



## 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

June 1, 2021

Virtual (Zoom) format – 7:30 p.m.

Pursuant to Governor Baker's Orders Suspending Certain Provisions of the Open Meeting Law, G.L.c. 30A, §18, and imposing strict limitations on the number of people that may gather in one place, this meeting of the Wilmington Planning Board is being conducted via remote participation. **No in-person attendance of members of the public will be permitted,** but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. Members of the public who would like to participate in the meeting via Zoom can do so by going to this link:

<https://us02web.zoom.us/j/87233175454?pwd=TU0rOFduSU9NSIZQQjFiZUpleVNGdz09>

Members of the public who would like to listen to this meeting while in progress may also do so via telephone by dialing 1-646-558-8656 and enter meeting ID **872 3317 5454** then press # and press # again at the next voice prompt. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by following the steps previously noted then press \*9 on their telephone keypad or using the "raise hand" function on Zoom. This will notify the meeting host that the caller wishes to speak. In the event that despite our best efforts, we are not able to provide for real-time access, we will post a record of this meeting on the Town's website as soon as we are able.

1. **Minutes:** March 2, 2021 and March 16, 2021

2. **Form A:**

90 Eames Street – Map 38 Parcel 38A and 2400 R W Woburn Loop Map 24 Parcel 121  
"Land in Wilmington, Massachusetts, Boston and Main Corporation to Martignetti  
Development, LL", Attorney Robert G. Peterson, Applicant

3. **Matters of Appointment**

7:30 p.m. – 7:40 p.m. Continued Public Hearing – Site Plan Review #21-01 and Stormwater  
**REQUEST TO** Management Permit #21-01 for 687 Main Street - Map 39 Parcel 11A  
**CONTINUE** Attorney John McKenna for U-Haul Real Estate Co., Applicant  
**Site Plan Review Action Deadline – June 30, 2021**  
**Stormwater Management Permit Action Deadline – June 30, 2021**

7:40 p.m. – 7:45 p.m. Public Hearing – Public Hearing – Sign Special Permit #21-01 for 269  
Main Street - Map 43 Parcel 4C, Michael Coffman for Wilmington  
Main Realty LP, Applicant

7:45 p.m. – 8:00 p.m. Continued Public Hearing – Site Plan Review #21-05, Stormwater  
**REQUEST TO** Management Permit #21-05, and Parking Relief Special Permit #21-01  
**CONTINUE** for 225 Andover Street - Map R1 Parcel 108 – American Maplewood  
Properties LLC, Applicant  
**Site Plan Review Action Deadline – June 30, 2021**  
**Stormwater Management Permit Action Deadline – June 30, 2021**

8:00 p.m. – 8:10 p.m. Public Hearing – Site Plan Review #21-07 for 377 Ballardvale Street  
Map R3 Parcel 50B – Crown Castle for Sprint Spectrum L.P  
dba T Mobile, Applicant  
**Site Plan Review Action Deadline – July 9, 2021**  
**Stormwater Management Permit Action Deadline – July 9, 2021**

8:10 p.m. – 8:20 p.m. Public Hearing – Site Plan Review #21-08 - 625 Main Street  
Map 40 Parcel 2A – Matthew Luther, Applicant  
**Site Plan Review Action Deadline – July 10, 2021**  
**Stormwater Management Permit Action Deadline – July 10, 2021**

8:20 p.m. – 8:45 p.m. Public Hearing - Site Plan Review #21-09 and Stormwater  
Management Permit #21-07 for 201 Lowell Street(Parcel A) – Map 48  
Parcel 73A – Michael Kieran for Textron Systems Corp, Applicant  
**Site Plan Review Action Deadline – July 10, 2021**  
**Stormwater Management Permit Action Deadline – July 10, 2021**

Public Hearing - Site Plan Review #21-10 and Stormwater  
Management Permit #21-08 for 201 Lowell Street (Parcel B) – Map 48  
Parcel 73A – Andrew Gallino for ND Acquisitions LLC, Applicant  
**Site Plan Review Action Deadline – July 10, 2021**  
**Stormwater Management Permit Action Deadline – July 10, 2021**

4. **Board of Appeals**

Case 16-21 for 31 Arlene Avenue – Map A90 Parcel 10 – John J. McKenna, Esq.,  
Applicant

Case 17-21 for 12 Lucaya Circle – Map 101 Parcel 660 – Robert J. Cannata, Jr., Applicant

5. **Old Business**

None

6. **New Business**

Draft Decision for Sign Special Permit #21-01 for 269 Main Street - Map 43 Parcel 4C,  
Michael Coffman for Wilmington Main Realty LP, Applicant

Draft Decision for Site Plan Review #21-07 for 377 Ballardvale Street Map R3 Parcel 50B  
Crown Castle for Sprint Spectrum L.P dba T Mobile, Applicant

Request to endorse Site Plan for 203 Lowell Street, Map 48 Parcel 73  
Massachusetts Equity Investors, LLC, Applicant

Request to endorse Definitive Subdivision Plan for 203 Lowell Street - Map 48 Parcel 73  
Massachusetts Equity Investors, LLC, Applicant

**Adjourn**

**Next Planning Board meeting: July 13, 2021**

*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.*