

**Town of Wilmington  
Board of Appeals  
Minutes - February 9, 2022**

The Board of Appeals held a meeting in Room 9, 121 Glen Rd, Wilmington, MA. The meeting was called to order at 7:01 PM.

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

Thomas Siracusa is absent

Case 1-22

David L. Borenstein

Map A90, Parcel 10

31 Arlene Avenue, Wilmington, MA

-Applicant present and requesting a Special Permit S. 6.6.4.4 to construct a garage in the Ground Water Protection District

Dan Veerman reads into record the Planning Department and Engineering Department's Memo recommending approval for the applicant's plans for mitigation of the ground water

No public comments

No questions by the board members

Ray Lepore makes a motion to approve the Special Permit S. 6.6.4.4 for the Ground Water Protection District

Jacquelyn Santini seconds the motion

Vote is unanimous to approve Case 1-22

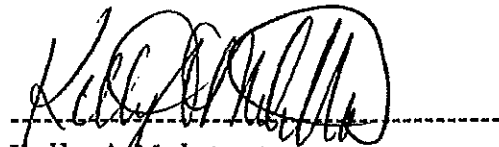
Members defer approval of minutes until all members are present

Jacquelyn Santini makes a motion to adjourn at 7:45 pm

Tony Barletta seconds

Vote is unanimous to adjourn

Meeting adjourned at 7:45 pm

A handwritten signature in black ink, appearing to read 'Kelly A. Malatesta', is written over a horizontal dashed line.

Kelly A. Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes - April 13,2022**

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, Ray Lepore, Jacquelyn Santini, Tony Barletta, and Tom Siracusa are present.

Case 2-22  
178 Woburn Street

Dennis Ingram

Map 94, Parcel 94

-to acquire a Special Permit Section 6.6.7.7 for the Ground Water Protection District

Scott Nolan present and states that he has an approved recharge system designed by LJR Engineering. The engineering and planning departments' memos both recommend approval. Abutter's: Susan Reece, 19 Chapman Ave, Susan O'Doherty, 17 Chapman Ave, Cathy Flanagan, Sheridan Road, Bill Foley, 31 Sheridan Rd and Diane Sullivan of 31 Sheridan Rd express concerns that this project may cause them to get water on their property. Scott Nolan explains the mitigation which will be installed and that this will not affect the water flow.

Tony Barletta makes a motion to approve the Special Permit

Jacquelyn Santini seconds the motion

Vote is unanimous to approve

Case 3-22

4<sup>th</sup> of July Celebration

Map 52/66, Parcel 38/1

Town Common, Church St and Swain School Lot

-to request a Special Permit for a Carnival to be held on 6/30/22 through 7/4/22 as part of the annual fun on the fourth celebration.

Pat Giroux is present for the 4<sup>th</sup> of July Celebration Committee and states they are proposing the carnival to run from 6/30/22 until 7/4/22; they will close at 10:00 PM every night except for the last night on 7/4/22 which will run until 10:30 PM. He states they are proposing 16 rides with fireworks on 7/2/22 and 7/3/22 which have been approved by the Town Manager. He states there will be nobody staying at the site overnight. All members agree that the number of rides should stay at 15.

Suzanne Kroger, abutter wants no smoking signs posted; wants carnival closed at 10 PM and the rides to be broken down the next day and not in the evening.

Lisa Ferranti, 2 Powderhouse Circle wants the carnival to take place at the High school, wants the breakdown to be the next day as it can be very noisy, wants quieter generators used and wants trash to be handled better than in previous years. Andrew Stewart of 136 Middlesex Ave wants an earlier closing.

Jacquelyn Santini makes a motion to allow the Special Permit Section 4.1.9 for a carnival to run from 6/30/22 til 7/4/22; carnival will close at 10:00 PM on all nights except for the last night which will have a closing time of 10:30 PM. The breakdown of the rides and carnival will occur on the day following closing of the carnival during daylight hours; no more than 15 rides max with set up to begin no earlier than 7:00 AM.

Tom Siracusa seconds the motion

Vote is unanimous to approve

Case 4-22  
13 Beeching Ave

Stephen E Paolini, Trustee

Map 69, Parcel 24A

-to acquire a variance pursuant to sections 5.2.1,5.2.2 and 5.2.3 to allow an existing dwelling to remain as situated on a lot containing insufficient area, frontage, and lot width.

Attorney Robert Peterson and Steven Paolini present for applicant and state that in 1972 the property owner purchased more land behind the dwelling. They are asking for a variance for the lot to remain as situated and as an existing non-conforming lot

No public comments

Jacquelyn Santini makes a motion to approve a Variance pursuant to Sections 5.2.1,5.2.2 and 5.2.3 to allow the existing dwelling to remain as situated on a lot containing insufficient area, frontage, and lot width

Anthony Barletta seconds the motion

Vote is unanimous to approve

Jacquelyn Santini makes a motion to adjourn at 8:20 PM

Tom Siracusa seconds the motion

Meeting adjourned at 8:20 PM

A handwritten signature in cursive script, appearing to read "Kelly A. Malatesta", is written over a horizontal dashed line.

Kelly A Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes - May 25,2022**

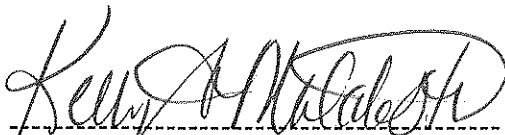
The Board of Appeals held a meeting in the Auditorium, 121 Glen Rd, Wilmington, MA. The meeting was called to order at 7:00 PM.  
Dan Veerman, Ray Lepore, Jacquelyn Santini and Tom Siracusa are present.  
Tony Barletta is absent

Case 5-22	Edward Romano	Map 34, Parcel 18
100 Grove Avenue		
-to acquire a Special Permit Section 6.1.4 to extend a non-conforming shed		
Jacquelyn Santini makes a motion to continue Case 5-22 until June 8,2022 meeting at applicant's request		
Tom Siracusa seconds the motion		
Vote is unanimous to continue Case 5-22 until the June 8,2022 meeting		

Case 6-22	100 West Street, LLC	Map 71, Parcel 3 & 5
100-104 West Street		
-to acquire a Comprehensive Permit to develop 132 Mixed income rental units		
Jacquelyn Santini makes a motion to continue until all members can be present		
Tom Siracusa seconds the motion		
Vote is unanimous to continue Case 6-22		

Jacquelyn Santini makes a motion to allow the Planning Director, Valerie Gingrich to hire outside peer reviewers  
Ray Lepore seconds the motion

Jacquelyn Santini makes a motion to adjourn at 7:10 PM  
Tom Siracusa seconds the motion  
Meeting adjourned at 7:10 PM

  
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Kelly A/Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes - June 27, 2022**

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.

Attorney Mark Bobrowski, Lynne Sweet, consultant, Derek Santini-applicant, Steven Souza and Dennis Green-architects and Thao Kinderman-engineer are all present for the applicant Case 6-22, 100 West Street

Lynne Sweet presents slide showing detailing the 132 Unit apartment/townhome proposal for the site. She states that there will be an additional \$600,000 in tax revenue for the town and approximately \$400,000 in permit fees for the construction. She states that they would propose that 70 percent of the affordable units be allotted to Wilmington residents. She states the project would bring in approximately 200-300 new residents to the town.

No public comments currently

Tony Barletta makes a motion to approve TEC for peer review

Tom Siracusa seconds the motion

Vote is unanimous to approve TEC

Tony Barletta makes a motion to approve Kleinfelder for peer review

Tom Siracusa seconds the motion

Vote is unanimous to approve Kleinfelder

Applicant agrees to pay \$18,000 to the town for the above allowed peer review fees

Also agrees to pay upon request additional peer review fees

Tom Siracusa asks applicant the following questions:

will be any public bus stops/ applicant says no.

are there any utility upgrades/ applicant says no

inquires about conservation land/ applicant states that the wetland boundaries have been delineated

Tony Barletta inquiries about parking, underground utilities, fire access, sewer lines, trash pick-up and parking enforcement

Dan Veerman inquires about snow removal and the Mr. Ticket building

Tony Barletta makes a motion to allow Valerie Gingrich to approve future peer review companies

Tom Siracusa seconds the motion

Vote is unanimous to allow

Applicant states that they will make themselves available to any member who wishes to walk the site

Tom Siracusa makes a motion to continue Case 6-22 and keep the public hearing open until the August 10<sup>th</sup>, 2022 meeting

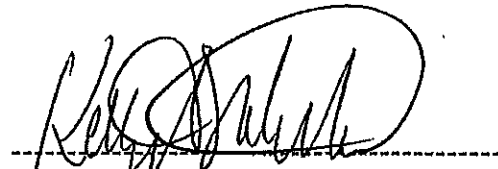
Tony Barletta seconds the motion

Vote is unanimous to continue

Tom Siracusa makes a motion to adjourn at 8:25 pm

Tony Barletta seconds the motion

Vote is unanimous to adjourn

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Kelly A Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes - August 10, 2022**

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, Raymond Lepore and Tony Barletta were present. Tom Siracusa was absent but agreed to review the minutes in accordance with the adopted Mullins Rule.

**Case 8-22                                      Jack Warford                                      Map 92, Parcel 33  
9 Gowing Road, Wilmington, MA**

-Applicant present and states that he is requesting a Special Permit Section 6.6.4.4 for the ground water protection district. He states that he was previously going to install a porous pavement driveway, but the costs have risen too much. He states that he is now putting an infiltration gutter system in to mitigate the impervious water. Dan Veerman reads the memos of approval from the Engineering and Planning Departments. Anthony Barletta makes a motion to grant the Special Permit, Section 6.6.4.4 with the condition that the applicant submit a storm water management plan to the planning board. Jacquelyn Santini seconds the motion  
Vote is unanimous to grant the Special Permit

**Case 9-22                                      S&K Associates, LLC                                      Map 40, Parcel 168A  
11 Commonwealth Ave, Wilmington, MA**

-Attorney Michael Newhouse present for the applicant and requests a variance from the official map as per M.G.L. c.41, Section 81E  
Abutter, Paul Sullivan of 10 Dartmouth Ave, Wilmington inquires about an existing easement which runs through the property at 8 and 11 Commonwealth Ave. Attorney states that the easement will be removed so as not to disturb the property at 8 Commonwealth Ave and the roadway will be improved upon.  
Jacquelyn Santini makes a motion to approve the Variance with roadway conditions improved upon  
Ray Lepore seconds the motion  
Vote is unanimous to grant the Variance

**Case 6-22                                      100 West Street, LLC                                      Map 71, Parcel 3&5  
100-104 West Street**

-Continued case and requesting a Comprehensive Permit  
Attorney Bobrowski and Lynn Sweet present for the applicant. Joe Peznola present as a consultant for the Town of Wilmington.  
Ken Crane discusses his traffic study findings; Civil Engineer, Anna Jones states that the Fire Department and the town's consultant TEC need more time to review the applicant's plans as they were only given to them a few hours before the meeting; she also states that there are no red flags currently regarding storm water management and conservation concerns. Joe Peznola states that Jacquelyn Santini will be the Board of Appeals liaison for the Traffic issues and Tony Barletta will be the board's liaison for the

Fire Department's issues and findings. Jacquelyn Santini states that she would like to see the bicycle lanes removed to allow for more vehicle parking as the community is not contusive to bike riding. Tony Barletta states that he does not believe there is adequate parking and is concerned that vehicles may block fire lanes if more spaces are not provided. Crane states that the number of parking spaces is adequate and is in line with industry standards. Lynn Sweet states there will be 24-hour security/management on site who will address any vehicles which are not parked properly.

No public comments currently

Dan Veerman suspends public hearing, and this case is continued until the September 14, 2022, Board of Appeals meeting

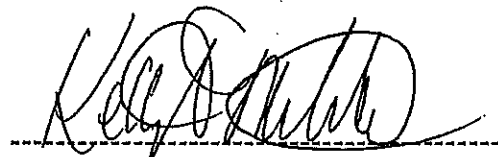
Vote is unanimous to continue Case 6-22 until 9/14/22

Jacquelyn Santini makes a motion to adjourn at 8:32 pm

Ray Lepore seconds the motion

Vote is unanimous to adjourn

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A handwritten signature in black ink, appearing to read 'Kelly A. Malatesta', is written over a horizontal dashed line.

Kelly A Malatesta  
Recording Secretary



**Town of Wilmington**  
**Board of Appeals**  
Minutes - October 19<sup>th</sup>, 2022

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 7:03 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini and Raymond Lepore were present.

**Case 6-22**  
**100 West Street**

**100 West Street, LLC**

### Map 71, Parcels 3&5

Applicant Requested a Continuance to the November 9<sup>th</sup>, 2022 meeting  
Jacquelyn Santini makes a motion to continue Case 10-22 until the next meeting on  
November 9<sup>th</sup>, 2022.  
Raymond Lepore seconds the motion.  
Vote is unanimous to continue Case 10-22 until the meeting on 11/9/2022.

**Case 10-22**  
**38 Upton Drive**

Div 36-38 Upton Dr, LLC c/o The Davis Companies

**Map: R1 Parcel: 18**

- Request: Requesting to add Limited Manufacturing, General Manufacturing, and R & D uses to the previously approved, and retained, Warehouse and Light Industrial uses.

Matthew Costa, Civil Engineer; Ben Nazaline, with the Davis Company, and Attorney James Ward are introduced.

Matthew Costa opens addressing the approval of the two sites being combined to become 38 Upton Dr.

Ben Nazaline discusses the interest “flex” companies have shown in this location that do not fit the current zoning; examples of flex companies being those that manufacture batteries, 3D printing & robotics. Future tenants would do their own fit-out in their area of the building, with those plans being submitted to the building department. Dan Veerman addresses being down a Board member and needing a majority vote. Continuing the discussion, the October 4<sup>th</sup> Planning board meeting recommended that the Board of Appeals have the revised traffic study peer reviewed by the 3<sup>rd</sup> party traffic engineer, that reflects the proposed manufacturing and R & D uses. Site plan review will be required by the planning board for change of use, which the applicant is aware of.

Tony Barletta motions to continue November 9<sup>th</sup> for Traffic peer review.  
Jacquelyn Santini seconds the motion  
Vote is unanimous to approve Case 10-22

Minutes from August 10<sup>th</sup> will wait to be approved until all members are present.

Meeting adjourned at 7:25pm  
Ray Lepore seconds.  
Vote is unanimous to ajorn.

Recording: Brianna Harrison  
Secretary, Board of Appeals

**Town of Wilmington**  
**Board of Appeals**  
Minutes - November 16<sup>th</sup>, 2022

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, Tony Barletta, Jacquelyn Santini, Raymond Lepore and Tom Siracusa were present.

**Case 6-22**  
**100 West Street**

**100 West Street, LLC**

**Map 71, Parcels 3&5**

Civil engineer for the project, opens with the changes to the project; First being the elimination of the six townhomes that were originally proposed to allow more greenspace followed by a clear secondary means of egress and added parking, per request of the Fire Department. The building was moved slightly to the left for better access. No change in underground parking and still at 132 units with 1.7 parking space per unit. Currently updating Storm water and will be responding to the latest information. Holding tanks for sewer will hold and pump overnight to over working the system.

Joe Peznola states that the water peer review shows no problems and the traffic is pause with little peer review needed. Applicant presented a potential traffic mitigation package but are waiting on the sewer issues to work out before confirming the package; one issue being the impact of the easement extension for the right turn lane. Two pump station for Lowell St and Windsor place needs work with the idea of an on-sight holding tank with off peak pumping. Applicant needs to provide a plan for the pump stations so review can be finished.

Tom Siracusa asks about the expectations for starting and completing the project. Mark Brobosky states they have three years to commence the construction after the permit, but they can get an extension. Concerns about the economy.

Anthony Barletta voiced questions and concerns regarding the holding tanks and the impact this will make on future project in the area. The Civil Engineer states it's a major undertaking due to the roadway/ highway and that is more than just upgrading the pumps and Joe Peznola explains that it is the towns responsibility to fix the system and not the applicants. Tony addresses that the town has already stated that the towns system couldn't handle it and that the project is too big and that changes could be made to allow the system to better handle.

Ray Lepore inquires about the sewer options in the area and will be attending a sewer work session for this project.

Applicant Requested a Continuance to the December 14<sup>th</sup>, 2022, meeting

Minutes from October 19<sup>th</sup> will be approved at the next scheduled meeting.

Meeting adjourned at 7:38pm  
Vote is unanimous to adjourn.

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Recording: Brianna Harrison  
Secretary, Board of Appeals

**Town of Wilmington**  
**Board of Appeals**  
Minutes - December 14<sup>th</sup>, 2022

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 7:03 PM. Daniel Veerman, Tony Barletta, Jacquelyn Santini, Raymond Lepore and Tom Siracusa were present.

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

Applicant requested a continuance to the next scheduled meeting of January 4<sup>th</sup>, 2023.  
Raymond Lepore makes a motion to continue to the January 4<sup>th</sup>, 2023 meeting.  
Jacquelyn Santini seconded the motion.  
Vote is unanimous to continue Case 6-22 until January 4<sup>th</sup>, 2023.

**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 January 4<sup>th</sup>, 2023 meeting.  
Jacquelyn Santini seconded the motion.  
Vote is unanimous to continue Case 11-22 until January 4<sup>th</sup>, 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 January 4<sup>th</sup>, 2023 meeting.  
Jacquelyn Santini seconded the motion.  
Vote is unanimous to continue Case 6-22 until January 4<sup>th</sup>, 2023.

**Case 10-22                                      Div 36-38 Upton Dr, LLC c/o The Davis Companies.                                      Map: R1 Parcel: 18**  
**38 Upton Dr**

Applicant opens with the progress of the project with the substantial completion being for March 2023. Applicant states December 6<sup>th</sup> Planning Board meeting was closed with the only open item being a traffic peer review, with the conditions pending the January Planning Board meeting.  
TEC recommended that the traffic review be updated from the 2018 traffic counts, as they were pre-covid numbers. Less traffic is predicted in comparison from that time. Applicant states that as they put tenants in, they will monitor traffic, run numbers and access.  
Anthony Barletta asks if the TEC items that needed action are being put in a drafted decision.  
Applicant states they agreed to everything, and TEC asks that they are conditions of the approval.  
Also noted, Site plan has not been changed.

Anthony Barletta makes a motion to approve Case 10-22 request to add Limited Manufacturing, General Manufacturing, and R & D uses to the previously approved, and retained, Warehouse and Light Industrial uses. noting the condition the applicant incorporate mitigation suggested by peer traffic review.  
Ray Lepore seconds the motion.  
Vote is unanimous.

Minutes from November 16<sup>th</sup>, 2022 will be approved at the next scheduled meeting.

Meeting adjourned at 7:38pm  
Vote is unanimous to adjourn.

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Recording: Brianna Harrison  
Secretary, Board of Appeals