

Town of Wilmington
Board of Appeals
Minutes – February 8, 2017

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: 7:00 p.m. Edward Loud, Daniel Veerman, Anthony Barletta, and Jacquelyn Santini were present.

The Chairman informed all present that where only four (4) members were present to hear cases then any applicant had the option to request that their case be continued until such time as all five (5) members of the Board were present. The Chairman described the different voting and approval requirements for a four (4) member and a five (5) member Board. All the applicants agreed to go forward.

The next regularly scheduled Board of Appeals meeting will be March 8, 2017, at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

Case 3-17 Gibraltar Pools Map 27 Parcel 17L

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 4 Elizabeth Drive.

Jay Henshall was present along with the owner, Kevin Connolly. He wants to construct an above-ground pool in the Ground Water Protections District. Impervious is at 17% and with the pool it will go up to 21%. They have discussed this with the Town Engineer and came up with a plan to infiltrate and bring the impervious back down to the equivalent of 15%. They will also use the existing infiltration already in place around the driveway by adding pea stone. No abutters made comment. Daniel Veerman made a motion to approve the Special Permit in accordance with §6.6.7.7 Ground Water Protection District, as presented, Jaquelyn Santini seconded. Voted unanimously.

Case 4-17 Fred Ryan Map 94 Parcel 73

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 6 Sheridan Road.

Fred Ryan along with John DeForge were present. He stated that they were adding a second floor to the existing dwelling. Currently the impervious is at 25.7% and he will be adding two infiltrators and will be removing the shed. They discussed their plan with the Town Engineer. No abutters made comment. Daniel Veerman made a motion to approve the Special Permit in accordance with §6.6.7.7

Ground Water Protection District, as presented, Anthony Barletta seconded.
Voted unanimously.

Case 5-17 Smith Family Trust c/o R. Peterson Map 40 Parcel 114

To acquire a variance from Standard Dimensional Regulations §5.2.3 to demolish an existing dwelling and construct a new dwelling on a lot meeting the area, frontage and dimensional requirements but having insufficient lot width for property located on 15 Laurel Avenue.

Attorney Robert Peterson was present along with Linda Pillsbury, one of the owners of the property. At present the existing lot has two dwellings on the lot, one built in 1920 and one in the early 1950's. The lot width dimension in the Bylaw was added in 1976. They are proposing two lots, Lot 1 having 10,777 square feet of area and Lot 2 with 10,087 square feet of area. Both lots meet the area, and dimensional requirements, but Lot 2 doesn't meet the width requirement. The dwellings will be demolished and rebuilt meeting all the setback requirements. No abutters made comment. Jacquelyn Santini made a motion to approve the variance from Standard Dimensional Regulations (Table II) §5.2.3 to demolish an existing dwelling and construct a new dwelling on a lot meeting the area, frontage and dimensional requirements but having insufficient lot width, with the stipulation that both existing dwellings will be demolished and reconstructed, Daniel Veerman seconded. Voted unanimously.

Motion to adjourn at 7:50 by, Edward Loud seconded by Daniel Veerman. Voted unanimously.



Recording: Toni La Rivee, Secretary
Board of Appeals