



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD

MEETING AGENDA

September 5, 2023

Town Hall – Auditorium – 7:30 p.m.

RECEIVED
TOWN CLERK
2023 AUG 31 PM 3:48
TOWN OF WILMINGTON, MA

1. **Minutes:** June 6, 2023, July 11, 2023, August 1, 2023

2. **Form A:**

3. **Matters of Appointment**

7:30 p.m. – 7:35 p.m.

7:35 p.m. – 7:40 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 – Sept. 30, 2023
Stormwater Management Permit Action Deadline – Sept. 30, 2023

7:40 p.m. – 7:50 p.m. Continued 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 – Sept. 30, 2023
Stormwater Management Permit Action Deadline – Sept. 30, 2023

7:50 p.m. – 7:55 p.m. Continued Public Hearing – Birch Street Definitive Subdivision #22-01 and
REQUEST TO Stormwater Management Permit #22-12 – Map 49 Parcels 4, 4A, 5, 6, 7,
CONTINUE 8, 9, & 11 - Haralambos Katsikis, Applicant
Definitive Subdivision Action Deadline – Sept. 30, 2023
Stormwater Management Permit Action Deadline – Sept. 30, 2023

7:55 p.m. – 8:05 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 – Sept. 30, 2023
Stormwater Management Permit Action Deadline – Sept. 30, 2023

8:05 p.m. – 8:15 p.m. Continued Public Hearing – 708R Woburn Street – Map 57 Parcel 54E
REQUEST TO Conservation Subdivision Special Permit #23-01 – S&K Associates,
CONTINUE Applicant

8:15 p.m. – 8:20 p.m. Continued Public Hearing – Eagleview Drive off Marion Street
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 – Sept. 30, 2023
Stormwater Management Permit Action Deadline Sept. 30, 2023

8:20 p.m. – 8:25 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 – Sept. 30, 2023
Stormwater Management Permit Action Deadline – Sept. 30, 2023

8:25 p.m. – 8:30 p.m. Public Hearing – 250 Ballardvale Street – Map R2 Parcel 23B – Site Plan
Review #23-12, Stormwater Management Permit #23-11 and Parking
Relief Special Permit #23-04 – James McManus, Applicant
Site Plan Review Action Deadline – Oct. 18, 2023
Stormwater Management Permit Action Deadline – Oct. 18, 2023

8:30 p.m. – 8:35 p.m. Public Hearing – 250 Andover Street - Map R1 Parcel 302
Site Plan Review #23-13 and Stormwater Management Permit #23-12
Stephen Albano, Applicant
Site Plan Review Action Deadline – Oct. 16, 2023
Stormwater Management Permit Action Deadline – Oct. 16, 2023

Board of Appeals

Case 15-23 for 3 Oak Street – Map 84 Parcel 27 – Amanda Jason, Applicant

Case 16-23 for 13 Ella Avenue – Map A90 Parcel 43 – Mark Rappucci, Applicant

Case 17-23 for 11 Ella Avenue – Map A90 Parcel 42 – Stacey McDonald, Applicant

Case 18-23 for 773 Salem Street – Map R1 Parcel 23 – Heidrea Communications of behalf of
T-Mobile

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 15 Nickerson Avenue – Map 72 Parcel 20, Northeastern Development Corp.,
Applicant

Endorse plan for 100-110 Fordham Road - Map 91 Parcel 121, Fordham Park LLC, Applicant

Site Plan Review Waiver Request #23-07 - 251 Ballardvale Street – Map R2 Parcel 25
Pete Trocco, Charles River Laboratories, Applicant

Site Plan Review Waiver Request #23-08 – 400 Research Drive - Map R3 Parcel 403
Jim Patierno, Jr., AJ & Sons Inc., Applicant

Discussion

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

Update on Construction Projects

Adjourn

Next Planning Board meeting: October 3, 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.