

**Town of Wilmington  
Board of Appeals  
Minutes - December 22,2021 via Zoom**

The Board of Appeals held a meeting via zoom. The meeting was called to order at 7:00 PM and Dan Veerman reads into record Governor Baker's Covid-19 Orders allowing Zoom Meetings. Daniel Veerman, Jacquelyn Santini, Thomas Siracusa were present.  
Raymond Lepore was recused at the request of the applicant

Case 21-21                      Paul Carroll                      Map 104, Parcel 7  
1 Larson Road

Applicant has stated that he wishes to withdraw this case without prejudice.  
Jacquelyn Santini makes a motion to withdraw Case 21-21 without prejudice  
Thomas Siracusa seconds the motion  
Roll call vote is unanimous to withdraw Case 21-21 without prejudice

Case 18-18              Robin Marciello c/o M Newhouse, Esq. Map 40, Parcel 168A  
11 Commonwealth Ave

Applicant requests an extension of the approval of a variance until February 19,2023 due to supply shortages and delays  
Tony Barletta makes a motion to extend the approval until 2/19/2023  
Jacquelyn Santini seconds the motion  
Roll call vote is unanimous to extend the approval of Case 18-18 until 2/19/2023

Case 20-21              Stan Stedman by Mark Bobrowski, Esq. Map 41, Parcel 111  
442 Main Street

Attorney Bobrowski states that he is appealing the planning board's site plan condition number 10 requesting a 20-foot ungated opening in the concrete barriers to provide adequate fire access. He states that Mr. Stedman installed concrete barriers to stop the cut through traffic which was occurring and causing a safety issue to his tenants. He stated he did this at the request of his then tenant who stated that his clients were in danger of being struck. The fire department stated that Mr. Stedman must install a 12-foot gate to accommodate for fire apparatus if the neighboring building may need assistance which Mr. Stedman installed and provided the fire department with the master fire key for said gate. He states that he now has a new tenant coming in and needed to go back to site plan as the new tenant will be a "change of use" and the Planning Board is now requesting a 20-foot gate be installed which would not only be a great expense to the applicant but also would strip his property of 2 parking spaces which is required by the Planning Board. The applicant states that this will only benefit the neighboring building and he does not feel that he should be required to have the expense to change as the existing gate is sufficient for fire apparatus. Dan Veerman states that he feels if the gate is left open then people will begin using the lot as a cut through again, it will deplete his parking requirements and he feels that if the fire dept. agreed to the 12-foot opening then a change is not necessary. Tom Siracusa states that he requires a letter from the fire department stating that the existing 12-foot

gate/opening is sufficient. Attorney Bobrowski states that he has requested a meeting with the fire department but was denied and he does not believe that the existing Chief will send a letter. Tony Barletta and Dan Veerman agree that the fire department, planning board nor the engineering department have any right to put Mr. Stedman through the expense of a new gate when they approved it already.

No public comments

Jacquelyn Santini makes a motion to grant the petitioner relief from condition 10 of the Site Plan Review if the twelve-foot gate remains with the master key provided to the fire department.

Tony Barletta seconds the motion

Roll call vote is unanimous to grant relief as stated

-approval of the minutes will be tabled awaiting all members present

-Jacquelyn Santini makes a motion to adjourn at 8:00 PM

Tom Siracusa seconds the motion

Roll call vote is unanimous to adjourn

A handwritten signature in dark ink, appearing to read "Kelly A. Malatesta", is written over a horizontal dashed line.

Kelly A Malatesta  
Recording Secretary