15 - Craig Newhouse, Applicant  
**Definitive Subdivision Action Deadline – August 31, 2023**  
**Stormwater Management Permit Action Deadline August 31, 2023**
- 8:35 p.m. – 8:40 p.m. Continued 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 – August 31, 2023**
- 8:40 p.m. – 8:45 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 – August 31, 2023**  
**Stormwater Management Permit Action Deadline – August 31, 2023**

### **Board of Appeals**

Case 12-23 for 800 Salem Street – Map R1 Parcel 24 – WCV – 800 Salem, LLC c/o Camber  
Development, Applicant

Case 13-23 for 203 Lowell Street – Map 48 Parcel 73 – 203 Lowell St Owner LLC, Applicant

Case 14-23 for 400 Research Drive – Map R3 Parcel 403 – Seurat Technologies, Inc., 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**

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

**Discussion**

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

Update on Construction Projects

Façade Improvement Grant Program

**Adjourn**

**Next Planning Board meeting: September 5, 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.*