



on Town sewer. They submitted photos of the other houses in the neighborhood. What is being proposed is two stories, 11.9 from the front lot line, 10.1 and 12.2 feet from the side lot lines with a house footprint of 24' x 36'. No abutters made comment. The Planning Board recommended approval conditioned on the architecture fitting into the neighborhood. Edward Loud made a motion to grant the Special Permit in accordance with Sec. 6.1.6.4 to demolish and construct a new dwelling, 11.9 feet from the front lot line, 10.1 and 12.2 feet from the side lot lines with the condition, no more than 4 stairs high in the front, floor plan for 1<sup>st</sup> floor and stepped back farmer's porch, Thomas Siracusa seconded. Voted unanimously.

Case 5-16

John Mangano

Map 55 Parcel 252

To acquire a Special Permit in accordance with §6.1.6.4 to increase a nonconforming structure (to demolish and construct a new dwelling no closer than the existing dwelling, 17 feet from the front lot line, 7 and 8.4 feet from the side lot lines) for property located on 100 Maplewood Avenue.

Kristen Costa submitted a letter requesting a continuance to April 13, 2016. Edward Loud made a motion to continue to April 13, 2016, Anthony Barletta seconded. Voted unanimously.

Case 6-16

Kevin Mansfield

Map 045 Parcel 007A

To acquire a variance from Standard Dimensional Regulations Table II, §5.2.4 to construct a two-story addition 15.5 ft. from the front yard lot line on York Street, an unconstructed paper street when 30 feet is required for property located on 24 Hobson Avenue.

Kevin Mansfield was present and stated he wanted to construct a two story garage addition to his home located 15.5 feet from the front yard lot line on York Street. This street is non-existent - his neighbor uses half, about 20 ft. as a driveway and an aboveground pool and Kevin maintains grass. He felt it was a hardship to maintain a 30 foot setback when he and his neighbor utilize to the middle of the unconstructed road. The Planning Board recommended approval. No abutters made comment. Edward Loud made a motion to grant the variance from Sec. 5.2.4 to construct a two-story addition 15.5 ft. from the front yard lot line on York Street, an unconstructed paper street, Thomas Siracusa seconded. Voted unanimously.

Case 7-16

Mapvale LLC

Map R2 Parcel 7C

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 196 Ballardvale Street.

Planning Board recommended the Board table the application until Site Plan Review and review of the Stormwater Management. Ryan Bianchetto and Paul Kneeland just wanted to briefly go over the proposed building. The lot was 80,000 square feet with an 11,000 square foot building and they were installing an underground filtration system and adding some green space. They were still in front of Planning and Conservation. After some discussion, Edward Loud made a motion to continue to April 13, 2016, Thomas Siracusa seconded. Voted unanimously.

Case 8-16

Woburn Toyota c/o R. Peterson

Map 24 Parcel 205

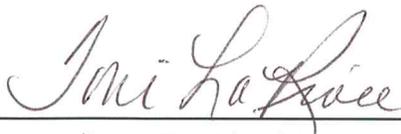
To acquire a Special Permit in accordance with Sec. 3.5.15 Auto Repair for property located at 1 Jewel Drive.

Attorney Robert Peterson was present along with Victor Bergos and Diana DaVanzo. They are leasing 10,000 square feet of space for auto repair and the lifts are already existing in the space. They would be reconditioning leased vehicles and vehicles purchased at auction, small repairs, i.e. replace tires, batteries, oil changes. This use is consistent with other uses in the area. The Planning Board recommended Site Plan Review for this change of use. No abutters made comment. Thomas Siracusa asked how many cars would be on site, 7-10, and no body work would be performed at this site. The hours of operation would be 7:30-5, 6 days a week. Edward Loud made a motion to grant the Special Permit in accordance with Sec. 3.5.15 for Auto Repair, Thomas Siracusa seconded. Voted unanimously.

Old Business

The Board voted on the changes to the Rules and Regulations discussed at the previous meeting. Edward Loud made a motion to approve the changes as presented at the last meeting, Thomas Siracusa seconded. Voted unanimously.

Motion to adjourn at 9:30 p.m. by Edward Loud, seconded by Thomas Siracusa. Voted unanimously.



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Recording: Toni La Rivee, Secretary  
Board of Appeals