

**Town of Wilmington
Board of Appeals
Minutes - September 13, 2023**

The Board of Appeals held a meeting in Room 9 at the Town Hall. The meeting was called to order at 7:00 PM. Daniel Veerman, Thomas Siracusa, Raymond Lepore and Tony Barletta were present. Jacquelyn Santini was absent.

Case 4-23 Golden Realty Trust Map 35, Parcel 29
79 Nichols Street
-to acquire a Comprehensive permit Under MGL Chapter 40B
Attorney Michael Newhouse requests the Board continue till the 10/11/23 meeting.
Ray Lepore makes a motion to Continue till 10/11/23 meeting.
Tony Barletta seconds
The vote is unanimous to continue.

Case 15-23 Amanda Jason Map 84, Parcel 27
3 Oak Street
-Requesting a Special Permit to extend a non-conforming structure and build a farmer's porch. Mike Newhouse, Esq present for the applicant. Planning Board recommends a one foot shift on the plans; Attorney Newhouse requests the board decide as per the plans submitted. No public comments.
Tony Barletta makes a motion to approve the Special Permit as per the plans and plot plan submitted.
Ray Lepore seconds the motion
Vote is unanimous to approve.

Case 16-23 Mark Reppucci Map A90, Parcel 43
13 Ella Avenue
-Applicant present and requesting a Special Permit Section 6.6.7.7 for the Ground water protection district and describes mitigation measures. Planning Board and Engineering Department approve the plans. No public comments.
Ray Lepore makes a motion to approve Case 16-23
Tony Barletta seconds the motion
Vote is unanimous to approve Case 16-23

-Princeton Properties Mylar is reviewed for approval re: Applicant Princeton Development, LLC is requesting insubstantial changes to the Comprehensive Permit pursuant to 760 CMR 56.05 (11) for the allowed 40B Special Permit located at 376-384 Middlesex Ave and 200 Jefferson Road, Wilmington, MA
Dan Veerman explains that he conferenced with Princeton regarding the insubstantial changes to the comprehensive permit. The number of affordable units will increase which will increase the value needed to qualify. The number of affordable units will be less than 20 percent of the project. Town Counsel recommends approval of the changes.

Tony Barletta makes a motion to approve the Mylar
Ray Lepore seconds the motion
Vote is 4-0 to approve

Approval of Minutes is tabled until October 11, 2023, meeting allowing time for
members to review.

The vote was unanimous to adjourn at 7:35 PM

John Spaulding/Kelly Malatesta
Recording Secretary
AS/k

**Town of Wilmington
Board of Appeals
Minutes - August 23, 2023**

The Board of Appeals held a meeting in Room 9 at the Town Hall. The meeting was called to order at 7:00 PM. Daniel Veerman, Jacquelyn Santini, Thomas Siracusa, Raymond Lepore and Tony Barletta were present

Case 4-23 Golden Realty Trust Map 35, Parcel 29
79 Nichols Street

-to acquire a Comprehensive permit Under MGL Chapter 40B
Attorney Michael Newhouse present for the applicant and requests the Board continue till the 9/13/23 meeting.

Jacquelyn Santini makes a motion to Continue till 9/13/23 meeting.

Tom Siracusa seconds

The vote is unanimous to continue.

Case 12-23 WCV-800 Salem LLC, Camber Development Map R1, Parcel 24
800 Salem Street

-Requesting a Special Permit Section 6.2; 10.5 Flood Plain District
Engineer, Matt Costa and Dave Wilkinson, Owner present for applicant explain plans to construct a warehouse. Planning and Engineering recommend approval for the project. Tony Barletta states that the proposal addresses any flood plain issues, and the calculations are approved. Tom Siracusa inquires about traffic and safety. Applicant states that the plan does include changes to compensate for any traffic and safety issues.

Ray Lepore makes a motion to grant the Special Permit Section 6.2 and 10.5 for the Flood Plain District

Tom Siracusa Seconds the Motion

Vote is unanimous to approve Case 12-23

Case 13-23 203 Lowell St Owner, LLC Map 48, Parcel 73
203 Lowell Street

-Requesting a Special Permit for Limited-Service Restaurant with drive-thru
Michael Modoono with Procopio Construction present for the applicant and states that they are requesting a coffee shop with a drive-thru and explains plans submitted.

Tony Barletta inquires about Que line-applicant addresses. Planning Board's recommendation for approval is read into record.

Tony Barletta makes a motion to grant the Special Permit for Limited-Service Restaurant with Drive-thru.

Jacquelyn Santini Seconds the motion.

Vote is unanimous to approve Case 13-23

Case 14-23 Seurat Technologies, Inc. Map R3, Parcel 403

-To acquire a Special Permit Section 3.6.6 to allow for general manufacturing in a Highway Industrial District

Attorney Robert Peterson present for applicants and explains in detail Seurat Technologies manufacturing process for proprietary optical devices and lasers.

Jacquelyn Santini inquires about excess powder residue-applicant explains. Tom

Siracusa inquiries about recycling plan for the company-applicant explains. The planning board's recommendation for approval is read into record.

Jacquelyn Santini makes a motion to allow the Special Permit Section 3.6.6

Tom Siracusa seconds the motion.

Vote is unanimous to approve Case 14-23

Approval of Minutes is tabled until September 13, 2023, meeting allowing time for members to review.

Ray Lepore makes a motion to adjourn at 8:07 PM

Jacquelyn Santini seconds the motion.

The vote was unanimous to adjourn.

Administrative:

Applicant Princeton Development, LLC is requesting insubstantial changes to the Comprehensive Permit pursuant to 760 CMR 56.05 (11) for the allowed 40B Special Permit located at 376-384 Middlesex Ave and 200 Jefferson Road, Wilmington, MA. Dan Veerman explains that he conferenced with Princeton regarding the insubstantial changes to the comprehensive permit. The number of affordable units will increase which will increase the value needed to qualify. The number of affordable units will be less than 20 percent of the project. Town Counsel recommends approval of the changes.

Jacquelyn Santini makes a motion to approve the insubstantial changes to the Comprehensive Permit/ 40B.

Ray Lepore seconds the motion.

The vote is unanimous to approve.

John Spaulding
Recording Secretary
AS/k

TOWN OF WILMINGTON

BOARD OF APPEALS

MINUTES JULY 12, 2023

The board of Appeals held a meeting in the auditorium at the Town Hall.

The meeting was called to order at 7:03 pm. Daniel Veerman, Jacquelyn Santini, Thomas Siracusa, Raymond Lepore and Tony Barletta were present.

CASE 11-2 AND 12-22 278 LOWELL STREET WRAP SOLUTIONS MAP 72 PARCEL 1B

-TO appeal the building inspector's zoning decisions.

Applicant requested a continuance until August 23, 2023 meeting

Raymond Lepore makes a motion to continue

Jacquelyn Santini seconds

Vote is unanimous to continue cases until 8/23/23 meeting.

**CASE 10-23 6 WALTHAM STREET JESSICA EUBANKS-TOWER ENGINEERING
MAP 79 PARCEL 31-D**

-To acquire a special permit to install a telecommunications monopole

John Carney was there to represent 6 Waltham Street. They are seeking to put a 20 foot extension to existing pole. Will end up being 140 feet tall. This would be to provide additional coverage to another carrier.

To have enough room from service. Jacquelyn Santini was concerned on height and if it was to fall over and do damage to surrounding neighborhoods. Pole is next to an industrial building. Was not at liberty to say what carrier it would be needed for.

No objection or questions from audience Dan Veerman closes Public hearing

Board was given terms from planning board. Planning board was not in approval unless needed.

Frequency and traffic study has been complete. No further construction needed.

Raymond Lepore made a motion to approve under conditions it meets 140 feet.

Anthony Barletta seconds the motion to approve.

Vote is 4 to 1 for approval to extend monopole 20 more feet

CASE 11-23 1 ST PAUL STREET Matthew Davison MAP 53 PARCEL 31

-To acquire a variance to construct a front porch 26.1 feet from the front where 30 feet is required.

Matthew Davison who is the homeowner, was present.

Project does not meet hardship. Matthew says the functional setback is 35 feet including a utility pole.

Thomas Siracusa asks about hardship, applicant states reasons would be aesthetically pleasing, can watch his children play and the neighbors also have the same porches.

Public was asked if they had any questions or concerns

Dan Veerman closed the public hearing

Planning board voted 3 to 0 for disapproval, no hardship permitting to soil, shape, topography of the lot.

Jacquelyn Santini makes a motion to deny.

Tony Barletta seconds the motion to deny

Vote was 4 to 1 to disapprove of case 11-23 1 St Paul Street

CASE 4-23

GOLDEN REALTY TRUST

MAP 35 PARCEL 29

79 NICHOLS STREET

-To acquire a comprehensive permit Under MGL Chapter 40B (continued from 6/14)

Attorney Michael Newhouse representing for applicant, also present civil engineer

Steve Sawyer, Heather Monicap from GCI and Chris Costa the 40B consultant.

Since last meeting a NOI has been filed with the conservation commission, site visit has been scheduled, and peer review. Civil engineer submitted storm water report. TEC has reviewed and made their comments. Comments will be presented at a later time.

June 28th the Initial traffic study was submitted and TEC peer review has commented and a copy of that report was given to all board members day of meeting.

Discussion at today's meeting will discuss the traffic study that was done on March 8th 2023.

Results submitted to TEC and they agreed to study. They then did another traffic study June 27th for comparison. Changes made are now to construct 12 single family homes. Traffic studies were done on Nichols, Shawsheen, Brown and Whipple. Study revealed in the last 5 years, 4 accidents were reported at intersection of Nichols and Shawsheen, 5 accidents at intersection of Nichols and Brown, and 9 accidents at the Segment.

Traffic assessment was done for AM and PM trips from the site, 8 AM trips, 11 PM trips and 11 Saturday trips. 80% of traffic from south of Nichols, 20% of traffic from the North. All info of the study is on page 18 of report.

Since last meeting they have revised the sewer issues. They are proposing that each home will have their own sewer tank of 500 gallons which is a E1 system with a Low pressure gravity pipe. This will eliminate the pump station. Each home responsible for their own sewer system. Town will not have to be responsible for the sewer.

Thomas Siracusa asked if there was any discussion as to whether there could be a traffic light or police attendance for when school is released.

Steve Sawyer went over the new sewer that they are proposing.

Dan Veerman opens up public hearing

Patrick Mcinerney 98 Nichols street

Asked about the dates and times the traffic study was conducted. Wanted to make sure it wasn't during school vacation. Traffic study was done 4-13-23 which was a Thursday.

Hugh Van Der Mark 81 Nichols Street

Traffic from development 80% to and from the south, and 20% to and from the North.

Resident sat at Russell and Nichols 307 cars from the south and 26 from the north in a ½ hour period 7am to 7:25 am. Concerned about sewer and traffic because its 12 houses within 1 ½ acre lot. Generator for sewer back up, not required.

Norman Defillippo 83 Nichols Street

Was rear ended coming out of his driveway, Daily 4370 trips and Saturday 3550 trips. Issues with pulling out of driveway.

Derek Palmer 46 Swain Road

Asked if they are individual homes or condos

Charlie Bagley 12 Jacques Lane

Concerned about if one sewer system fails how does that affect the neighbors. Mike said no impact on any other homes will happen.

Dave Roberts 7 Middlesex Ave State Rep.

Traffic concerns , would cost \$400,000 for state to mitigate fire dept about traffic control

Renee Smith 12 Jacques Lane

Asked about septic option, would be deal breaker if septic was installed, Mike Newhouse stated it would not be viable.

Frank West 2 Richmond

Who owns stretch of sewer on Shawsheen, the resident or the town. Mike Stated the town owns it.

Tom O'Brien 124 Nichols Street

Wanted to know area where cables were placed to count cars for traffic study, concerned they were not placed in right spot to do a accurate study.

Gerard Brennan 28 Ohio Street

Does not approve of project

Tom Duffy 128 Nichols Street

Concerned about if there is a fire and water pressure. Peer review states there would be no more strain on water pressure.

Lawman Johnson 33 Fair meadow

Against traffic due to traffic. Sent letter to town Manager months ago about traffic concern already on Nichols, said they do not have enough personal .

No more questions from the board, Public hearing continued until next meeting on August 23 2023.

Anthony Barletta makes motion to adjourn.

Jacquelyn Santini seconds the motion

Meeting adjourned at 9:25 pm

Town of Wilmington
Board of Appeals
Minutes - JUNE 14, 2023

The Board of Appeals held a meeting in the auditorium at the Town Hall, 121 Glen Road, Wilmington, MA. The meeting was called to order at 7:04 PM. Daniel Veerman, Anthony Barletta, Thomas Siracusa Raymond Lepore were present. Jacquelyn Santini was absent from tonight's meeting.

CASE 4-23 GOLDEN REALTY TRUST MAP 35 PARCEL 29
79 NICHOLS STREET

APPLICANT HAS REQUESTED TO CONTINUE TO THE NEXT MEETING HELD JULY 12, 2023

RAY LEPORE MAKES MOTION TO CONTINUE TILL JULY 12, 2023
THOMAS SIRACUSA SECONDS THE MOTION
VOTE IS UNANIMOUS TO CONTINUE

CASE 11-2 AND CASE 12-22 WRAP SOLUTIONS MAP 72 PARCEL 1B
278 LOWELL STREET

APPLICANT HAS REQUESTED TO CONTINUE TO THE NEXT MEETING BEING HELD JULY 12, 2023

THOMAS SIRACUSA MAKES A MOTION TO CONTINUE TILL JULY 12, 2023
ANTHONY BARLETTA SECONDS THE MOTION
VOTE IS UNANIMOUS TO CONTINUE

Case 9-23 JOHN GARON Map: 87, Parcel:46
12 NELSON WAY

-TO ACQUIRE A SPECIAL PERMIT FOR THE GROUND WATER PROTECTION DISTRICT TO INSTALL A IN-GROUND POOL

APPLICANT JOHN GARON WAS PRESENT

DAN VEERMAN RECEIVED THE PLANNING BOARDS RECOMMENDATION BY A VOTE OF 5 TO ZERO ON JUNE 6, 2023

TOWN ENGINEER NEEDS TO CONFIRM THAT ADEQUATE INFILTRATION IS SHOWN ON THE PLAN.

GROUNDWATER RECHARGE IS PROPOSED TO MITIGATE THE IMPEVIOUS ARE IN THE GROUNDWATEE PROTECTION DISTRICT. WE HAVE THE MEMORANDUM FROM PLANNING AND CONSERVATION

STILL WAITING FOR TOWN ENGINEERING AFFIRMATION

DAN VEERMAN OPEN AND CLOSED PUBLIC HEARING SINCE NOBODY CAME TO DISPUTE APPROVAL OF BOARD ON CONDITION OF TOWN ENGINEERING APPROVAL IN WRITING

ANTHONY BARLETTA MAKES A MOTION TO APPROVE, WITH CONDITION TOWN ENGINEER APPROVES AND SUBITS FOR DRAINAGE PLAN

THOMAS SIRACUSA SECONDS THE MOTION
VOTE IS UNANIMOUS FOR APPROVAL

DAN VEERMAN ENDS THE MEETING AT 7:18

RECORDING: LAURA SULTAN
SECRETARY, BOARD OF APPEALS

Town of Wilmington
Board of Appeals
MINUTES MAY 10 2023

The Board of Appeals held a meeting in ROOM 9 at the Town Hall, 121 Glen Road, Wilmington, MA. The meeting was called to order at 7:03 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Raymond Lepore AND Tom Siracusa were present.

Case 11-22 AND Case 12-22 Ronald Reppucci and Andrew Thain Map 72, Parcel 1B
278 Lowell Street
-to appeal the building inspector's Zoning Decisions
Applicant requested continuance to next meeting
Raymond Lepore makes a motion to continue to the June 14 2023 meeting.
Jacquelyn Santini seconded the motion.
Vote is unanimous to continue Case 11-22 until June 14, 2023.

Case C4-23 GOLDEN REALTY TRUST Map 35, PARCEL 29
79 Nichols Street
-to acquire a comprehensive permit under MGL Chapter 40B
Continue to request comprehensive permit Under MGL Chapter 40B
Attorney Michael Newhouse present for applicant
Received the peer review from Kleinfelder about Hydraulic Analysis
Kleinfelder requests technical adjustments
Discuss peer review for June 14, 2023
Michael Newhouse presented memo of progress of Baldwin Landing Since March 8, 2023
Waiting for TEC to comment on the scope of work
Memo is attached to this meetings minutes

Valerie Gingrich will provide comments and objections from the commission to applicant and Board Members when received.
Discussed septic VS sewer and how it would affect project.
Applicant uses septic they would loose two to three units and project not viable under 40B
Tony Barletta and Thomas Siracusa question who takes care of pump once project is done because this will be on an easement.

Letter from Public works, Wilmington Fire Dept, Planning and conservation regarding the comprehensive permit review was received and delivered to Michael Newhouse and board members, They will review and discuss at the next meeting on June 14, 2023.

Daniel Veerman opens questions and comments to the public,

Renee Smith 12 Jaques Lane: asking how close to adjacent property line. Homes pushed back to property line. If project is sewer would it be considered a private way.

Frank West 2 Birchwood Road; will units be owned by association, Info in March said it would be owned by developer. Is the road way wide enough.

Charlie Bagley 12 Jaques Lane : Will town take over road, public safety issues or will they be responsible for their own services if under an association.

Bill Knowlan 12 Nichols Street; If project is association will there be dues or fees, if not, will town be responsible to pay for issues with services.

Attorney Michael Newhouse responded to residents, project is not opposed to an association, Project meets all setbacks, all 20 feet apart, 25 foot buffer. Road meets 24 foot wide standards. Would like for the town to take over after project is done to maintain development. Association would be responsible to collect funds. Town would still get the call for service issues.

Daniel Veerman votes not to close until next meeting June 14, 2023 when they will discuss peer review, and hopefully have peer review from TEC for next meeting.

Case 8-23
4 Foley Farm Road

Colleen Boggs By Rob Zeuli

Map 74, Parcel 2B

To acquire a variance for a gas fireplace to be 1 foot and 3 ¼ inches into existing conforming setbacks.

Claims Hardship for project is an irregular shaped lot. Depth requirement of 16 inches which goes into the room. Neighbor Neil Paris 2 Foley Farm Road stated in a letter he is fine with project and does not object. Contractor overlooked design near the window. No foundation only the extended roof line into the setback. Planning board recommended disapproval. Wetlands not affected. 109 feet from lot line.

Close public hearing

Tony Barletta motions to grant variance.
Ray Lepore seconds the motion
Thomas Siracusa opposes.
Four to one in favor of variance being granted.

-Daniel Veerman makes motion to adjourn at 8:43 PM
Ray Lepore seconds the motion
Vote is unanimous to adjourn

Laura M Sultan
Recording Secretary

**Town of Wilmington
Board of Appeals
Minutes - April 19, 2023**

The Board of Appeals held a meeting in the auditorium at the Town Hall. The meeting was called to order at 7:00 PM. Daniel Veerman, Jacquelyn Santini, Thomas Siracusa, Raymond Lepore and Tony Barletta were present

Case 11-22 and Case 12-22 278 Lowell St Map 72, Parcel 1B
278 Lowell Street

-to appeal the Building Inspector's Zoning Decisions

Applicant requested a continuance until the May 10, 2023 meeting

Jacquelyn Santini makes a motion to continue

Ray Lepore Seconds

Vote is unanimous to continue cases until 5/10/23 meeting

Case 4-23 Golden Realty Trust Map 35, Parcel 29
79 Nichols Street

-to acquire a Comprehensive permit Under MGL Chapter 40B

Attorney Michael Newhouse present for the applicant and requests the Board accept the Peer Reviews submitted by Kleinfelder and TEC and requesting a continuance until the 5/10/23 meeting to present.

Ray Lepore makes a motion to allow the Peer Reviews

Jacquelyn Santini seconds

Vote is unanimous to approve the Peer Reviews

Ray Lepore makes a motion to allow this case to continue until the 5/10/23 meeting

Tony Barletta seconds

Vote is unanimous to continue

Case 6-23 Scott Nolan Map 49, Parcel 134
9 Allen Park Drive

-to acquire a Special Permit for the Ground Water Protection District

Scott Nolan explains the mitigation system; a roof drain recharge system; which has been approved by the engineering department

Ray Lepore makes a motion to approve the Special Permit

Jacquelyn Santini seconds

Vote is unanimous to approve the Special Permit

Case 7-23 David Doherty Map 34, Parcel 151
1 Pond Street

-to acquire a Special Permit section 6.1.6.3 to extend a non-conforming structure


David Doherty explains how he would like to put an addition on an existing deck which is currently in the setbacks

Planning Board is not in favor of increasing the non-conformity

Michael Tkachuk present as an abutter and is in favor of the plan

Ray Lepore makes a motion to approve Case 7-23 as it will be no more detrimental to the neighborhood
Tom Siracusa seconds the motion
Vote is 4 to 1 to approve Case 7-23
Jacquelyn Santini is a no vote

-Jacquelyn Santini makes a motion to adjourn at 7:25 PM
Tom Siracusa seconds the motion
vote is unanimous to adjourn



Kelly A Malatesta
Recording Secretary

**Town of Wilmington
Board of Appeals
Minutes – March 8th, 2023**

The Board of Appeals held a meeting in the auditorium, 121 Glen Rd, Wilmington, MA. The meeting was called to order at 7:00 PM.

Dan Veerman, Thomas Siracusa, Ray Lepore, Jacquelyn Santini and Anthony Barletta are present.

Case 5-23 Matthew Costa; Beals Associates Inc MAP R1, Parcel 18

38 Upton Drive

-Requesting a special permit to allow for an increase height above the permitted by-right height of 48-feet to allow for the installation of roof top mechanical equipment to support the tenant's manufacturing processes within the building.

The meeting opens addressing the withdrawal of the current increased height special permit application without prejudice for the 38 Upton Drive property. Matthew Costa is present and explained the withdrawal of the application was due to the tenant no longer having interest in the space.

Case 11-22 RONALD REPPUCCI & ANDREW THAIN Map 72, Parcel 1B

278 Lowell Street

To appeal the IOB zoning decision, Sections 10.1.1; 3.5.11; 3.5.14; 3.5.15; 3.6.3; 3.6.4; 10.6; 10.3.6.1

Continued to the next meeting scheduled for April 12th, 2023

Case 12-22 Ronald Reppucci, Andrew Thain, Nichole Thain Map 72, Parcel 1B

278 Lowell Street

To Appeal Inspector of Buildings decision.

Continued to the next meeting scheduled for April 12th, 2023

Case 6-22 100 West Street, LLC Map 71, Parcels 3 & 5

100 West Street

- To acquire a Comprehensive Permit to develop 132 Mixed Income Rental Units under MGL Chapter 40B.

Anthony Barletta makes a motion to grant the comprehensive permit for to develop 132 Mixed Income Rental Units under MGL Chapter 40B, as written in the decision dated March 8th, 2023

Ray Lepore seconds.

Roll Call:

Jacqueline Santini Yes

Anthony Barletta Yes

Dan Veerman Yes

Thomas Siracusa Yes

Raymond Lepore Yes

CASE 1-23 Mark Nelson MAP 6, PARCEL 40

12 Polk Street

- To Amend Case 24-08 to construct a single-family home.

Continued from the last meeting due to being down a board member and with the Chairman abstained. Applicant states the history behind the property, case, and the official map. Based on the Planning Boards recommendation on January 3rd, 2023, a vote of 3-0, require a 81G roadway improvement submission and approval of the plan through the planning board to provide frontage. The applicant asked the board to issue a special permit that allows for a permit to be issued and to remove the 81G restriction and allow the planning board to handle the 81G restriction.

Anthony Barletta makes a motion to deny the request to amend Case 24-08 as requested by the applicant, on the grounds that the 81G requirements on the 24-08 case is still required.

Jacqueline Santini seconds the motion.

Dan Veerman abstains.

4-0-1

Roll Call:

Jacqueline Santini Yes

Anthony Barletta Yes

Dan Veerman abstains.

Thomas Siracusa Yes

Raymond Lepore Yes

Voted unanimously to deny amendment for Case 24-08.

Seeking issuance of a comprehensive permit under MGL Chapter 40B.

Attorney, Michael Newhouse; Permitting agent and 40B consultant, Kristin Costa; Engineer, Steve Sawyer and Traffic Consultant, Rebecca Brown are present.

Proposal of 12 residential units, with 25% being affordable, 10 single family homes and a duplex. Kristin Costa explained how the 40B process works and that the original project submitted back in May that was 20 unit- 4 houses and 16 rentals, wasn't well received. The state requested a revision which is what is being presented tonight.

Steve Sawyer speaks about the proposal for the new roadway that is a little over 500 ft long with a 40 ft right of way, 24ft of pavement and 4ft wide sidewalk to the 49 ft radius cul-de-sac. A wetland crossing is also mentioned. Storm water treatment in the center of the island with 5 separate areas where the storm water will be directed and treated- 2 in the front, 2 in the middle and infiltration basin in the center of the cul-da-sac. Pump station would be maintained by HOA and would be pumped out to Lake/Shawsheen St.

Chairman Veerman opens to the public hearing with several abutters standing to ask questions and stating concerns.

Hugh Van De Mark, 81 Nichols St, is the first to stand. Van De Mark asks about elevations, as he is a direct abutter. He states that he believes that it will be a flood zone after clearing the land for this development and is concerned about what is going to be done for the surrounding properties. In response, the applicant states that with the storm water management plan, no water will be discharged onto anyone else's property. As far as the flood zone goes, no portion of the site is in a zone that requires flood insurance but, it is in flood zone X. Zone X has no requirements for building permit application and FEMA flood doesn't provide stipulation for construction. Storm water calculations will prove out there is no increase flow off the property and all the developed area is well above the central low area that may in dated with water with no issues with flooding.

Peer review for civil site design for stormwater management is being requested by the town with subject to order of conditions from Conservation Commission.

Concerns that the residents will be paying for the sewer is also expressed. In response, CWRMP is not on a basis to approve or deny this project and reasons as to why septic not being the best option is explained.

Traffic concerns were greatly expressed given the current traffic conditions in the area. Another concern would be that the cul-de-sac is not large enough for a fire truck, as the study was based on a tractor trailer.

Anthony Barletta questions the first-floor elevation, grade of the existing and proposed circle, and whether the site characteristics are taken into consideration for this project. Kristin Costa responds with location, proximity to existing neighborhood and peer reviews are considered. Anthony Barletta would like to know how we would know if this were impractical for this site and stated he too had concerns regarding the elevations. Attorney Newhouse states that the comments have been noted and they will respond.

Charlie Dagli, 12 Jacques Lane, states his focuses are septic/sewer connection affecting the properties around the development; water run-off, as several homes already have flooding, and traffic, in which Dagli emphasis the importance of a traffic study. In response, sewer is to be put in the right of way and is not presumed to be on anyone's private property. More details are asked about how wet the land currently is, soggy grass, street doesn't flood but the canal area will come up on to the street. Norman DeFilippo, 83 Nichols St, voiced concerns about the elevations, how currently experiences flooding and has concerns this development will make it worse.

Frank West, 2 Birchwood Rd inquires if this project is an HOA. In response- yes, it is an HOA. Details ensued about the details pertaining to the HOA.

Patrick, 98 Nichols St, had concerns regarding the lot size vs buildable land. Patrick also stressed the importance of not overdeveloping the town. Attorney Newhouse explains the affordable housing bypasses the zoning.

Selectman, Gary Palmer, emphasis the current dangerous conditions of traffic, the sewer, and questions why the roads should be torn up for just one project. He states he feels this project is too large for the area, it is unfair to the residents and the property is too wet for this project. Attorney Newhouse explains the conservation involvement regarding the wet land.

Ian Hatfield was in attendance for Wilmington resident/State Representative Robinson and shared his thoughts on traffic concerns, density of the neighborhood and keeping the neighborhood characteristics, sewer and how it will affect private properties surrounding it. Conversation ensued regarding one of the suggestions Representative Robinson shared in his statement regarding narrowing the road to help with this traffic on Nichols St.

In closing, Attorney Newhouse states their intension is to proceed with sewer and they are open to hearing what people may suggest.

Anthony Barletta states that he would like to see the duplex be another single family home in context to everything around it.

The board confirms the next meeting will be April 19th, 2023 in place of the original date of April 12th, 2023.

- ❖ Final discussion on the agenda was for an administrative meeting requesting a 1-year timeline extension of special permit issued for Case 18-18, 11 Commonwealth Ave, Wilmington Ma 01887 from the expiration date of 2/19/2022. Owner: S&K Associates, LLC c/o Steve Copp, 26 Highland Circle, Needham Ma 02494.
Jacqueline Santini makes motion to approve.
Ray Lepore seconds the motion.
Unanimous vote to approve the extension of Case 18-18.

Meeting adjourned at 9:30pm.

Brianna Harrison
Recording Secretary

Town of Wilmington
Board of Appeals
Minutes – February 1st, 2023

The Board of Appeals held a meeting in the auditorium at the Town Hall, 121 Glen Road, Wilmington, MA. The meeting was called to order at 7:00 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Raymond Lepore were present. Tom Siracusa was absent from tonight's meeting.

Case 11-22 **Ronald Reppucci and Andrew Thain** **Map: 72, Parcel:1B**
278 Lowell Street
Applicant requested continuance to next meeting
Raymond Lepore makes a motion to continue to the March 8th, 2023 meeting.
Jacquelyn Santini seconded the motion.
Vote is unanimous to continue Case 11-22 until March 8th, 2023.

Case 12-22 **Ronald Reppucci, Andrew Thain, Nichole Thain** **Map 72, Parcel 1B**
278 Lowell Street
Raymond Lepore makes a motion to continue to the March 8th, 2023 meeting.
Jacquelyn Santini seconded the motion.
Vote is unanimous to continue Case 6-22 until March 8th, 2023.

Case 1-23 **Mark Nelson** **Map 6, Parcel 40**
12 Polk St
Applicant opens by giving a summary of the history behind case 24-08.
Abutter to the applicant states they do not like the private way the applicant has created.
Chairman Dan Veerman had obtained during case 24-08 and also obtained in this meeting, as well as the next. Applicant states the planning board would like to see a cul-de-sac on the property for a turnaround, however the applicant does not agree.
Applicant requested to continue to next meeting scheduled March 8th, 2023 due to needing a majority vote.
Anthony Barletta motions to continue to March 8th, 2023.
Raymond Lepore Seconds the motion.

Case 3-23 **Wilmington Fourth of July Celebrations Inc** **Map 52/66 Parcel 38/1**
140-150 Middlesex Ave
Abutters shared concerns regarding the times of cleanup, breakdown, and removal of equipment.
Applicant stated that sanitation cleanup is needed immediately following the carnivals closure and the vendor doesn't have the staff to do the work during the week. Conversation regarding appropriate times and days continued.
→ Conditions of operation are as listed:
-Equipment deliveries cannot be later than 1pm.
-Fourth of July Committee will insert \$5,000 penalty conditions language in their contract.
-Lights out on all major carnival rides within 30 minutes of carnival ending time, except for lights needed for sanitation reasons.
-No breakdown will occur until 7am the next morning and will be completed by 8pm that same day.
-Number of rides, distribution of ride and layout of rides will be the same as last year.
-Rides will be stored in the rear of the parking lot and moved within 3 calendar days including the breakdown day.
Anthony Barletta makes motion to grant special permit for a carnival as part of the annual fun of the Fourth of July celebration.
Jacquelin Santini seconds motion.
Vote is unanimous.

Meeting adjourned at 9:15pm

Recording: Brianna Harrison
Secretary, Board of Appeals

Town of Wilmington
Board of Appeals
Minutes - January 4th, 2023

The Board of Appeals held a meeting in the auditorium at the Town Hall, 121 Glen Road, Wilmington, MA. The meeting was called to order at 7:00 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Raymond Lepore and Tom Siracusa were present.

Case 11-22 **Ronald Reppucci and Andrew Thain** **Map: 72, Parcel:1B**
278 Lowell Street

Applicant requested continuance to next meeting

Jacquelyn Santini makes a motion to continue to the January 26th, 2023 meeting.

Raymond Lepore seconded the motion.

Vote is unanimous to continue Case 11-22 until February 1st, 2023.

Case 12-22 **Ronald Reppucci, Andrew Thain, Nichole Thain** **Map 72, Parcel 1B**
278 Lowell Street

Jacquelyn Santini makes a motion to continue to the January 4th, 2023 meeting.

Raymond Lepore seconded the motion.

Vote is unanimous to continue Case 6-22 until February 1st, 2023.

Case 2-23 **Gene Sullivan** **Map 79, Parcel 31B**
353 Middlesex Ave

Gene Sullivan is present to request alteration to a non-conforming structure for 3 emergency egress stairs on the sides of the building. Planning board met and approved of the request.

Ray Lepore makes a motion to acquire a special permit S6.1.6.4 to alter a non-conforming structure.

Jacquelyn Santini seconds the motion.

Vote is unanimous.

Case 6-22 **100 West Street, LLC** **Map 71, Parcels 3&5**
100 West Street

Lynne Sweet opens discussing the letter from TEC regarding civil engineering, updated set of plans and the addressing the comments, waiver list and the draft decision submittal. Conversation continued to sewer flow request from the DPW with the test will be completed by Friday, January 6th, 2023, with Arcadis reviewing the report.

Fire Chief Pozzi had concerns about the fire access to the back of the building and needing more room for the fire truck.

Applicant requested a continuance to the next scheduled meeting of January 4th, 2023.

Raymond Lepore makes a motion to continue to the January 4th, 2023 meeting.

Jacquelyn Santini seconded the motion.

Vote is unanimous to continue Case 6-22 until January 4th, 2023.

Meeting adjourned at 9:13pm
Vote is unanimous to adjourn.

Recording: Brianna Harrison
Secretary, Board of Appeals