



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

PLANNING BOARD

MEETING AGENDA

JANUARY 5, 2021

Virtual (Zoom) format – 7:30 p.m.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c. 30A, §18, and the Governor's March 15, 2020 Order 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/87255394339?pwd=dh2TzdXRlhDSE9HeUtmZXF4TGZ09>

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 5539 4339** 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:** August 4, 2020, September 8, 2020, October 6, 2020, November 10, 2020, and December 8, 2020
2. **Form A:**
20 Hopkins Street – Map 22 Parcel 13 – "Plan of Land in Wilmington, Massachusetts (Middlesex County)", Kenneth Chisholm, Applicant
3. **Matters of Appointment**
7:30 p.m. – 7:45 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

7:45 p.m. – 8:00 p.m. Public Hearing – Sign Special Permit #20-02 for 205-207 Lowell Street Map 48 Parcel 73B – Jessica Keys, Applicant

8:00 p.m. – 8:15 p.m. Public Hearing - Parking Relief Special Permit #20-05 for 100 Eames Street Map 38 Parcels 4 & 4C – 100 Eames Street, LLC, Applicant
4. **Board of Appeals**
None
5. **Old Business**
None

6. **New Business**

Request to endorse plans for 635 Main Street Definitive Subdivision
Map 40 Parcel 1 – Jacqueline Welch, Applicant

Request to endorse plans for 635 Main Street Site Plan Review and Multi-Family Special Permit
Map 40 Parcel 1 – Jacqueline Welch, Applicant

Request to extend the completion deadline for Murray Hill Definitive Subdivision #14-01
Map 4 Parcels 7 & 7A to February 5, 2022 – Craig S. Newhouse, Applicant

Request to waive Site Plan Review #20-06 for 201 Lowell Street – Map 48 Parcel 73A,
Jim Glowack and Michael Kieran for Textron Systems Corporation, Applicant

Discussion

Potential Zoning Articles for Town Meeting:

- Groundwater Protection District Special Permit for Nonresidential Uses
- As of Right Restaurant Uses
- New Brew Pub Use
- Mozart Avenue Area

Remote Participation Policy

Adjourn

Next meeting: February 2, 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.