



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD

MEETING AGENDA

July 13, 2021

Tow Hall Auditorium – 7:30 p.m.

1. **Minutes:** March 2, 2021, March 16, 2021, April 6, 2021, May 4, 2021 and June 1, 2021

2. **Form A:**

190 Middlesex Avenue – Map 66 Parcel 17 “Approval Not Required, (ANR) Plan , 190 Middlesex Avenue, Wilmington, Massachusetts, (Middlesex North County)”, Jillian M. Thelen, Applicant

255-261 Ballardvale Street - Map R2 Parcels 26 A & 26B “Plan of Land in Wilmington, Massachusetts (Middlesex County)”, Jill Elmstrom Mann for Ballardvale Laboratories LLC, Applicant

3. **Matters of Appointment**

7:30 p.m. – 7:40 p.m. Continued Public Hearing – Site Plan Review #21-01, Stormwater Management Permit #21-01 and Ground Water Protection District Special Permit #21-01 for 687 Main Street - Map 39 Parcel 11A Attorney John McKenna for U-Haul Real Estate Co., Applicant

Site Plan Review Action Deadline – July 31, 2021

Stormwater Management Permit Action Deadline – July 31, 2021

7:40 p.m. – 7:45 p.m. Continued Public Hearing – Site Plan Review #21-05, Stormwater Management Permit #21-05, and Parking Relief Special Permit #21-01 for 225 Andover Street - Map R1 Parcel 108 – American Maplewood Properties LLC, Applicant

Site Plan Review Action Deadline – July 31, 2021

Stormwater Management Permit Action Deadline – July 31, 2021

7:45 p.m. – 8:00 p.m. Continued Public Hearing - Site Plan Review #21-09, Stormwater Management Permit #21-07 and GWPD Special Permit #21-02 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

Continued Public Hearing - Site Plan Review #21-10, Stormwater Management Permit #21-08 and GWPD Special Permit #21-03 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

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3. **Matters of Appointment Continued**

8:00 p.m. – 8:10 p.m. Public Hearing – Sign Special Permit #21-02 for 230 Lowell Street Map 58 Parcel 30 – John Hunt, Applicant

8:10 p.m. – 8:20 p.m. Public Hearing – Parking Relief Special Permit #21-02
255-261 Ballardvale Street - Map R2 Parcels 26A & 26B
Jill Elmstrom Mann for Ballardvale Laboratories LLC, Applicant

8:20 p.m. – 8:30 p.m. Public Hearing – Sign Special Permit #21-03
200 Ballardvale Street - Map R2 Parcel 7 – Nik Shah, Applicant

4. **Board of Appeals**

Case 18-21 for 25 Taplin Avenue – Map 44 Parcel 21 – Anna Andrew, Applicant

5. **Old Business**

None

6. **New Business**

Draft Decision for Site Plan Review #21-08 - 625 Main Street - Map 40 Parcel 2A
Matthew Luther, Applicant

Endorse plan for 625 Main Street - Map 40 Parcel 2A - Matthew Luther, Applicant

Draft decision for Site Plan Review #21-01, Stormwater Management Permit #21-01 and
Ground Water Protection District Special Permit #21-01 for 687 Main Street
Map 39 Parcel 11A - Attorney John McKenna for U-Haul Real Estate Co., Applicant

Endorse plan for 687 Main Street - Map 39 Parcel 11A - Attorney John McKenna for U-Haul
Real Estate Co., Applicant

Draft Decision for Sign Special Permit #21-02 for 230 Lowell Street Map 58 Parcel 30
John Hunt, Applicant

Draft decision for Parking Relief Special Permit #21-02 - 255-261 Ballardvale Street
Map R2 Parcels 26A & 26B - Jill Elmstrom Mann for Ballardvale Laboratories LLC, Applicant

Draft decision for Sign Special Permit #21-03 - 200 Ballardvale Street - Map R2 Parcel 7
Nik Shah, Applicant

Request to waive Site Plan Review #21-05 for 625 Main Street - Map 40 Parcel 2A
Tim Greene with Crown Castle for Verizon, Applicant

Request to waive Site Plan Review #21-06 for 433B Main Street - Map 42 Parcel 22F
Partel Management LLC for Maker Woodworker LLC, Applicant

Request to waive Site Plan Review #21-07 for 251 Ballardvale Street - Map R2 Parcel 25
Pete Trocco, Applicant

Request to waive Site Plan Review #21-08 for 1 Jewel Drive - Map 24 Parcel 205
Michael Woronka for Action Ambulance Service Inc., Applicant

Discussion

Housing Choice Legislation Multi-Family District

Election of Officers – Chair and Clerk

Adjourn

Next Planning Board meeting: August 3, 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.

