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Town of Wilmington
Board of Appeals
Minutes - JUNE 14, 2023

The Board of Appeals held a meeting in the auditorium at the Town Hall, 121 Glen Road, Wilmington, MA. The meeting was called to order at 7:04 PM. Daniel Veerman, Anthony Barletta, Thomas Siracusa Raymond Lepore were present. Jacquelyn Santini was absent from tonight's meeting.

CASE 4-23 GOLDEN REALTY TRUST MAP 35 PARCEL 29
79 NICHOLS STREET

APPLICANT HAS REQUESTED TO CONTINUE TO THE NEXT MEETING HELD JULY 12, 2023

RAY LEPORE MAKES MOTION TO CONTINUE TILL JULY 12, 2023
THOMAS SIRACUSA SECONDS THE MOTION
VOTE IS UNANIMOUS TO CONTINUE

CASE 11-2 AND CASE 12-22 WRAP SOLUTIONS MAP 72 PARCEL 1B
278 LOWELL STREET

APPLICANT HAS REQUESTED TO CONTINUE TO THE NEXT MEETING BEING HELD JULY 12, 2023

THOMAS SIRACUSA MAKES A MOTION TO CONTINUE TILL JULY 12, 2023
ANTHONY BARLETTA SECONDS THE MOTION
VOTE IS UNANIMOUS TO CONTINUE

Case 9-23 JOHN GARON Map: 87, Parcel:46
12 NELSON WAY

-TO ACQUIRE A SPECIAL PERMIT FOR THE GROUND WATER PROTECTION DISTRICT TO INSTALL A IN-
GROUND POOL

APPLICANT JOHN GARON WAS PRESENT

DAN VEERMAN RECEIVED THE PLANNING BOARDS RECOMMENDATION BY A VOTE OF 5 TO ZERO
ON JUNE 6, 2023

TOWN ENGINEER NEEDS TO CONFIRM THAT ADEQUATE INFILTRATION IS SHOWN ON THE PLAN.

GROUNDWATER RECHARGE IS PROPOSED TO MITIGATE THE IMPEVIOUS ARE IN THE GROUNDWATEE
PROTECTION DISTRICT. WE HAVE THE MEMORANDUM FROM PLANNING AND CONSERVATION

STILL WAITING FOR TOWN ENGINEERING AFFIRMATION

DAN VEERMAN OPEN AND CLOSED PUBLIC HEARING SINCE NOBODY CAME TO DISPUTE
APPROVAL OF BOARD ON CONDITION OF TOWN ENGINEERING APPROVAL IN WRITING

ANTHONY BARLETTA MAKES A MOTION TO APPROVE, WITH CONDITION TOWN ENGINEER APPROVES
AND SUBITS FOR DRAINAGE PLAN

THOMAS SIRACUSA SECONDS THE MOTION
VOTE IS UNANIMOUS FOR APPROVAL

DAN VEERMAN ENDS THE MEETING AT 7:18


RECORDING: LAURA SULTAN
SECRETARY, BOARD OF APPEALS

Town of Wilmington
Board of Appeals
MINUTES MAY 10 2023

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 7:03 PM, Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Raymond Lepore AND Tom Siracusa were present.

Case 11-22 AND Case 12-22 Ronald Reppucci and Andrew Thain Map 72, Parcel 1B
278 Lowell Street

-to appeal the building inspector's Zoning Decisions

Applicant requested continuance to next meeting

Raymond Lepore makes a motion to continue to the June 14 2023 meeting.

Jacquelyn Santini seconded the motion.

Vote is unanimous to continue Case 11-22 until June 14, 2023.

Case C4-23 **GOLDEN REALTY TRUST** Map 35, PARCEL 29
79 Nichols Street

-to acquire a comprehensive permit under MGL Chapter 40B

Continue to request comprehensive permit Under MGL Chapter 40B

Attorney Michael Newhouse present for applicant

Received the peer review from Kleinfelder about Hydraulic Analysis

Kleinfelder requests technical adjustments

Discuss peer review for June 14, 2023

Michael Newhouse presented memo of progress of Baldwin Landing Since March 8, 2023

Waiting for TEC to comment on the scope of work

Memo is attached to this meetings minutes

Valerie Gingrich will provide comments and objections from the commission to applicant and Board Members when received.

Discussed septic VS sewer and how it would affect project.

Applicant uses septic they would lose two to three units and project not viable under 40B

Tony Barletta and Thomas Siracusa question who takes care of pump once project is done because this will be on an easement.

Letter from Public works, Wilmington Fire Dept, Planning and conservation regarding the comprehensive permit review was received and delivered to Michael Newhouse and board members, They will review and discuss at the next meeting on June 14, 2023.

Daniel Veerman opens questions and comments to the public,

Renee Smith 12 Jaques Lane: asking how close to adjacent property line. Homes pushed back to property line. If project is sewer would it be considered a private way.

Frank West 2 Birchwood Road: will units be owned by association, Info in March said it would be owned by developer. Is the road way wide enough.

Charlie Bagley 12 Jaques Lane : Will town take over road, public safety issues or will they be responsible for their own services if under an association.

Bill Knowlan 12 Nichols Street: If project is association will there be dues or fees, If not, will town be responsible to pay for issues with services.

Attorney Michael Newhouse responded to residents, project is not opposed to an association, Project meets all setbacks, all 20 feet apart, 25 foot buffer. Road meets 24 foot wide standards. Would like for the town to take over after project is done to maintain development. Association would be responsible to collect funds. Town would still get the call for service issues.

Daniel Veerman votes not to close until next meeting June 14, 2023 when they will discuss peer review, and hopefully have peer review from TEC for next meeting.

Case 8-23
4 Foley Farm Road

Colleen Boggs By Rob Zeuli

Map 74, Parcel 2B

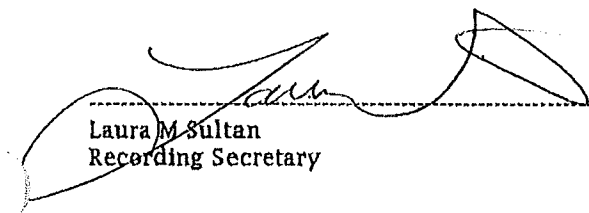
To acquire a variance for a gas fireplace to be 1 foot and 3 ¼ inches into existing conforming setbacks.

Claims Hardship for project is an irregular shaped lot. Depth requirement of 16 inches which goes into the room. Neighbor Neil Paris 2 Foley Farm Road stated in a letter he is fine with project and does not object. Contractor overlooked design near the window. No foundation only the extended roof line into the setback. Planning board recommended disapproval. Wetlands not affected. 109 feet from lot line.

Close public hearing

Tony Barletta motions to grant variance.
Ray Lepore seconds the motion
Thomas Siracusa opposes.
Four to one in favor of variance being granted.

Daniel Veerman makes motion to adjourn at 8:43 PM
Ray Lepore seconds the motion
Vote is unanimous to adjourn



Laura M Sultan
Recording Secretary