**Town of Wilmington**

**Board of Appeals**

**Minutes – March 13, 2019**

**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, Anthony Barletta, Thomas Siracusa, Jacquelyn Santini and Raymond Lepore were present.**

**Case 13-18 Nouria Map 44 Parcel 178D**

**220 Main Street**

**To acquire a Special Permit in accordance with §3.5.14 to construct a Car Wash at 220 Main Street, Wilmington, MA**

**Case 17-18 Nouria Map 44 Parcel 178D**

**220 Main Street**

**To acquire a Special Permit in accordance with §6.6.6.12-Ground Water Protection District for property located at 220 Main Street**

**Attorney Donald Conn, Richard Williams; Engineer, Richard Smith; Nouria Rep, Dan Mills; Traffic specialist and Michael Snow; Noise Mitigation present for the Applicant. Chairman Veerman asks applicant to present current changes which have been made to the site plan which reflect the Planning Board Recommendations. Applicant describes new plans which include stop signs for out-going traffic, larger area for vehicles to wait without blocking traffic on route 38, curbing and landscaping to create clear and precise boundaries between car wash and day care facility in the rear of the property and new sound studies which include cedar fencing to mitigate sound in compliance with the Planning Board recommendations.**

**Felix Tronto of Viking Car Wash states that the busiest traffic times for the car wash would be in the early morning and early evening which coincides with the busiest time for the day care (drop off and pick up)**

**Applicant states that the previous restaurant at this site generated more traffic than the car wash would and that they have included new stop signs to mitigate any traffic problems**

**Anthony Barletta makes a Motion to approve Case 13-18**

**Raymond Lepore seconds the motion**

**Jacquelyn Santini Denies**

**Anthony Barletta, Raymond Lepore, Thomas Siracusa and Dan Veerman-approve**

**Case 13-18 is approved by four to one vote**

**Anthony Barletta makes a motion to approve case 17-18**

**Raymond Lepore Seconds the Motion**

**Jacquelyn Santini Denies**

**Anthony Barletta, Raymond Lepore, Thomas Siracusa and Dan Veerman-Approve**

**Case 17-18 is approved by four to one vote**

**Case 19-18 Lijun Zhu Map 062 Parcel 029**

**7 Concord Street**

**To appeal the decisions of the Inspector of Buildings dated September 14, 2018 and September 25, 2018-Airbnb strictly prohibited for property located at 7 Concord Street**

**Applicant not present at this time**

**Jacquelyn Santini makes a motion to withdraw case 19-18 without prejudice/ No action taken**

**Tom Siracusa seconds the Motion**

**Voted unanimously to withdraw with no action taken**

**Case 1-19**

**Case 2-19 Mapvale, LLC Map R2 Parcel 7E**

**196 Ballardvale Street**

**To acquire a special Permit in accordance with §3.5.1.1 Retail under 30,000 SF for property located at 196 Ballardvale Street**

**And**

**To acquire a Special Permit in accordance with §6.6.7.7. Ground Water Protection District for property located at 916 Ballardvale Street**

**Ben Osgood along with Paul Kneeland, Applicant present**

**Showing plans for a 912 Square Foot structure for retail use along with Drainage and parking specs in compliance with the Planning Board Recommendations.**

**Anthony Barletta makes a motion to approve case 1-19 with conditions by the planning board met**

**Jacquelyn Santini seconds the Motion**

**Vote to approve is unanimous**

**Anthony Barletta makes a motion to approve Case 2-19 with conditions by the planning board met**

**Jacquelyn Santini Seconds the motion**

**Vote to approve is unanimous**

**Case 3-19 M.T. Pokkets Map 45 Parcel 137**

**911-917 Main Street**

**To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for the property located at 911-917 Main Street**

**Ray Lepore recuses himself as he is an abutter and leaves the room**

**Attorney Michael Newhouse and Applicant Robert Autenzio present**

**Attorney Michael Newhouse presents the Proposed Impervious Area Calculations which meet the Planning Board’s Recommendations**

**Jacquelyn Santini makes a motion to approve the Special Permit**

**Tom Siracusa seconds the motion**

**Vote to approve is unanimous**

**Case 4-19 Wilmington 4th of July Committee Map 52 Parcel 66**

**140-150 Middlesex Ave**

 **To acquire a Special Permit in accordance with §4.1.9 for a Carnival to run from July 3, 2019 through Saturday, July 6, 2019 (rain date of 7/7/19)**

**Daniel Veerman has received a waiver to allow his vote from the Board of Selectmen, as he is a direct abutter**

**Attorney Scott Garrant was present for the applicant and requests conditions remain the same as previous year with the exception of leaving the number of rides to the discretion of the Fire Department’s approval**

**Larry Cushing-Carnival Operator requests that he be allowed to leave carnival equipment in the parking lot on June 30, 2019 prior to the carnival and that he be allowed to begin setting up the carnival at 7:00 AM. He also states that there will be a new generator to appease Andrew Stewart, abutter. Attorney Garrant also stated there would be more trash cans along the carnival perimeter.**

**Jacquelyn Santini makes a motion to allow the Special Permit with the dates and hours as specified in the narrative of the application with no more than fifteen rides maximum, with seven rides being designated as kiddie rides, seven rides being designated as adult rides, and the final ride to be designated by the applicant as either a kiddie ride or an adult ride with set up beginning at 7:00 AM and equipment drop off to be on June 30, 2019 by 10:00 PM.**

**Anthony Barletta Seconds the Motion**

**Vote to approve is unanimous**

**Case 5-19 Antonio Scoppettuolo Map 88 Parcel 31 26 Linda Road**

**To acquire a Special Permit in accordance with §6.1.6.4 to add a second floor addition**

**Application was reviewed by the Building Inspector as well as the Engineering Department**

**and was approved.**

**Jacquelyn Santini makes a motion to approve the Special Permit**

**Anthony Barletta seconds the motion**

**Vote to approve is unanimous**

**Meeting Adjourned at 9:20 PM**

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**Recording: Kelly Malatesta, Secretary**

**Board of Appeals**

**The next regularly scheduled Board of Appeals meeting will be April 17, 2019, at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA**