**Town of Wilmington**

**Board of Appeals**

**Minutes – July 22, 2020**

The Board of Appeals held a virtual meeting via zoom. The meeting was called to order at 7:01 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Thomas Siracusa and Raymond Lepore were present.

Dan Veerman opens the meeting at 7:01 pm and reads into record the preamble regarding Governor Baker’s guidelines for virtual meetings.

**Case 9-20 Princeton Development, LLC Map 89, Parcel 8,9,10,13A,13B**

**Middlesex Ave & Jefferson Rd.**

Jonathan Silverstein outlines the decision for the 40B and states that same details all the conditions which have been approved by the Planning, Engineering and Selectmen.

Dan Veerman asks if all the town department’s concerns have been met and Jonathan Silverstein states that yes, they have.

Jeffrey Hull states that there is a 2.5-million-dollar grant from the state which will be given if this 40B is allowed in the form of a culvert and sewer lines.

Anthony Barletta states that he believes the project is good for the town.

Dan Veerman states that the Selectmen have also approved this project prior to them appearing before this board.

Jacquelyn Santini asks if her concerns regarding the roof height have been met.

Andrew Chaban states that they have reconfigured the roof to address her concerns but the ceiling height of 9 feet must stay intact.

Dan Veerman opens the public hearing for comments and waits approximately 3 minutes / no public comments

Jeff Hull states that another developer would like to build a 350-unit apartment complex if this “friendly” 40B project is not approved as the town will be below the required ten percent of affordable housing after the 2020 census is released. He believes that the property will be revitalized with this new project.

Tom Siracusa states that he approves of this project on the merits of the applicant and not on the fact that the town manager and selectmen want this to pass.

Jacquelyn Santini asks if the land in the back will be utilized for future build. Applicant states that there will be no more building on the 2.3 acres.

Jeff Hull states that once the town goes below the 10 percent average, an applicant would not have to comply with the towns conditions which this developer has done.

Anthony Barletta makes a motion to approve Case 9-20 for a 40B Comprehensive Permit to construct 108 units with the detailed conditions listed as CONDITIONS A THROUGH J on the final decision.

Raymond Lepore seconds the motion

Case 9-20 is approved by unanimous roll call vote:

Jacquelyn Santini-yes

Anthony Barletta-yes

Thomas Siracusa-yes

Raymond Lepore-yes

Daniel Veerman-yes

Jacquelyn Santini makes a motion to adjourn at 7:45 PM

Raymond Lepore seconds the motion

Motion to adjourn is unanimous by roll call vote

Jacquelyn Santini -yes

Anthony Barletta-yes

Thomas Siracusa-yes

Raymond Lepore-yes

Daniel Veerman-yes

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Recording: Kelly Malatesta

Secretary, Board of Appeals