



TOWN of WILMINGTON

DEPARTMENT OF PLANNING & CONSERVATION

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

Planning Board Minutes

December 5, 2023

The Planning Board met on Wednesday December 5, 2023 at 7:30 p.m. in the Town Hall Auditorium. The following members were present: Terence Boland, Chair, Randi Holland, and Peter Moser. Valerie Gingrich, Director of Planning & Conservation was also present. Jayne Wierzbicki, Planner/Economic Development Coordinator, Sean Hennigan, and Angela Marcolina were absent.

Minutes

The Planning Board reviewed the November 8, 2023 minutes.

Upon motion duly made and seconded, it was unanimously

VOTED: To approve the November 8, 2023 minutes as written.

Form A

143 Lake Street – Map 35 Parcel 3 – “Plan of Land (Ponderosa Drive), (MBLU:35-0-3) Wilmington, MA” Eric Murray for Murray Bros Inc., Applicant

MATERIALS CONSIDERED:

PLAN “Plan of Land (Ponderosa Drive), (MBLU: 35-0-3) Wilmington, MA”

V. Gingrich told the Board it is Ponderosa Road in Tewksbury, creates the frontage as approved. She said it was approved in Tewksbury and in Wilmington but there was something with the utilities but because the roadway has been constructed and approved through subdivision control in Tewksbury, Town Counsel said they are entitled to this. V. Gingrich said they filed with Conservation. T. Boland asked how the lot would work and V. Gingrich said it's a hammerhead. R. Holland asked which would be the hammerhead and V. Gingrich said the second lot. R. Holland commented on the number of wetlands and said they can't build and V. Gingrich said they are going to try. T. Boland asked what the zoning is and V. Gingrich pointed out this is a frontage exception lot. V. Gingrich said Engineering and Planning reviewed it. The applicant's engineer made a couple of minor changes and the plan is ready for signature. She said P. Moser noticed a stream that runs along the edge of the property. V. Gingrich said that stream will come into play when they go before Conservation when they want to build and that is no reason for the Board to hold signature on the lot line change.

Upon motion duly made and seconded it was unanimously

VOTED: To receive the ANR Plan and Application #23-05 for 143 Lake Street, Map 35 Parcel 3 “Plan of Land (Ponderosa Drive), (MBLU: 35-0-3) Wilmington, MA” dated November 6, 2023.

RECEIVED
TOWN CLERK
2024 FEB - 8 PM 12:47
TOWN OF WILMINGTON, MA

Upon motion duly made and seconded it was unanimously

VOTED: That approval under Subdivision Control is not required for ANR Plan and Application #23-05 for 143 Lake Street, Map 35 Parcel 3 "Plan of Land (Ponderosa Drive), (MBLU: 35-0-3) Wilmington, MA" dated November 6, 2023.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled, "Plan of Land (Ponderosa Drive), (MBLU: 35-0-3) Wilmington, MA" dated November 6, 2023.

Matters of Appointment

**Public Hearing – 211 Lowell Street - Map 57 Parcel 52 – Sign Special Permit 23-05
Jenn Robichaud, Barlo Signs, Applicant**

A request to open and continue the public hearing was received.

MATERIALS CONSIDERED:
RENDERING dated February 1, 2023
E-MAIL from John Lucci dated December 1, 2023

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Sign Special Permit #23-05, 211 Lowell Street, Map 57 Parcel 52 to January 2, 2024 at 7:30 p.m. in the Town Hall Auditorium.

Continued Public Hearing – Birch Street Definitive Subdivision #22-01 and Stormwater Management Permit #22-12 – Map 49 Parcels 4, 4A, 5, 6, 7, 8, 9, & 11 Haralambos Katsikis, Applicant

A request to extend the deadline for action and continue the public hearing was received.

MATERIALS CONSIDERED:
LETTER from Attorney Michael J. Newhouse dated November 31, 2023

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Definitive Subdivision Application #22-01 and Stormwater Management Permit #22-12 for Birch Street, Map 49 Parcels 4, 4A, 5, 6, 7, 8, 9, & 11 to January 31, 2024.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Definitive Subdivision Application #22-01 and Stormwater Management Permit #22-12 for Birch Street, Map 49 Parcels 4, 4A, 5, 6, 7, 8, 9, & 11 to January 2, 2024 at 7:35 p.m. in the Town Hall Auditorium.

Continued Public Hearing – 708R Woburn Street – Map 57 Parcel 54E - Conservation Subdivision Special Permit #23-01 – S&K Associates, Applicant

A request to continue the public hearing was received.

MATERIALS CONSIDERED:

LETTER from Attorney Michael J. Newhouse, dated November 30, 2023

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Conservation Subdivision Design Special Permit #23-01 for 708R Woburn Street to January 2, 2024 at 7:50 p.m. in the Town Hall Auditorium.

Continued Site Plan Review #22-16, Stormwater Management Permit #22-13 and Ground Water Protection District Special Permit #22-05 for 208 Main Street - Map 44 Parcel 178B Gabriel Schuchman, Alrig USA Development, LLC, Applicant

A request to extend the action deadline and continue the public hearing was received.

MATERIALS CONSIDERED:

PLAN "ALRIG USA, Proposed Multi-Tenant Development" dated August 30, 2022 and last revise November 21, 2023

REQUEST TO CONTINUE from Josh Kline dated December 5, 2023

Upon motion duly made and seconded it was unanimously

VOTED: To extend the action deadline for Site Plan Review #22-16 and Stormwater Management Permit #22-13 for 208 Main Street to January 31, 2024.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Site Plan Review #22-16, Stormwater Management Permit #22-13 and Ground Water Protection District Special Permit #22-05 for 208 Main Street, Map 44 Parcel 178B to January 2, 2024 at 7:40 p.m. in the Town Auditorium.

Continued Public Hearing – Definitive Subdivision #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street - Map 5 Parcels 2J, 3, 3A, 3C, 3D, & 3E - Craig Newhouse, Applicant

A request to extend the action deadline and continue the public hearing was received.

MATERIALS CONSIDERED:

LETTER from C.S. Newhouse Builders dated October 31, 2023

Upon motion duly made and seconded it was unanimously

VOTED: To extend the deadline for action for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive off Marion Street to January 31, 2024.

Upon motion duly made and seconded it was unanimously

VOTED: To continue the public hearing for Definitive Subdivision Plan #21-01 and Stormwater Management Permit #21-15 for Eagleview Drive to January 2, 2024 at 7:55 p.m. in the Town Hall Auditorium

Board of Appeals

There were no Board of Appeals

Old Business

**Board of Appeals Case 4-23 for 79 Nichols Street – Map 35 Parcel 29
Golden Realty Trust, Applicant**

V. Gingrich told the Board there is nothing new on Nichols. She said they are still working out the stormwater and they are still having the sewer conversation.

Case 19-23 for 409 Salem Street – Map 95 Block 8 Parcel 17J – Angelo Ciano, Applicant

Upon motion duly made and seconded it was unanimously

VOTED: To table the discussion to the December 5, 2023 Planning Board meeting; more information is needed to make a proper recommendation. The Board was advised that the project is currently being reviewed by the Conservation Commission and the Town Engineer; revisions are underway.

New Business

Request to endorse plan for 90 Eames Street – Map 38 Parcels 3A & 3B, Tresca Brothers Sand & Gravel, Applicant

A request to endorse plan for 90 Eames Street, Map 38 Parcels 3A & 3B was received.

MATERIALS CONSIDERED:

PLAN "90 Eames Street, Wilmington, Massachusetts"; dated April 22, 2014, last revised September 25, 2023

ZONING BOARD OF APPEALS decision dated November 18, 2020

V. Gingrich told the Board Town Counsel, and the applicant's Attorneys believe that if all conditions are met the plan should be endorsed. She said all conditions have been met and suggested the Board sign the plan. P. Moser asked to be reminded of what the approval was and V. Gingrich said it was approved in 2015 as a concrete facility. She said Tresca was leasing it from the then owner, Lehigh. She said Lehigh sold it to Charlie Benevento and they are in litigation with Tresca.

Upon motion duly made and seconded it was unanimously

VOTED: To endorse plan entitled: "90 Eames Street, Wilmington, Massachusetts"; dated April 22, 2014, last revised September 25, 2023, prepared by Professional Engineer; Eric M. Prive, DiPrete Engineering, Two Stafford Court, Cranston, RI 02930. Said property is located at 90 Eames Street, Wilmington, MA 01887 and shown on Assessor's Map 38 Parcels 3A & 3B.

Discussion

As Of Right Multi-Family Zoning District - MBTA Communities Zoning Requirements (Section 3A)

V. Gingrich said she is preparing letters and will be doing a presentation at the Senior Center.
T. Boland suggested she add some color to her flyer.

Update on Construction Projects

V. Gingrich said she had no updates.

There being no more business to come before the Board, it was unanimously

VOTED: To adjourn the meeting at 8:38 p.m.

NEXT PLANNING BOARD MEETING: December 5, 2023

Respectfully submitted,



Cheryl Licciardi
Recording Clerk