

**Town of Wilmington  
Board of Appeals  
Minutes - March 10, 2021**

The Board of Appeals held a virtual meeting via zoom. The meeting was called to order at 7:00 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Thomas Siracusa and Raymond Lepore were present.

Dan Veerman opens the meeting at 7:00 PM and reads into record Governor Baker's Order regarding virtual meetings with instructions to participate in the meeting to the public.

**Case 1-21                      Jennifer and Adam Marazi                      Map 9, Parcel 55  
129 Aldrich Road**

-to acquire a Special Permit S 6.6.7.7 for the Ground Water Protection District to construct an inground or an above ground pool.

Jennifer Marazi present and states that they have an infiltration system in place.

Dan Veerman reads Engineering Memo into record which states that the stormwater recharge system which exists on the parcel meets the requirements of the ground water protection district. The engineering department and the planning department state that the Special Permit should be allowed.

Anthony Barletta makes a motion to approve Case 1-21 for a Special Permit S 6.6.7.7 for the ground water protection district

Jacquelyn Santini seconds the motion

Roll call vote (all 5 members) is unanimous to approve Case 1-21

**Case 2-21                      Wilmington Main Realty LP                      Map 43, Parcel 4  
269/271 Main Street**

To amend the Special Permit Case 35-06 for queue capacity

Ben Hartley, Michael Coffman, Jonathan Coffman, and Philip Henry present for the applicant

Ben Hartley states that the customer traffic has increased making the queue line back up into the neighboring business. He states that he would like to move the queue line to the back of the building which would not impede the neighboring bank's parking lot. Dan Veerman reads the Planning Board's memo which states that they have not completed their site review.

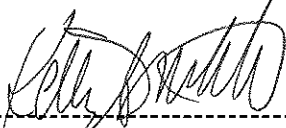
Jacquelyn Santini states she believes the new queue location to be a safer alternative than the present one; Tony Barletta agrees.

Tom Siracusa makes a motion to continue case 2-21 to the April 14, 2021 meeting to await Planning Board's recommendations

Jacquelyn Santini seconds the motion

Roll call vote (5 members) is unanimous to continue Case 2-21

Tom Siracusa makes a motion to adjourn at 7:25 PM  
Jacquelyn Santini seconds the motion  
Roll call vote (5 members) is unanimous to adjourn

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

Kelly A Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes - May 12, 2021**

The Board of Appeals held a virtual meeting via zoom. The meeting was called to order at 7:00 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Thomas Siracusa were present.

Dan Veerman opens the meeting at 7:00 PM and reads into record Governor Baker's Order regarding virtual meetings with instructions to participate in the meeting to the public.

Continued from April 14, 2021 meeting:

Case 5-21                                      Deanna Wright                                      Map 44, Parcel 106  
1 Baker Street

Deanna Wright present: Dan Veerman states that this case was continued to await Town Counsel's opinion on whether this case is a variance or a special permit. Dan Veerman states that town counsel states that this should be a request for a Special Permit and not a variance. Tony Barletta asks if the applicant has new plans showing a smaller porch; he states that he requested the applicant bring these during the April meeting. The applicant states that she did not realize she needed new plans but would like to construct the front porch requested but is willing to scale down the size if needed.

Dan Veerman opens the public meeting/ no comments/ closed.

Jacquelyn Santini states that she does not believe that the board should grant the special permit as the applicant is requesting this to make her home daycare business access better. Jacquelyn states that she does not agree with this as this is a residential neighborhood which should not cater to business needs.

Anthony Barletta makes a motion to approve Case 5-21 for a Special Permit to extend a nonconforming structure as it is no more detrimental to the neighborhood.

Thomas Siracusa seconds the motion.

Roll Call Vote is 4 members to 1 for approval; Jacquelyn Santini is a No  
Case 5-21 is approved with majority vote.

Case 8-21                                      Sheila Williams                                      Map 34, Parcel 9  
90 Grove Avenue

Sheila Williams and Kristin Costa present for the applicant

The board discusses the memo from town Counsel with the applicants; Dan Veerman, Tom Siracusa and Ray Lepore agree with counsel's decision that this case should be a matter of right through the building inspector and not a special permit as they are not extending further into the nonconformity. Jacquelyn Santini and Tony Barletta disagree with counsel currently but agree to allow for a withdraw of this matter and defer to the building inspector.

Anthony Barletta makes a motion to withdraw Case 8-21

Thomas Siracusa 2nds the motion

Roll call vote is unanimous to withdraw.

Case 7-21                                      Sheila Williams                                      Map 34, Parcel 9

90 Grove Avenue

Sheila Williams and Kristin Costa present for the applicant and request a Special Permit for the Ground Water Protection District. Kristin Costa states that the plan for the infiltration/ recharge system has been approved by the Engineering dept. Dan Veerman reads the Engineer and Planning Boards memos to approve.

Opens and closes public hearing as there are no public comments.

Jacquelyn Santini makes a motion to approve Case 7-21 for the Ground Water Protection District

Ray Lepore seconds the motion.

Roll call vote is unanimous to approve Case 7-21

Case 9-21

Daniel and Diane Foley

Map 28, Parcel 33

7 Towpath Drive

Applicants present and state that their plan for the recharge system has been approved by the engineering department as they would like to have an above ground pool installed. Dan Veerman reads the engineering and planning departments memo for approval.

Opens and closes public meeting as there are no comments.

Tony Barletta makes a motion to approve Case 9-21 for a Special Permit for the Ground water protection District.

Jacquelyn Santini seconds the motion.

Roll call vote is unanimous to approve Case 9-21

Case 10-21

Matthew Luther

Map 40, Parcel 190

625 Main Street

Applicant and Attorney Paul Feldman present. Attorney Feldman states that they are seeking a Special Permit to allow for General Manufacturing in a General Industrial Zone. Feldman states that the applicant would like to purchase the property and open a Kitchen Counter Manufacturing Company- MKL Stone; states that there is ample parking and there would be no structural changes to the building/ states there would be approximately 2 company vans for the installer's and 3 to 4 employees inside the building. There will be a stone cutting machine which uses water and a recycling system for that water/ Tony Barletta asks if there will be air handlers and or noise fans as this will be near future apartments/ Atty. states there will be minimal noise emanating from the building. Tom Siracusa asks where the sediment will be disposed. Attorney states that the machine packages the sediment for disposal, and it is then placed into a separate dumpster.

Applicant states that he realizes that this board's normal practice is to await the Planning Board's memo for approval but since the site plan will not be completed until 6/1/21 he would like to request the boards decision be based on site plan approval as the seller would be more apt to extend the closing date.

Dan Veerman opens and closes public meeting/ no comments.

Raymond Lepore makes a motion to approve Case 10-21 for a Special Permit to allow the use of general manufacturing in a general industrial zone.

Dan Veerman moves this motion out of order as Ray Lepore is no longer in attendance due to technical difficulties.

Anthony Barletta makes a motion to approve Case 10-21 with the condition that Site Plan is completed and approved.

Tom Siracusa 2nds the motion

Case 15-21  
78 Grove Ave.

Applicant Shawn Stalker states that he would like to withdraw this case for a special permit to extend a nonconforming structure to have the building inspector issue the permit as discussed earlier.

Jacquelyn Santini makes a motion to withdraw Case 15-21

Tom Siracusa seconds the motion.

Roll call vote is unanimous to withdraw Case 15-21

Tom Siracusa states that the new guidelines regarding Special Permits and Variances from Town Counsel is concerning due to the Special Permits which have been granted in the past.

Tony Barletta states that he disagrees with Town Counsel's interpretation of the Special Permit/ Variance criteria and asks if Town Counsel could speak with the board members with regards to same. Dan Veerman requests that the clerk reach out to Town Counsel to schedule a zoom meeting regarding same.

Board members agree to continue the approval of the April 14, 2021 minutes until the June 9, 2021 meeting as some members have not had a chance to review them at this time.

Jacquelyn Santini makes a motion to adjourn at 9:15 PM

Tom Siracusa seconds the motion.

Roll call vote is unanimous to adjourn.

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 - June 9, 2021**

The Board of Appeals held a meeting at 121 Glen Rd., Room 9, Town Hall, Wilmington, MA. Dan Veerman, Jacquelyn Santini, Tony Barletta, and Tom Siracusa were present. Raymond Lepore was not in attendance.

Dan Veerman opens the meeting at 7:02 PM and states that Case 16-2021; 31 Arlene Ave., Wilmington, MA-a request for a variance requested a continuance until the July 14, 2021, meeting.

Jacquelyn Santini makes a motion to allow Case 16-21 to continue until the July 14, 2021, meeting.

Tom Siracusa seconds the motion.

Motion to continue has been allowed by a unanimous vote.

**Case 17-21                      Robert Cannata, Jr                      Map 101, Parcel 660  
12 Lucaya Circle**

Robert Cannata present and requesting a Special Permit for the Ground Water Protection District S 6.6.7.7

Engineering Department memo for approval is read into record.

Jacquelyn Santini makes a motion to grant Case 17-21 for a Special Permit for the Ground Water Protection District S 6.6.7.7 as per revised plan submitted to the Engineering Department dated 6.4.2021.

Tony Barletta seconds the motion

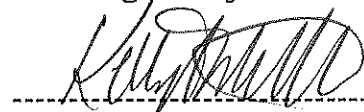
Motion to grant the Special Permit S 6.6.7.7 is allowed by unanimous vote.

Request to approve the minutes from the April and May meetings have been tabled until Ray Lepore is present at the meeting.

Jacquelyn Santini makes a motion to adjourn at 7:25 PM

Tom Siracusa seconds the motion.

Meeting is adjourned at 7:25 PM by unanimous vote.



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Kelly A Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes – July 14, 2021**

The Board of Appeals held a meeting in Room 9, 121 Glen Rd., Wilmington, MA. The meeting was called to order at 7:00 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Thomas Siracusa and Raymond Lepore were present.

Case 16-21  
31 Arlene Avenue

John J McKenna, Esq.

Map A90, Parcel 10

Attorney McKenna and Applicant David Borenstein present and requesting a variance to construct a garage 10.2 feet from the side setback where 20 feet is required; states that the applicant wants the garage to do woodworking for his own personal use as well as for his vehicle; attorney states that the conservation department informed him that there is a 50' wetlands buffer on the left side of his home. Tom Siracusa asks the applicant if he will be performing any commercial woodworking and applicant states that he will not. Jacquelyn Santini asks why the applicant is not constructing the garage on the left side of the property which would work within the setbacks. Applicant states that he would not meet the 50' wetlands setback and that he would need to construct a new driveway since his driveway is on the right side. Planning Board's memo states that they would allow for a 25' wetlands setback for the garage construction. Attorney states that he spoke with Cameron in Conservation Department who stated that a 50' buffer zone is required so he did not pursue it. Attorney McKenna requests a continuance until the August 11, 2021, meeting to pursue the matter of a 25' wetlands setback from the planning and conservation department. Jacquelyn Santini makes a motion to allow case 16-21 to be continued until the August 11, 2021 meeting  
Ray Lepore seconds the motion  
Vote is unanimous to allow for Case 16-21 to continue

Case 18-21  
25 Taplin Avenue

Anna and Andrew Etherington

Map 44, Parcel 120

Applicant Anna Etherington present and requesting a Special Permit S. 6.6.7.7 for the Ground Water Protection District; states that the recharge system has been approved by the engineering department. Planning Board and Engineering memos for approval of the Special Permit are read into record. Abutter Alfred LaMothe, 16 Wisser Street requests an explanation of the request. Dan Veerman explains the Ground Water Special Permit; Abutter has no concerns for this project going forward. Jacquelyn Santini makes a motion to approve Case 18-21 to grant a Special Permit S 6.6.7.7 for the ground water protection district  
Ray Lepore seconds the motion  
Vote is unanimous to grant case 18-21



Ray Lepore makes a motion to approve the minutes for the April 2021 meeting  
Jacquelyn Santini seconds  
Vote is unanimous to approve

Jacquelyn Santini makes a motion to approve the minutes for the May 2021 meeting  
Tom Siracusa seconds the motion  
Vote is unanimous to approve

Ray Lepore makes a motion to approve the minutes for the June, 2021 meeting  
Jacquelyn Santini seconds the motion  
Vote is unanimous to approve

Jacquelyn Santini makes a motion to adjourn at 7:30 PM  
Tom Siracusa seconds the motion  
Meeting adjourned at 7:30 PM

  
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Kelly A Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes – October 13,2021**

The Board of Appeals held a meeting in Room 9, 121 Glen Rd., Wilmington, MA. The meeting was called to order at 7:00 PM. Daniel Veerman, Jacquelyn Santini, Thomas Siracusa and Raymond Lepore were present.

Dan Veerman opens meeting at 700 PM.

Case 16-21

31 Arlene Ave., Wilmington, MA

Applicant wishes to withdraw case without prejudice

Ray Lepore makes a motion to withdraw case 16-21 without prejudice

Jacquelyn Santini seconds the motion

Vote is unanimous to withdraw without prejudice Case 16-21

Case 19-21                      613/615 Main Street

Applicant Mark Conserva from Metro Sign requesting a Special Permit to allow for a directional sign; Applicant reads case narrative into record and explains easement agreement allowing the sign. Applicant states that a sign is needed for safety reasons as trucks need an accurate entrance direction. Applicant states that the sign would be allowed by right if sign was not located on an easement.

Tom Siracusa asks applicant to explain why a sign is needed; asks if applicant knows of number of accidents that have occurred due to the lack of a sign; states that he believes the sign is for advertisement and not directions

Jackie Santini asks if an arrow can be placed on the sign making for a more accurate directional; applicant states he will incorporate a large arrow and bold address

Ray asks how many tenants are in the building and what type of business they have.

Applicant states that there are 2 businesses, and both are manufacturers-shipping and receiving

Jacquelyn Santini makes a motion to approve Case 19-21 allowing a Special Permits Sections 6.3.3.1 and 6.3.6.3 to allow a non-illuminated sign with a directional arrow and bold, enlarged address and that any and all alterations of the sign would need approval by the Board of Appeals

Raymond Lepore seconds the motion

Vote is unanimous to approve Case 19-21

Members defer approval of minutes until all members are present

Jacquelyn Santini makes a motion to adjourn at 7:35 pm

Ray Lepore seconds

Meeting adjourned at 7:35 pm



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Kelly A Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes – November 17,2021 via Zoom**

The Board of Appeals held a meeting in Room 9, 121 Glen Rd., Wilmington, MA. The meeting was called to order at 7:00 PM and Dan Veerman reads into record Governor Baker's Covid-19 Orders allowing Zoom Meetings. Daniel Veerman, Jacquelyn Santini, Thomas Siracusa were present. Raymond Lepore was recused at the request of the applicant

Dan Veerman opens meeting at 700 PM.

Case 20-21                      Stan Stedman by Mark Bobrowski, Esq                      Map 41,  
Parcel 111  
615 Main Street

-to appeal the site plan review decision pursuant to Section 6.5.5

Attorney Bobrowski requests a continuance as he is out of the country and has poor reception which will not allow him to share the documents he had prepared to share with the board.

Jacquelyn Santini makes a motion to continue the meeting until 12/15/21

Tom Siracusa seconds the motion

Roll call vote is unanimous to continue this case until 12/15/21

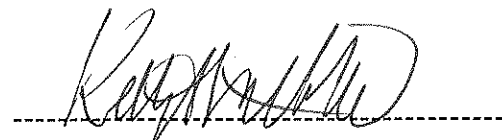
Members defer approval of minutes until all members are present

Jacquelyn Santini makes a motion to adjourn at 7:12 pm

Tom Siracusa seconds

Vote is unanimous to adjourn

Meeting adjourned at 7:12 pm



Kelly A Malatesta  
Recording Secretary

**Town of Wilmington  
Board of Appeals  
Minutes - December 22,2021 via Zoom**

The Board of Appeals held a meeting via zoom. The meeting was called to order at 7:00 PM and Dan Veerman reads into record Governor Baker's Covid-19 Orders allowing Zoom Meetings. Daniel Veerman, Jacquelyn Santini, Thomas Siracusa were present.  
Raymond Lepore was recused at the request of the applicant

Case 21-21                      Paul Carroll                      Map 104, Parcel 7  
1 Larson Road

Applicant has stated that he wishes to withdraw this case without prejudice.  
Jacquelyn Santini makes a motion to withdraw Case 21-21 without prejudice  
Thomas Siracusa seconds the motion  
Roll call vote is unanimous to withdraw Case 21-21 without prejudice

Case 18-18              Robin Marciello c/o M Newhouse, Esq. Map 40, Parcel 168A  
11 Commonwealth Ave  
Applicant requests an extension of the approval of a variance until February 19,2023 due to supply shortages and delays  
Tony Barletta makes a motion to extend the approval until 2/19/2023  
Jacquelyn Santini seconds the motion  
Roll call vote is unanimous to extend the approval of Case 18-18 until 2/19/2023

Case 20-21              Stan Stedman by Mark Bobrowski, Esq. Map 41, Parcel 111  
442 Main Street  
Attorney Bobrowski states that he is appealing the planning board's site plan condition number 10 requesting a 20-foot ungated opening in the concrete barriers to provide adequate fire access. He states that Mr. Stedman installed concrete barriers to stop the cut through traffic which was occurring and causing a safety issue to his tenants. He stated he did this at the request of his then tenant who stated that his clients were in danger of being struck. The fire department stated that Mr. Stedman must install a 12-foot gate to accommodate for fire apparatus if the neighboring building may need assistance which Mr. Stedman installed and provided the fire department with the master fire key for said gate. He states that he now has a new tenant coming in and needed to go back to site plan as the new tenant will be a "change of use" and the Planning Board is now requesting a 20-foot gate be installed which would not only be a great expense to the applicant but also would strip his property of 2 parking spaces which is required by the Planning Board. The applicant states that this will only benefit the neighboring building and he does not feel that he should be required to have the expense to change as the existing gate is sufficient for fire apparatus. Dan Veerman states that he feels if the gate is left open then people will begin using the lot as a cut through again, it will deplete his parking requirements and he feels that if the fire dept. agreed to the 12-foot opening then a change is not necessary. Tom Siracusa states that he requires a letter from the fire department stating that the existing 12-foot

gate/opening is sufficient. Attorney Bobrowski states that he has requested a meeting with the fire department but was denied and he does not believe that the existing Chief will send a letter. Tony Barletta and Dan Veerman agree that the fire department, planning board nor the engineering department have any right to put Mr. Stedman through the expense of a new gate when they approved it already.

No public comments

Jacquelyn Santini makes a motion to grant the petitioner relief from condition 10 of the Site Plan Review if the twelve-foot gate remains with the master key provided to the fire department.

Tony Barletta seconds the motion

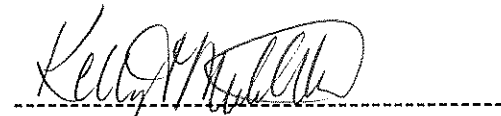
Roll call vote is unanimous to grant relief as stated

-approval of the minutes will be tabled awaiting all members present

-Jacquelyn Santini makes a motion to adjourn at 8:00 PM

Tom Siracusa seconds the motion

Roll call vote is unanimous to adjourn

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

Kelly A Malatesta  
Recording Secretary