



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD MEETING AGENDA

December 3, 2019

Town Hall, Room 9 - 7:30 p.m.

(Originally posted November 27, 2019 at 10:42 p.m.)

(Revised posted November 27, 2019)

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1. **Minutes**: November 5, 2019

2. **Form A**
471 Salem Street – Map 102 Parcel 5, “Plan of Land in Wilmington, MA, 471 Salem Street”, Sherry Iuliano, Applicant **ANR Action Deadline – December 16, 2019**

3. **Matters of Appointment**
7:30 p.m. – 7:40 p.m. Continued Public Hearing – Site Plan Review #19-11 & Stormwater Management Permit #19-08 for 225 Andover Street
REQUEST TO WITHDRAW
Map R1 Parcel 108 - Timothy J. MacDonald for American Maplewood Properties, LLC, Applicant
SPR Action Deadline – December 31, 2019
SMP Action Deadline – December 31, 2019

- 7:40 p.m. – 7:45 p.m. Continued Public Hearing – Site Plan Review #19-07
773 Salem Street - Map R1 Parcel 23
Ryan Lynch, Smartlink LLC for AT&T, Applicant
SPR Action Deadline – December 3, 2019

- 7:45 p.m. – 8:00 p.m. Continued Public Hearing - Site Plan Review #19-13 & Stormwater Management Permit #19-11 for 900 Main Street
Map 24 Parcel 33A – Michael Scully, M. J. Scully & Co., Applicant
SPR Action Deadline – December 31, 2019
SMP Action Deadline – December 31, 2019

- 8:00 p.m. – 8:15 p.m. Continued Public Hearing – Definitive Subdivision #19-02 & Stormwater Management Permit #19-09 for Highland Estates
Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 49, 50, 51, and 52A
James V. Castellano, Lily Oak Hill, LLC, Applicant
Def. Sub. Action Deadline – December 31, 2019
SMP Action Deadline – December 31, 2019

- 8:15 p.m. – 8:20 p.m. Continued Public Hearing – Site Plan Review #19-06, Stormwater Management Permit #19-05 & Parking Special Permit #19-01 for 613 Main Street – Map 29 Parcel 11S - Brian McCarthy, RJ O’Connell & Associates for Bryan Blake, The Seyon Group, Applicant

SPR Action Deadline – December 31, 2019
SMP Action Deadline – December 31, 2019

8:20 p.m. – 8:30 p.m. Continued Public Hearing – Site Plan Review #18-15, Stormwater Management Permit #18-13 & Multi-Family Special Permit #18-01
635 Main Street, Map 40 Parcel 1 - Massachusetts Equity Investors, LLC, Applicant

SPR Action Deadline – December 31, 2019
SMP Action Deadline – December 31, 2019

8:30 p.m. – 8:45 p.m. Continued Public Hearing - Preliminary Subdivision #19-01 for 203 Lowell Street – Map 48 Parcel 73 - Doug Lees, Land Engineering & Environmental Services for Michael A. Howland, Applicant

Preliminary Subdivision Action Deadline – December 31, 2019

8:45 p.m. – 9:00 p.m. Continued Public Hearing - Conservation Subdivision Design Special Permit #19-01 for 79 Nichols Street - Map 35 Parcel 29
Attorney Jill Elmstrom Mann for Golden Realty Trust, Applicant

9:00 p.m. – 9:10 p.m. Continued Public Hearing - Site Plan Review #19-15 & Stormwater Management Permit #19-16 for 4 & 6 Waltham Street
Map 79 Parcels 31C & 31D - Attorney Adam Brailard, Prince Lobel Tye LLP for Eco-Site Inc., Applicant

SPR Action Deadline – December 14, 2019
SMP Action Deadline – December 14, 2019

9:10 p.m. – 9:20 p.m. Public Hearing - Site Plan Review #19-17 & Stormwater Management Permit #19-14 for 228 Andover Street
Map R1 Parcel 18C – Richard Penna, Arrow Paper, Applicant

SPR Action Deadline – January 11, 2020
SMP Action Deadline – January 11, 2020

9:20 p.m. – 9:30 p.m. Public Hearing – Definitive Subdivision #19-03 & Stormwater Management Permit #19-13 for Jackie Drive, 635 Main Street
Map 40 Parcel 1 – Art Hayden, Applicant

Def. Sub. Action Deadline – February 3, 2020
SMP Action Deadline – February 3, 2020

9:30 p.m. – 9:40 p.m. Public Hearing - Site Plan Review #19-18 & Stormwater Management Permit #19-15 for 100-110 Fordham Road
Map 91 Parcel 121 – Fordham Park LLC, Applicant

SPR Action Deadline – January 12, 2020
SMP Action Deadline – January 12, 2020

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4. **Board of Appeals**

Case 21-19 for 3 Royal Street – Map 84 Parcel 21, Attorney Robert Peterson for Debra Ann Goldberg, Trustee, Golden Realty Trust, Applicant

Case 22-19 for 2 King Street Ext. – Map 53 Parcel 10B, John and Cicely Sullivan, Applicant

5. **Old Business**

Discuss Stormwater Bylaw changes and potential zoning changes

6. **New Business**

Draft decisions for Site Plan Review #19-06, Stormwater Management Permit #19-05 & Parking Special Permit #19-01 for 613 Main Street – Map 29 Parcel 11S - Brian McCarthy, RJ O'Connell & Associates for Bryan Blake, The Seyon Group, Applicant

Draft decision for Preliminary Subdivision #19-01 for 203 Lowell Street – Map 48 Parcel 73 Doug Lees, Land Engineering & Environmental Services for Michael A. Howland, Applicant

Draft decisions for Site Plan Review #19-13 & Stormwater Management Permit #19-11 900 Main Street - Map 24 Parcel 33A – Michael Scully, M. J. Scully & Co., Applicant

Draft decision for Definitive Subdivision #19-02 & Stormwater Management Permit #19-09 Highland Estates - Map 10 Parcels 5, 5A, 6, 36, 37, 38, 39, 40, 49, 50, 51, and 52A James V. Castellano, Lily Oak Hill, LLC, Applicant

Draft decision for Site Plan Review #19-07 for 773 Salem Street - Map R1 Parcel 23 Ryan Lynch, Smartlink LLC for AT&T, Applicant

Request to extend approval for Site Plan Review #16-03 and Stormwater Management Permit #16-07 for 66-68 Industrial Way to June 6, 2020 - Michael S. Field, Esq. for Michael Cronin, Dagle Electric Construction Corp., Applicant

Adjourn

Next meeting: January 7, 2020

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.

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