

Town of Wilmington
Board of Appeals
Minutes – August 10, 2016

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, Thomas Siracusa and Jacqueline Santini were present.

The next regularly scheduled Board of Appeals meeting will be September 14, 2016, at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

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 18-16

James Mangano

Map 44 Parcel 129

To acquire a Special Permit in accordance with §6.1.6.4 to increase a nonconforming structure (to demolish and construct a single family dwelling a nonconforming lot having insufficient area and width and side yard setback) for property located on 150 Main Street.

Kristen Costa was present for the applicant. Edward Loud explained that one member, Jacqueline Santini would be recusing herself and Anthony Barletta was not present. She requested that the Board continue to the next meeting. Daniel Veerman made a motion to continue to September 14, 2016, Thomas Siracusa seconded. Voted unanimously.

Case 19-16

Chris Gaudet

Map 96 Parcel 5B

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 441R Middlesex Avenue.

Chris Gaudet stated he wanted to construct a detached garage and extend the pavement, putting him over the 15% impervious coverage. He is proposing a 6x17 cultec system and 1,611 sq. ft. of pervious material to compensate for the additional impervious pavement. The Planning Board recommended the applicant relocate the proposed garage closer to the existing driveway to avoid creating a new paved area. This would result in a 15.4% impervious coverage as opposed to

the proposed 16.5%. Edward Loud agreed and stated that the applicant would still meet the 40 foot setback by moving it forward toward the existing pavement. No abutters made comment. Thomas Siracusa made a motion to approve the Special Permit in accordance with §6.6.7.7 with the condition that the garage be moved forward by a foot, and a new certified plot plan be submitted showing this change, Edward Loud seconded. Voted unanimously.

Case 20-16

Town of Wilmington

Map R1 Parcel 3

To acquire a variance from Standard Dimensional Regulations Table II §5.2.5 to replace two underground fuel storage tanks (underground tanks were originally built under §5.3.1) with two new aboveground fuel storage tanks, 17.5 feet from the lot line when 25 feet is required for property located at 135 Andover Street.

Paul Alunni, Jaime Magaldi and Jaime Fair were present for the Town. The existing underground tanks were constructed in 1986 and are now thirty years old. They were proposed to upgrade to modern above ground tanks, located in the same area, 17.5 feet from the side yard setback. There was much discussion on the size of the tanks, double-walled, electronically monitored, what was the potential of the underground piping and tanks leaking and the potential environmental risk to the Town and the Town water wells. Jaime Fair pointed out the only other potential site for the tanks, but the location was not secure and outside the yard of the DPW. Abutter, Benevento Sand & Concrete submitted a letter stating that there was not impact to their property and they had no objection to the tanks being located along the side lot line. Thomas Siracusa wanted the applicant to articulate the potential risk to the site if the existing tanks remained in place underground. Daniel Veerman wanted some kind of soil testing done. The Planning Board recommended approval. Jacqueline Santini made a motion to continue the September 14, 2016, Daniel Veerman seconded. Continued to September 14, 2016.

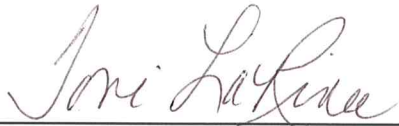
New Business

Paul Alunni, Town Engineer was available to discuss what criteria the Board should explore when examining residential special permit cases that fall in the Ground Water Protection District.

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The Board reviewed and approved the minutes from June 8, and July 13, 2016.

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

A handwritten signature in cursive script, reading "Toni La Rivee", written in dark ink. The signature is positioned above a horizontal line.

Recording: Toni La Rivee, Secretary
Board of Appeals