

Town of Wilmington
Board of Appeals
Minutes – April 11, 2018

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. Daniel Veerman, Thomas Siracusa, Jacquelyn Santini and Raymond Lepore 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.

Continued from 3/14/2018

Case 28-17

Michael Welch

Map 54 Parcel 41

To acquire a Special Permit in accordance with §6.1.6.4 (to demolish a single story dwelling and construct a two-story dwelling, 8 feet from the side yard lot line, 7 feet from Glen Road and 12 feet from Rhodes Street) for property located on 95 Glen Road.

Michael Welch was present. He submitted a new elevation plan showing a split-entry style home, 20'x44' with an optional garage under. The height is approximately 26 feet high, and the same footprint as shown on the plot plan revised 11/8/17 and 12/15/17 showing 19.2 feet from Glen Road. Jacquelyn Santini made a motion to approve the Special Permit in accordance with §6.1.6.4 to demolish and building a 20x44 dwelling no higher than 26 feet, without the deck as represented on the submitted plan, no more detrimental to the neighborhood than the existing nonconforming dwelling, Raymond Lepore seconded. Voted 4-0

New

Case 9-18

Lorraine Church

Map 8 Parcel 1B

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 102 Aldrich Road.

Lorraine Church was present and stated that they are constructing a two-car attached garage but the lot is located in the Ground Water Protection District.

This proposed construction will increase the percentage of impervious by .7%. A roof drain infiltration system has been design to handle this additional water. The Town Engineer submitted a memo and stated the proposed system is adequate and recommended approval. The Planning Board recommended approval. No abutters made comment. Raymond Lepore made a motion to approve the Special Permit in accordance with §6.6.7.7 Ground Water Protection District, Jacquelyn Santini seconded. Voted unanimously.

Case 10-18

Three D Builders LLC

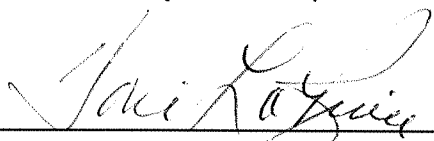
Map 44 Parcel 72

To acquire a Special Permit in accordance with §6.1.6.4 (to demolish and reconstruct a nonconforming dwelling 30 feet from Taplin Avenue, 11.9 feet from both side yard lot lines when 15 feet is required) for property located at 70 Taplin Avenue.

Attorney Robert Peterson was present along with Dion DeJesus. They are proposing to demolish an existing two-story dwelling and replacing it with a 2 $\frac{1}{2}$ story dwelling, 11.9 feet from the side lot line and 11.9 from the side on the undeveloped York Street. Pictures were submitted showing the other dwellings in the area along with the existing dwelling and property at 70 Taplin. The Planning Board recommended approval. Abutter Shawn Kelley stated that he gets water in his basement and would this construction add to his water problem. He has no problem with the proposed dwelling. Thomas Siracusa made a motion to approve the Special Permit in accordance with §6.1.6.4 to demolish and construct a nonconforming dwelling 30 feet from Taplin Avenue, 11.9 feet from both side yard lot lines when 15 feet is required, no more detrimental to the neighborhood than the existing nonconforming dwelling, Jacquelyn Santini seconded. Voted unanimously.

The next regularly scheduled Board of Appeals meeting will be May 9, 2018, at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

Motion to adjourn at by, seconded by. Voted unanimously.



Recording: Toni La Rivee, Secretary
Board of Appeals