

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

The Board reviewed and approved the minutes from January and February, 2017. Daniel Veerman

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.

Case 6-17

Kathleen Campbell

Map 54 Parcel 32

To acquire a Special Permit in accordance with §6.1.6.4 (to construct a second floor to an existing nonconforming structure, 23.4 feet from the front lot line on Garden Avenue), for property located on 26 St. Paul Street.

Michael Tkachuk was present along with Kathleen Campbell. She wants to construct a second story to the one story 12'x32' first floor room. It is the same footprint and it will be a bedroom, bath and laundry room. The Planning Board recommended approval. No abutters made comment. Anthony Barletta made a motion to approve the Special Permit in accordance with §6.1.6.4 to construct a second floor to an existing nonconforming structure, 23.4 feet from the front lot line on Garden Avenue, no more detrimental to the neighborhood than the existing nonconforming structure, Daniel Veerman seconded. Voted unanimously.

Case 8-17

Michael Welch

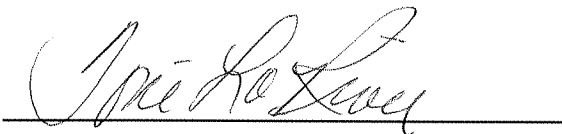
Map 34 Parcel 78

To acquire a Special Permit in accordance with §6.1.6.4 (to allow a constructed second floor addition to remain on a dwelling 12.3 feet from the front lot line on Grove Avenue and 15 feet from the front lot line on Winchell Road) for property located on 139 Grove Avenue.

Kristen Costa was present along with Michael Welch. A building permit was pulled for a remodel and roof replacement. When the roof was removed, it was in bad shape so Michael decided to construct a full size second floor addition which he constructed. He

talked with the Building Inspector who told him he needed a certified plot plan and modification of the building plans. He was hoping that the plot plan would show that he had a frontage exception lot, but that did not prove out. The second floor addition did not add to the footprint of the dwelling. He then applied to the Board of Appeals. Abutter, Quinn Jones stated that he liked the changes, and it was not detrimental to the neighborhood. The Planning Board recommended approval. Anthony Barletta made a motion to approved the Special Permit to allow the second story addition to remain on a dwelling 12.3 feet from the front lot line on Grove Avenue and 15 feet from the lot line on Winchell Road, no more detrimental to the neighborhood than the existing nonconforming dwelling, Jacquelyn Santini seconded. Voted unanimously.

Motion to adjourn at 7:30 p.m. by Edward Loud, seconded by Daniel Veerman. Voted unanimously.

A handwritten signature in cursive script, reading "Toni La Rivee", is written over a horizontal line.

Recording: Toni La Rivee, Secretary
Board of Appeals