



# Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

January 18, 2024

**TO:** Select Board

**RE:** Traffic Signalization on Church Street at Public Safety Building


Please be advised that Reading Municipal Light Department has completed bringing power to the new signals located on Church Street at the Public Safety Building. The contractor has activated the signal to flashing mode. The signal will be on the flashing mode for approximately two weeks to allow the public to acclimate to the presence of the light.

Louis Cimaglia, IV  
Temporary Town Manager



**TOWN of WILMINGTON**  
**DEPARTMENT OF PLANNING & CONSERVATION**  
121 Glen Road, WILMINGTON, MA 01887 [www.wilmingtonma.gov](http://www.wilmingtonma.gov) (978) 658-8238

## MEMORANDUM

**To:** Select Board  
**cc:** Lou Cimaglia, Temporary Town Manager  
**From:** Valerie Gingrich, Director of Planning & Conservation   
**Re:** **Planning Board Street Acceptance Recommendation – Green Meadow Drive**  
**Date:** January 18, 2024

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The developer of the Green Meadow Drive subdivision, Joe Langone, requested that the Planning Board review the street acceptance plan for Green Meadow Drive and initiate the street acceptance process.

At their January 2, 2024 meeting, the Planning Board reviewed the attached street acceptance plan and memo from the Town Engineer and voted 4-0 to recommend the Select Board initiate the street acceptance process for Green Meadow Drive and also recommended laying out the public way.

Attached you will find the developer's request, street acceptance plan, and the memo from the Town Engineer. A draft deed has been provided and will be reviewed by staff and Town Counsel.

The Planning Board requests that the Select Board schedule a meeting to initiate the street acceptance process and schedule a subsequent public hearing to layout the way and endorse the street acceptance plan mylar.

# Northeastern Development Corp.

Commercial & Residential Developers

December 15, 2023

Valerie Gingrich,  
Director of Planning & Conservation  
Town of Wilmington  
121 Glen Road  
Wilmington, MA 01887

Dear Ms. Gingrich:

As Developer of Green Meadow Drive in Wilmington, I respectfully request the Wilmington Planning Board initiate the procedure of street acceptance by the Board of Selectmen in the Town of Wilmington for the next scheduled Town Meeting.

As Built Plans have been submitted to the Engineering Division and the Acceptance Plans have been drawn and will be provided upon request.

Thank you for your time and consideration in this matter.

Sincerely,



Joseph A. Langone,  
President

cc:

The Wilmington Board of Selectmen  
Elizabeth Lawrenson, Town Clerk  
Paul Alunni, Town Engineer



**TOWN OF WILMINGTON**  
**DEPARTMENT OF PUBLIC WORKS**

Highway                      Water & Sewer                      Engineering  
Tree                              Parks & Grounds                      Cemetery

**Memorandum**

**TO:** Valerie Gingrich, Director of Planning & Conservation

**CC:**

**FROM:** Paul M. Alunni, PE, Town Engineer

**SUBJECT:** Green Meadow Drive, Street Acceptance

**DATE:** January 2, 2024

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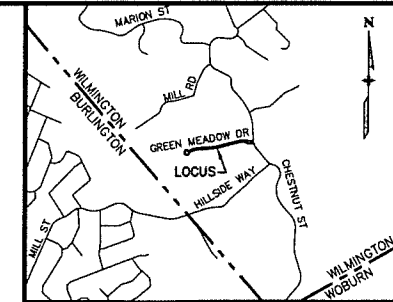
The Engineering Division has received a letter from Northeastern Development Corp., dated December 15, 2023, requesting the Town initiate the street acceptance process for Green Meadow Drive. The Engineering Division has also received a stamped As-built Plan and a stamped Street Acceptance Plan (both dated October 31, 2022), in acceptable format. As a reminder, Green Meadow Drive is a twenty-six (26) lot subdivision approved by the Planning Board through the Definitive Subdivision Control process in c.2016.

The Engineering Division performed a final site observation of Green Meadow Drive on December 29, 2023 and find the roadway has been completed in accordance with the approved definitive subdivision design plans. Further, records indicate that the final coarse of pavement was installed in September 2022; thus the 18-month waiting period will elapse well before Town meeting vote in May 2024. The only remaining punch list item for Engineering Division to coordinate with the developer is to perform final maintenance (mowing, sediment and debris removal) of the two (2) stormwater basins prior to Town Meeting in May 2024.

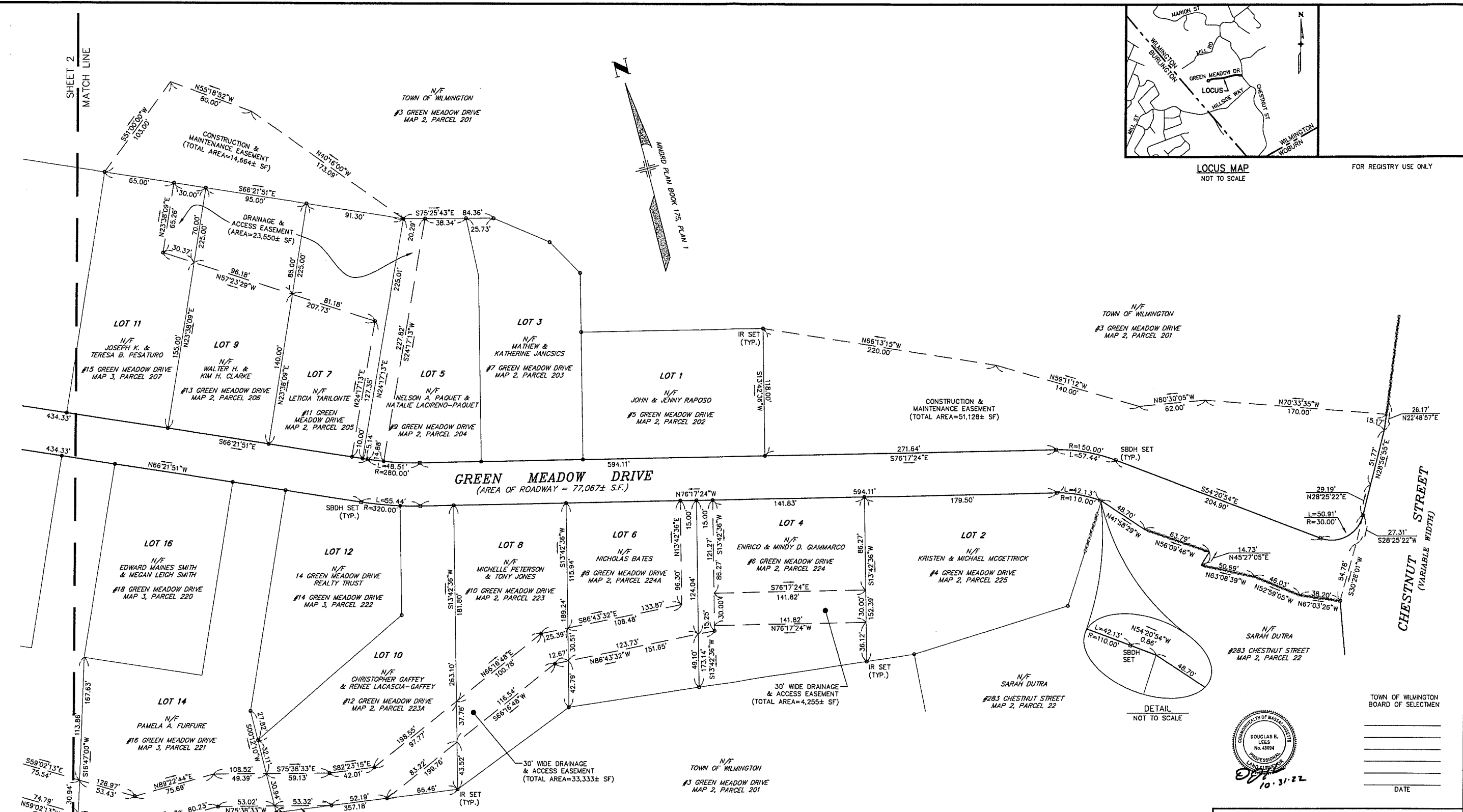
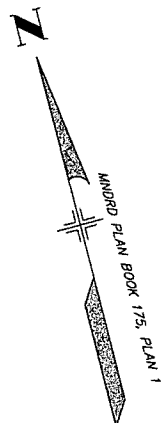
Pursuant to the street acceptance process, the Planning Board shall issue a report to the Select-Board prior to their [Select-Board] consideration to lay out Green Meadow Drive as a public way. After review of the documentation, and having performed a final site observation in December 2023, the Engineering Division recommends that Green Meadow Drive be laid out as a public way.

The Town is currently holding 10% (or \$37,123.00) of the original bond as surety, which will be held by the Town for up to 18 months from substantial completion or until the Street is accepted by the Town.

If you should have any questions, please do not hesitate to contact me at your convenience.

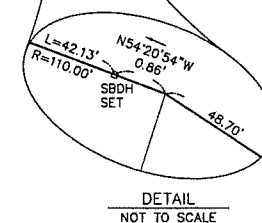


LOCUS MAP  
NOT TO SCALE  
FOR REGISTRY USE ONLY



**GREEN MEADOW DRIVE**  
(AREA OF ROADWAY = 77,067± S.F.)

**CHESTNUT STREET**  
(VARIABLE WIDTH)



**LEGEND**

- N/F NOW OR FORMERLY
- DH FND/SET DRILL HOLE, FOUND/SET
- IR SET IRON ROD, SET
- SBDH SET STONE BOUND DRILL HOLE, SET
- SPK SET SPIKE NAIL, SET
- PROPERTY LINE
- EASEMENT LINE

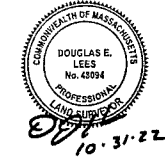
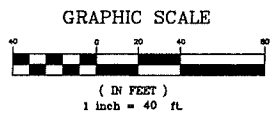
PLAN REFERENCE:  
MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS  
1. PLAN 242 OF 119

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT GREEN MEADOW DRIVE IS LAID OUT AS SHOWN AND THE BOUNDS & MONUMENTS ARE LOCATED AS SHOWN ON THIS PLAN.

I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*DEL*  
LAND ENGINEERING & ENVIRONMENTAL SERVICES, INC. DATE 10-31-22



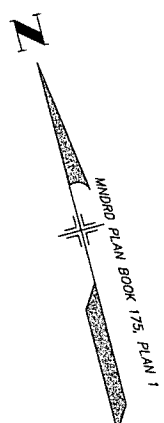
TOWN OF WILMINGTON  
BOARD OF SELECTMEN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE

**STREET ACCEPTANCE PLAN**  
IN  
**WILMINGTON, MASSACHUSETTS**  
**GREEN MEADOW DRIVE**

SCALE: 1"=40' DATE: OCTOBER 31, 2022 SHEET 1 OF 2 REV.

PREPARED FOR  
**DUFFER REALTY TRUST**  
WILMINGTON, MASSACHUSETTS  
PREPARED BY  
**Land Engineering & Environmental Services, Inc.**  
One Bridgeview Circle, Tyngsboro, Massachusetts 01879  
Telephone (978) 649-4642

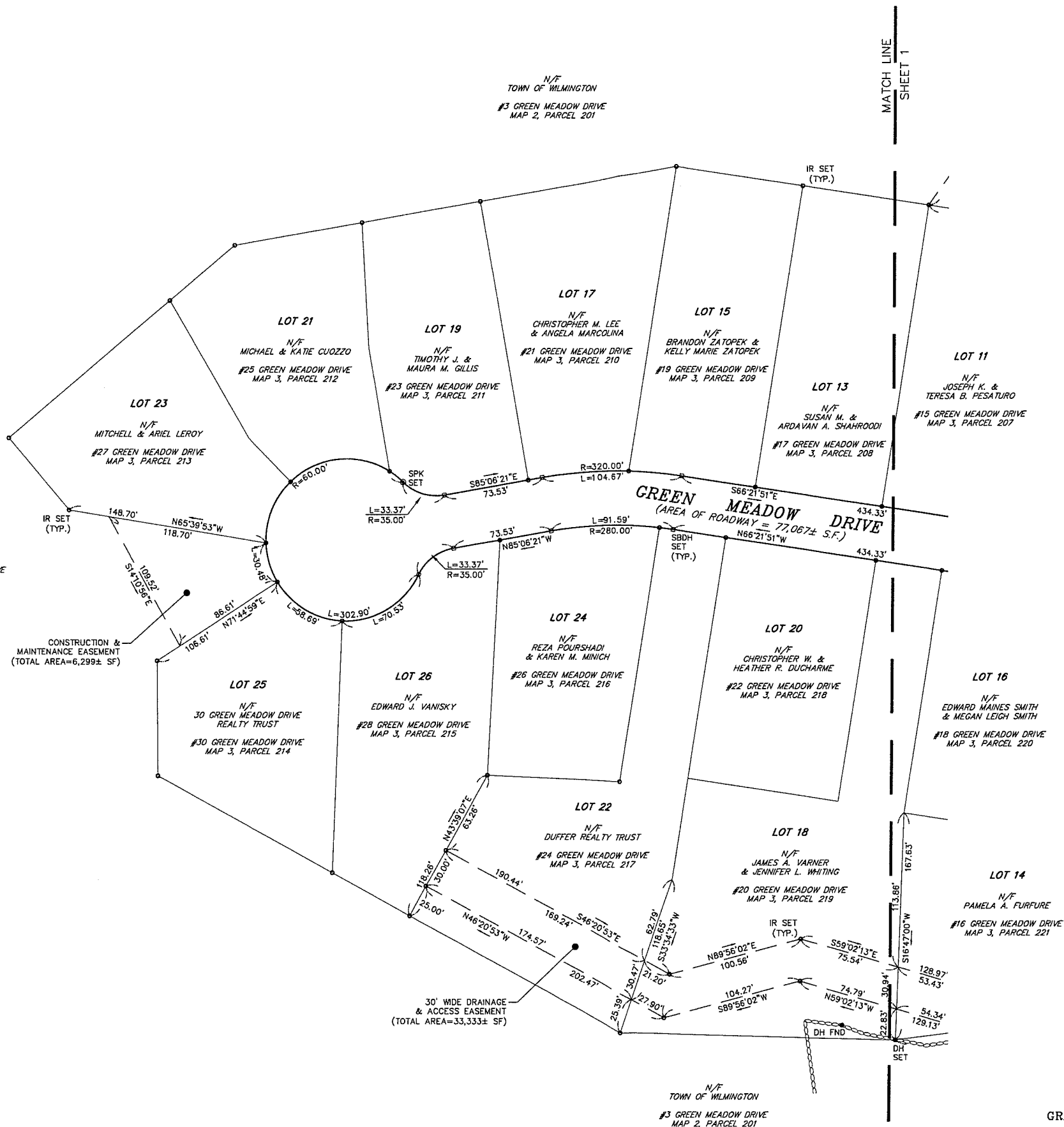


N/F  
TOWN OF WILMINGTON  
#3 GREEN MEADOW DRIVE  
MAP 2, PARCEL 201

MATCH LINE  
SHEET 1

FOR REGISTRY USE ONLY

N/F  
TOWN OF WILMINGTON  
#3 GREEN MEADOW DRIVE  
MAP 2, PARCEL 201



CONSTRUCTION & MAINTENANCE EASEMENT  
(TOTAL AREA=6,299± SF)

30' WIDE DRAINAGE & ACCESS EASEMENT  
(TOTAL AREA=33,333± SF)

N/F  
TOWN OF WILMINGTON  
#3 GREEN MEADOW DRIVE  
MAP 2, PARCEL 201

- LEGEND**
- N/F NOW OR FORMERLY
  - DH FND/SET DRILL HOLE, FOUND/SET
  - IR SET IRON ROD, SET
  - SBDH SET STONE BOUND DRILL HOLE, SET
  - SPK SET SPIKE NAIL, SET
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  - - - EASEMENT LINE

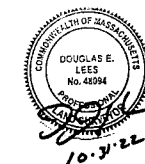
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*[Signature]* 10.31.22  
LAND ENGINEERING & ENVIRONMENTAL SERVICES, INC DATE



TOWN OF WILMINGTON  
BOARD OF SELECTMEN

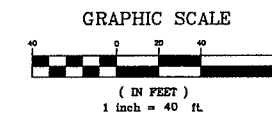
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\_\_\_\_\_  
DATE

STREET ACCEPTANCE PLAN  
IN  
WILMINGTON, MASSACHUSETTS  
GREEN MEADOW DRIVE

SCALE: 1"=40' DATE: OCTOBER 31, 2022 SHEET 2 OF 2

PREPARED FOR  
DUFFER REALTY TRUST  
WILMINGTON, MASSACHUSETTS

PREPARED BY  
**Land Engineering & Environmental Services, Inc.**  
One Bridgeview Circle, Tyngsboro, Massachusetts 01879  
Telephone (978) 649-4642



**From:** Connors, Niall S <[niall.s.connors@verizon.com](mailto:niall.s.connors@verizon.com)>  
**Sent:** Tuesday, January 9, 2024 9:57 AM  
**Subject:** [EXTERNAL] LFA Notice -- Stadium College Sports

Dear Municipal Official:

This is to notify you of a change to Fios® TV programming.

Effective immediately, Stadium College Sports programming (channels 812, 813, 814) is no longer available in the Fios TV lineup. This is a provider-driven change.

Verizon is notifying subscribers through the Fios TV Message Center and a slate. A sample customer notice is attached.

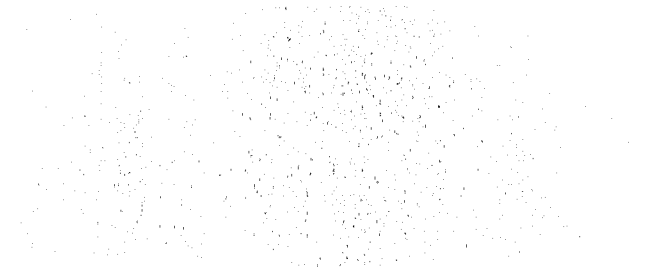
We realize that our customers have other alternatives for entertainment and our goal is to offer the best choice and value in the industry. Verizon appreciates the opportunity to conduct business in your community. Should you or your staff have any questions, please contact me.

Sincerely,

**Niall Connors**

Franchise Service Sr. Manager  
Fios Video Franchising  
Verizon Consumer Group

O 857 415 5123  
M 781 715 7058  
6 Bowdoin Sq.  
Floor 10  
Boston, MA 02114



**Fios® TV Programming Change**

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